

A RESOLUTION

BY: THE COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY NORSOUTH COMPANIES AND BI-COASTAL COMMUNITIES, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE VINEYARDS OF BROWN'S MILL, L.P., 310 APARTMENT UNITS, A MIXED-RESIDENTIAL COMMUNITY TO BE LOCATED AT 485 CLEVELAND AVENUE, SE; AND FOR OTHER PURPOSES.

WHEREAS, Norsouth Companies and Bi-Coastal Communities, LLC, is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Vineyards of Brown's Mill, LP; a 310-unit rental, a mixed-residential community to be located at 485 Cleveland Avenue, SE; and

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

WHEREAS, the site of the proposed Vineyards of Brown's Mill L.P.; 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 Norsouth Companies and Bi-Coastal Communities, LLC;

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

Section 1. The City Council hereby endorses the application by Norsouth Companies and Bi-Coastal Communities, LLC, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Vineyards of Brown's Mill, L.P.

A true copy,

Ronka Daughin Johnson
Municipal Clerk

ADOPTED by the Council
APPROVED by the Mayor

April 19, 2004
April 27, 2004



Exhibit A
Project Description

THE VINEYARDS OF BROWN'S MILL, L.P.

Applicant/ Norsouth Companies & Bi-Coastal Communities, LLC proposes to develop through new construction The Vineyards of Brown's Mill, L.P. The project contains 310-apartment units within one building and 374,100 square feet of building space. Seventy-nine percent of the units would be designated affordable at or below 60% of the Area Median Income Levels and 21% market rate units.

Street Address: 485 Cleveland Avenue, Se

Construction Type: New

Number of Units: 310

Unit Mix: 220 multifamily rental units
42 Single Family Homes
48 Town home Units

Unit Mix: 1BR/1BA 17 UNITS (MARKET RATE)
1BR/1BA 39 UNITS (60% AMI)
2BR/2BA 41 UNITS (MARKET RATE)
2BR/2BA 91 UNITS (60% AMI)
3BR/3BA 6 UNITS (MARKET RATE)
3BR/3BA 26 UNITS (60% AMI)

Total Acreage: 39.396 Acres

Zoned: RG - 2

Amenities: Fitness Center
Business Center
Swimming Pool
Bus Shelter
On-site Laundry

Construction Start Date: 6/19/2004

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TRANSMITTAL FORM FOR LEGISLATION

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

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

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

CAPTION

A RESOLUTION ENDORSING THE APPLICATION BY NORSOUTH COMPANIES AND BI-COASTAL COMMUNITIES, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE VINEYARDS OF BROWN'S MILL, L.P., 310 UNITS, A MIXED-RESIDENTIAL COMMUNITY TO BE LOCATED AT 485 CLEVELAND AVENUE, SE; AND FOR OTHER PURPOSES.

BACKGROUND/PURPOSE/DISCUSSION

Applicant/ Norsouth Companies & Bi-Coastal Communities, LLC proposes to develop through new construction The Vineyards of Brown's Mill, L.P. The project contains 310-apartment units within one building and 374,100 square feet of building space.

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 Reviewed: [Signature] Submitted to Council:
(date) (initials) (date) (date)

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

04-*R*-0532

(Do Not Write Above This Line)

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GEORGIA DEPARTMENT OF
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TO CONSTRUCT THE VINEYARDS
OF BROWN'S MILL, L.P., A MIXED-
RESIDENTIAL COMMUNITY TO BE
LOCATED AT 485 CLEVELAND
AVENUE, SE; AND FOR OTHER
PURPOSES.

ADOPTED BY
APR 1 9 2004
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 *2/3/04*
Chair _____
Action: _____
Fav, Adv, Held (see rev. side) _____
Others _____
Members: _____
Refer To _____

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

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

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

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

CERTIFIED
APR 10 2004
COUNCIL PRESIDENT PROTEM

CERTIFIED
APR 10 2004
MAYOR'S OFFICE

MAYOR'S ACTION
APR 27 2004
MAYOR