

**A RESOLUTION**

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

**A RESOLUTION ENDORSING THE APPLICATION BY CARVER REDEVELOPMENT, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE VILLAGES AT CARVER SENIOR BUILDING, A MIXED-INCOME AND MIXED-USE COMMUNITY TO BE LOCATED AT 217 THIRKELD AVENUE, SW; AND FOR OTHER PURPOSES.**

**WHEREAS**, Carver Redevelopment, LLC, is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the The Villages at Carver Senior Building, a 90-unit rental, mixed-use residential/commercial community to be located at 217 Thirkeld, SW; and

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

**WHEREAS**, the site of the proposed Villages at Carver Senior Building Apartments, is located within census tract 55.02: 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 – Y has reviewed and endorsed the aforementioned application, and

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

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

**Section 1.** The City Council hereby endorses the application by Carver Redevelopment, LLC, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Villages at Carver.

A true copy,

*Rhonda Daughin Johnson*  
Municipal Clerk

ADOPTED by the Council  
APPROVED by the Mayor

April 19, 2004  
April 27, 2004



## Exhibit A Project Description

### THE VILLAGES AT CARVER, SENIOR BUILDING

Applicant/Developer Carver Redevelopment, LLC proposes to develop through new construction The Villages at Carver, Senior Building. The project contains 90-apartment units within one building and 16,000 square feet of commercial space on the ground floor. 80% of the units would be designated affordable.

Street Address: 217 Thirkeld Avenue, SW

Construction Type: New

Number of Units: 90

Unit Mix:

63 (70%)	50% AMI
9 (10%)	54% AMI
10 (11%)	60% AMI
8 (8.9%)	60% AMI

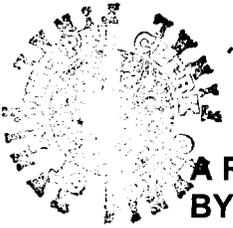
1BR/1BA	82 UNITS
2BR/2BA	8 UNITS

Total Acreage: 2.5 Acres

Zoned: RG – ??

Amenities: Senior Building: Each unit will have a fully equipped kitchen with range, oven, microwave, dishwasher, disposal unit, and washer/dryer connections.  
Senior Facility: The facility will have library, laundry room, exercise room, computer center, and gathering room with fireplace. There will also be an outdoor recreational space with a large gazebo and walking trail. The community will be fenced and gated with upgraded signage and entrance monuments.

Construction Start Date: November 2004



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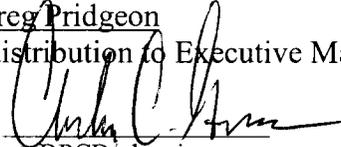
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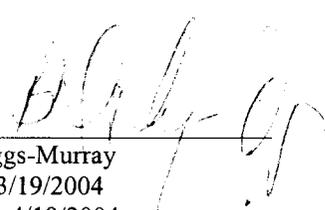
**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:**

**Section 1.** The City Council hereby endorses the application by Carver Redevelopment, LLC, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Villages at Carver.

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 CARVER REDEVELOPMENT, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE VILLAGES AT CARVER SENIOR BUILDING, A MIXED-INCOME AND MIXED-USE COMMUNITY TO BE LOCATED AT 217 THIRKELD AVENUE, SW; AND FOR OTHER PURPOSES.

BACKGROUND/PURPOSE/DISCUSSION

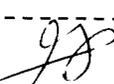
Applicant/Developer Carver Redevelopment, LLC proposes to develop through new construction The Villages at Carver, Senior Building. The project contains 90-apartment units within one building and 16,000 square feet of commercial space on the ground floor. Eighty percents of the units would be designated affordable.

FINANCIAL IMPACT (if any)

OTHER DEPARTMENT(S) IMPACTED: <none>

COORDINATED REVIEW WITH:

Mayor's Staff Only

Received by Mayor's Office: 3/15/04 Reviewed:  Submitted to Council:  
(date) (initials) (date) (date)

Action by Committee:  Approved  Adversed  Held  Amended  
 Substitute  Referred  Other \_\_\_\_\_

04-*2*-0530

(Do Not Write Above This Line)

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BY: THE COMMUNITY  
DEVELOPMENT & HUMAN  
RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE  
APPLICATION BY CARVER  
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GEORGIA DEPARTMENT OF  
COMMUNITY AFFAIRS FOR LOW-  
INCOME HOUSING TAX CREDITS  
TO CONSTRUCT THE VILLAGES  
AT CARVER SENIOR BUILDING, A  
MIXED-INCOME AND MIXED-USE  
COMMUNITY TO BE LOCATED AT  
217 THIRKELD AVENUE, SW; AND  
FOR OTHER PURPOSES.

**ADOPTED BY**  
APR 19 2004  
COUNCIL

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

Date Referred

Referred To:

Committee \_\_\_\_\_ First Reading \_\_\_\_\_  
 Date \_\_\_\_\_  
 Chair \_\_\_\_\_

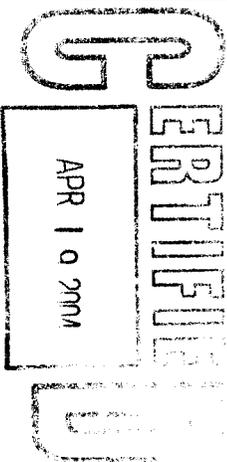
Committee *CO/HK*  
 Date *3/30/04*  
 Chair *[Signature]*  
 Action: *[Signature]*  
 Fov, Adv, Held (see rev. side)  
 Other: \_\_\_\_\_  
 Members *[Signature]*  
 Refer To \_\_\_\_\_

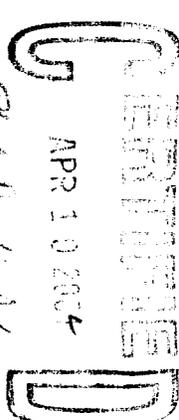
Committee \_\_\_\_\_  
 Date \_\_\_\_\_  
 Chair \_\_\_\_\_  
 Action: \_\_\_\_\_  
 Fov, Adv, Held (see rev. side)  
 Other: \_\_\_\_\_  
 Members \_\_\_\_\_  
 Refer To \_\_\_\_\_

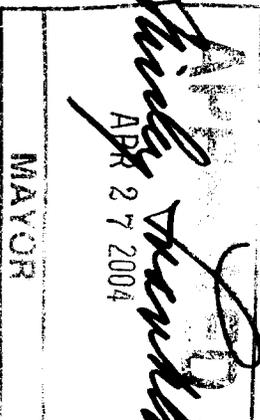
Committee \_\_\_\_\_  
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 Action: \_\_\_\_\_  
 Fov, Adv, Held (see rev. side)  
 Other: \_\_\_\_\_  
 Members \_\_\_\_\_  
 Refer To \_\_\_\_\_

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 Date \_\_\_\_\_  
 Chair \_\_\_\_\_  
 Action: \_\_\_\_\_  
 Fov, Adv, Held (see rev. side)  
 Other: \_\_\_\_\_  
 Members \_\_\_\_\_  
 Refer To \_\_\_\_\_

**COUNCIL ACTION**  
 2nd  1st & 2nd  3rd  
 Readings  
 Consent  V Vote  RC Vote

**CERTIFIED**  
  
 APR 10 2004  
 COUNCIL PRESIDENT PROTEM  
*[Signature]*

**CERTIFIED**  
  
 APR 10 2004  
 MUNICIPAL CLERK  
*[Signature]*

**MAYOR'S ACTION**  
  
 APR 27 2004  
 MAYOR  
*[Signature]*