

CITY COUNCIL
ATLANTA, GEORGIA

04-R-0528

A SUBSTITUTE RESOLUTION

BY: THE COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY CAPITOL DEVELOPMENT GROUP/HIGHBURY/TERRACES, LP TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO REHABILITATE THE EXISTING HIGHBURY COURT APARTMENTS, A MULTI-FAMILY COMMUNITY LOCATED AT 50 MOUNT ZION ROAD, SW; AND FOR OTHER PURPOSES.

WHEREAS, Capitol Development Group/Highbury/Terraces, LP, is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to rehabilitate the Highbury Court Apartments, a 128-unit rental, multi-family community located at 50 Mount Zion Road, SW; and

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

WHEREAS, the site of the proposed Highbury Court Apartments, is located within census tract 73.00; 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, the City Council wishes to endorse the aforementioned application by Capitol Development Group/Highbury/Terraces, LP;

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

Section 1. The City Council hereby endorses the application by Capitol Development Group/Highbury/Terraces, LP, to the Georgia Department of Community Affairs for low-income housing tax credits to rehabilitate the proposed Highbury Court Apartments.

Exhibit A
Project Description

HIGHBURY COURT APARTMENTS

Applicant/Developer Capitol Development Group/Highbury/Terraces, LP proposes to develop through rehabilitation the Highbury Court Apartments. The project contains 128 Units within 16 buildings. One hundred percent of the units would be designated as being affordable.

Street Address: 50 Mount Zion Road, SW

Construction Type: Rehabilitation

Number of Units: 128

Unit Mix: 128 (100%) 60% AMI

1BR/1BA 16 UNITS

2BR/1BA 96 UNITS

3BR/2BA 16 UNITS

Total Acreage: 11.158 Acres

Zoned: RG – 2

Amenities: Perimeter fencing & controlled access, clubhouse containing community/activity space, playground.

Construction Start Date: 05/01/2004

Steve Tam

From: Lena G. Young
Sent: Friday, April 16, 2004 3:23 PM
To: Steve Tam
Subject: FW: Highbury Court Apartments/Resolution & Mayor's Letter of Support

-----Original Message-----

From: Beverly Dockeray-Ojo
Sent: Thursday, April 15, 2004 3:17 PM
To: Sharon A Gay (E-mail)
Cc: Sara Wade Hicks; Lena G. Young; John Heath
Subject: FW: Highbury Court Apartments/Resolution & Mayor's Letter of Support

Sharon - fyi, thanks for the heads-up.
Beverley

-----Original Message-----

From: Lena G. Young
Sent: Thursday, April 15, 2004 12:15 PM
To: Beverly Dockeray-Ojo; Sara Wade Hicks
Subject: Highbury Court Apartments/Resolution & Mayor's Letter of Support

Beverly,

Sharon Gay has asked that the Resolution and Mayor's Letter of Support be filed, as it was not the request of her office. It is my understanding that there are two types of "Tax Credit Applications", a 9% which has a competitive annual funding cycle and a 4% Bond Deal, which is noncompetitive and does not require a Resolution and letter of support from the Mayor. A request will be made to file the Resolution at the next City Council meeting.

**CONDITION FOR APPROVAL FORM
(TO ACCOMPANY LEGISLATION)**

COMMITTEE: CD/HR

DATE: 3/30/04

ORDINANCE # _____ RESOLUTION # 04-R-0528

REQUESTED BY: Committee

DIRECTED TO: Planning Staff

NATURE OF CONDITION FOR APPROVAL:

To get the affected NPU to consider this application and a letter of support prior to the April 19, 2004 Council meeting

WHEN IS THIS INFORMATION DUE, AND TO WHOM?

WILL THIS RESULT IN AN AMENDMENT TO THE LEGISLATION?

YES () NO (✓)

WILL THIS RESULT IN A SUBSTITUTE TO THE LEGISLATION?

YES () NO (✓)

HAS THIS INFORMATION BEEN RECEIVED? YES (✓) NO ()

DATE OF RECEIPT: 4/16/04 Request to File

A RESOLUTION

BY: THE COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY CAPITOL DEVELOPMENT GROUP/HIGHBURY/TERRACES, LP TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO REHABILITATE THE EXISTING HIGHBURY COURT APARTMENTS, A MULTI-FAMILY COMMUNITY LOCATED AT 50 MOUNT ZION ROAD, SW; AND FOR OTHER PURPOSES.

WHEREAS, Capitol Development Group/Highbury/Terraces, LP, is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to rehabilitate the Highbury Court Apartments, a 128-unit rental, multi-family community located at 50 Mount Zion Road, SW; and

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

WHEREAS, the site of the proposed Highbury Court Apartments, is located within census tract 73.00; 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 – Z has reviewed and endorsed the aforementioned application, and

WHEREAS, the City Council wishes to endorse the aforementioned application by Capitol Development Group/Highbury/Terraces, LP;

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

Section 1. The City Council hereby endorses the application by Capitol Development Group/Highbury/Terraces, LP, to the Georgia Department of Community Affairs for low-income housing tax credits to rehabilitate the proposed Highbury Court Apartments.

Exhibit A
Project Description

HIGHBURY COURT APARTMENTS

Applicant/Developer Capitol Development Group/Highbury/Terraces, LP proposes to develop through rehabilitation the Highbury Court Apartments. The project contains 128 Units within 16 buildings. One hundred percent of the units would be designated as being affordable.

Street Address: 50 Mount Zion Road, SW

Construction Type: Rehabilitation

Number of Units: 128

Unit Mix: 128 (100%) 60% AMI

1BR/1BA 16 UNITS

2BR/1BA 96 UNITS

3BR/2BA 16 UNITS

Total Acreage: 11.158 Acres

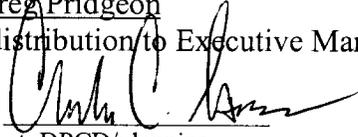
Zoned: RG – 2

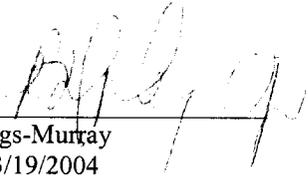
Amenities: Perimeter fencing & controlled access, clubhouse containing community/activity space, playground.

Construction Start Date: 05/01/2004

TRANSMITTAL FORM FOR LEGISLATION

To Mayor's Office: Greg Pridgeon
(for review & distribution to Executive Management)

Commissioner's Signature: 
From Originating Department: DPCD/planning
Committee of Purview: CD/HR
Committee Meeting Date: 3/30/2004

Director's Signature: 
Contact: Wendy Scruggs-Murray
Committee Deadline: 3/19/2004
Council Meeting Date: 4/19/2004

CAPTION

A RESOLUTION ENDORSING THE APPLICATION BY CAPITOL DEVELOPMENT GROUP/HIGHBURY/TERRACES, LP TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO REHABILITATE THE EXISTING HIGHBURY COURT APARTMENTS, A MULTI-FAMILY COMMUNITY LOCATED AT 50 MOUNT ZION ROAD, SW; AND FOR OTHER PURPOSES.

BACKGROUND/PURPOSE/DISCUSSION

Applicant/Developer Capitol Development Group/Highbury/Terraces, LP proposes to develop through rehabilitation the Highbury Court Apartments. The project contains 128 Units within 16 buildings. One hundred percent of the units would be designated as being affordable.

FINANCIAL IMPACT (if any)

[Empty box for financial impact]

OTHER DEPARTMENT(S) IMPACTED: <none>

COORDINATED REVIEW WITH:

Mayor's Staff Only

Received by Mayor's Office: 3-15-04
(date)  (initials) (date)

Submitted to Council:
(date)

Action by Committee: Approved Adversed Held Amended
 Substitute Referred Other _____

RCS# 5620
4/19/04
6:16 PM

Atlanta City Council

Regular Session

04-R-0528

ENDORISING APP LOW-INCOME HOUSING TAX
CREDIT Highbury Court Apts
FILE

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 0

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

04-R-0528

04-*2*-0528

(Do Not Write Above This Line)

A RESOLUTION
BY: THE COMMUNITY
DEVELOPMENT & HUMAN
RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE
APPLICATION BY CAPITOL
DEVELOPMENT GROUP/
HIGHBURY / TERRACES, LP TO
THE GEORGIA DEPARTMENT OF
COMMUNITY AFFAIRS FOR LOW-
INCOME HOUSING TAX CREDITS
TO REHABILITATE THE EXISTING
HIGHBURY CT. APARTMENTS, A
MULTI-FAMILY COMMUNITY
LOCATED AT 50 MOUNT ZION
ROAD, SW; AND FOR OTHER
PURPOSES.

FILED BY
CITY COUNCIL

APR 19 2004

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

Date Referred

Referred To:

Committee _____ First Reading _____
 Date _____
 Chair _____

Committee CD/HK
 Date 2/16/04
 Chair [Signature]
 Action: [Signature]
 Fav, Adv, Held (see rev. side) [Signature]
 Other: Subst. re. code
 Members [Signature]
 Refer To _____

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

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

Committee _____
 Date _____
 Chair _____
 Action: _____
 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 10 2004
 [Signature]
 MUNICIPAL PRESIDENT PROTEM

CERTIFIED
 APR 10 2004
 [Signature]
 MUNICIPAL CLERK

MAYOR'S ACTION