

A RESOLUTION

BY: THE COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY DOGWOOD PARTNERS, LP/CAPITOL DEVELOPMENT GROUP TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO REHABILITATE THE EXISTING WILLOW TRACE APARTMENTS, A MIXED-INCOME, MULTI-FAMILY COMMUNITY LOCATED AT 1000,1011 & 1021 HARWELL ROAD, NW; AND FOR OTHER PURPOSES.

WHEREAS, Dogwood Partners, LP/Capitol Development Group, is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to rehabilitate the Dogwood Apartments, a 414-unit rental, multi-family mixed-income community located at 1000, 1011 & 1021 Harwell Road, NW; and

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

WHEREAS, the site of the proposed Dogwood Apartments, is located within census tract 82.01; 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 – I has reviewed and endorsed the aforementioned application, and

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

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

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

<p style="text-align: center;">Exhibit A Project Description</p>
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DOGWOOD APARTMENTS

Applicant/Developer Dogwood Partners, LP/Capitol Development Group proposes to develop through rehabilitation the Dogwood Apartments. The project proposes to rehab 414 multi-family, mixed-income apartment units 100% of the units designated as being affordable. The property contains almost 30 acres of land.

Street Address: 1000,1011 & 1021 Harwell Road, NW

Construction Type: Rehabilitation

Number of Units: 414

Unit Mix: 414 (100%) (60%) AMI

1BR/1BA	43 UNITS
2BR/1BA	123 UNITS
2BR/2BA	240 UNITS
3BR/2BA	8 UNITS

Total Acreage: 30 Acres

Zoned: RG – 3

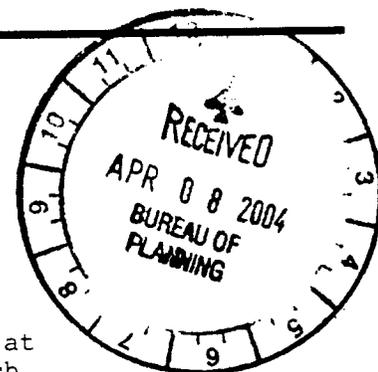
Amenities: Swimming pool, "activity center"(includes computer room, business office, locker rooms, recreation center), basketball/tennis courts, playground.

Construction Start Date: 5/01/2004

Linda Logan

HEZ-04-06

From: Colin Edelstein [cedelstein@capitol-development.com]
Sent: Wednesday, April 07, 2004 4:35 PM
To: Linda Logan (E-mail)
Cc: Sharon Gay (E-mail)
Subject: HEZ Application



Linda,

Per our conversation, allow me to clarify a matter of confusion down at the city. There are 2 types of 'tax credit' deals, a "9% Deal" (which has a competitive annual funding round) and a "Bond Deal with 4% Credits" (noncompetitive credits). The Resolution of Support that the City Council adopts is used as an exhibit in the application & gives a competitive advantage to a deal applying under the competitive "9% Deal" funding cycle. Since "Bond Deals" do not compete for tax credits, a Resolution of Support is not a necessary requirement. The property currently called Willow Trace Apartments located at 1000, 1011 & 1021 Harwell Road (and also commonly known as Dogwood Apartments, particularly in the HEZ application) is a "Bond Deal" and therefore does not need a City of Atlanta Resolution of Support for purposes of competing for tax credits.

Please allow me to reiterate that this does not change the HEZ application or commitments made therein. Dogwood (a/k/a Willow Trace) IS a tax credit deal and is still in need of the HEZ designation. Should you have any other questions or concerns whatsoever please do not hesitate to contact me.

Thank you for your attention to this matter.

Colin

Colin Edelstein
Capitol Development Group, LLC
241 Peachtree Street
Suite 300
Direct: (404) 965-3978
Fax: (404) 965-3946

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: April 19, 2004

CAPTION

A RESOLUTION ENDORSING THE APPLICATION BY DOGWOOD PARTNERS, LP/CAPITOL DEVELOPMENT GROUP TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO REHABILITATE THE EXISTING WILLOW TRACE APARTMENTS, A MIXED-INCOME, MULTI-FAMILY COMMUNITY LOCATED AT 1000,1011 & 1021 HARWELL ROAD, NW; AND FOR OTHER PURPOSES.

BACKGROUND/PURPOSE/DISCUSSION

Applicant/Developer Dogwood Partners, LP/Capitol Development Group proposes to develop through rehabilitation the Dogwood Apartments. The project proposes to rehab 414 multi-family, mixed-income apartment units 100% of the units designated as being affordable. The property contains almost 30 acres of land.

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) RD (initials) (date) (date)

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

RCS# 5622
4/19/04
6:19 PM

Atlanta City Council

Regular Session

04-R-0534

ENDORISING APP LOW-INCOME HOUSING TAX
CREDITS WILLOW TRACE APTS
FILE

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
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
NV Winslow	Y Muller	Y Boazman	NV Woolard

04-R-0534

04-¹²-0534
 (Do Not Write Above This Line)

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 APPLICATION BY DOGWOOD
 PARTNERS, LP/CAPITOL
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 GEORGIA DEPARTMENT OF
 COMMUNITY AFFAIRS FOR LOW-
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 TO REHABILITATE THE EXISTING
 WILLOW TRACE APARTMENTS, A
 MIXED-INCOME, MULTI-FAMILY
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 1000,1011 & 1021 HARWELL
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 PURPOSES.

FILED BY
 CITY COUNCIL
 APR 19 2004

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

Date Referred

Referred To:

	First Reading	COUNCIL ACTION
<p>Committee _____ Date _____ Chair _____</p> <p>Committee _____ Date _____ Chair _____</p> <p>Members _____</p> <p>Action: Fav, Adv, Held (see rev. side) Other: _____</p> <p>Refer To _____</p>	<p>Committee _____ Date _____ Chair _____</p> <p>Members _____</p> <p>Action: Fav, Adv, Held (see rev. side) Other: _____</p> <p>Refer To _____</p>	<p><input type="checkbox"/> 2nd <input type="checkbox"/> 1st & 2nd <input type="checkbox"/> 3rd <small>Readings</small></p> <p><input type="checkbox"/> Consent <input type="checkbox"/> V Vote <input checked="" type="checkbox"/> RC Vote</p> <p>CERTIFIED</p> <p style="text-align: center;"> </p> <p style="text-align: center;">MAYOR'S ACTION</p>