

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

**04- R -0540**

**A RESOLUTION ENDORSING THE APPLICATION BY COLUMBIA RESIDENTIAL, LLC, TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT COLUMBIA GROVE, A MULTI-FAMILY COMMUNITY TO BE LOCATED AT 1783 JOHNSON ROAD; ATLANTA; AND FOR OTHER PURPOSES.**

**WHEREAS**, Affordable Housing Partnership, Inc. (DBA Columbia Residential, LLC) is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct Columbia Grove, a 138-unit Multi-Family community to be located at 1783 Johnson Road, Atlanta; and

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

**WHEREAS**, the site of the proposed Columbia Grove, is located within census tract 87.01; 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 – G has reviewed and endorsed the aforementioned application; and

**WHEREAS**, the City Council wishes to endorse the aforementioned application by the Affordable Housing Partnership, Inc. (DBA Columbia Residential, LLC),

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

**Section 1.** The City Council hereby endorses the application by the Affordable Housing Partnership, Inc. (DBA Columbia Residential, LLC), to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Columbia Grove.

A true copy,  
  
Municipal Clerk

ADOPTED by the Council  
APPROVED by the Mayor

April 19, 2004  
April 27, 2004



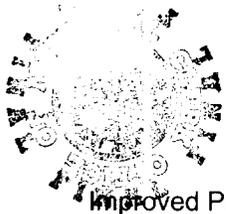
**Exhibit A**  
**Project Description**

**COLUMBIA GROVE**

Columbia Grove will be located at 1783 Johnson Road and will consist of new multi-family housing.

Street Address:	1783 Johnson Road
Number of Units:	138
Number of Buildings:	5 buildings
Construction type:	New Construction.
Unit Mix:	14 1BR @ 750 sq. ft. 84 2 BR @ 1,005 sq.ft. 40 3BR @ 1,300 sq.ft.
Income Mix:	42 units Market Rate (no income restrictions) 40 units Affordable Housing (60% AMI or Lower) 56 units Public Housing
Zoned:	RG-3
Common Ground Amenities:	Leasing Office/Clubhouse Cardiovascular Fitness Center Fitness room Weight room Game room Computer Room Community Laundry Swimming Pool
Unit Amenities:	Washer/Dryer Hook ups Whirlpool Appliances (Dishwasher, Refrigerator, Stove) Trash Compactor Energy efficient central heat and air
Construction Start Date:	June 2005

**EXHIBIT B  
COLUMBIA GROVE  
PUBLIC HOUSING TAX EXEMPTION ANALYSIS**



Improved Property Value (Appraised @ 60% of Cost)	\$ 8,880,245
40% Assessment Adjustment	\$ 3,552,098
\$1,000 Adjustment for Millage	\$ 3,552
Present Millage Rate	\$ 45

<b>First Year Taxes</b>	<b>\$ 158,601</b>
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Total number of units	\$ 138
Annual Taxes Per Unit	\$ 1,149
Public Housing Units	\$ 56
Public Housing Tax Exemption Year 1	\$ 64,360

Year 2 Tax Exemption	\$ 65,647
Year 3 Tax Exemption	\$ 66,960
Year 4 Tax Exemption	\$ 68,299
Year 5 Tax Exemption	\$ 69,665
Year 6 Tax Exemption	\$ 71,059
Year 7 Tax Exemption	\$ 72,480
Year 8 Tax Exemption	\$ 73,929
Year 9 Tax Exemption	\$ 75,408
Year 10 Tax Exemption	\$ 76,916
Year 11 Tax Exemption	\$ 78,454
Year 12 Tax Exemption	\$ 80,023
Year 13 Tax Exemption	\$ 81,624
Year 14 Tax Exemption	\$ 83,256
Year 15 Tax Exemption	\$ 84,922
Year 16 Tax Exemption	\$ 86,620
Year 17 Tax Exemption	\$ 88,352
Year 18 Tax Exemption	\$ 90,119
Year 19 Tax Exemption	\$ 91,922
Year 20 Tax Exemption	\$ 93,760
Year 21 Tax Exemption	\$ 95,635
Year 22 Tax Exemption	\$ 97,548
Year 23 Tax Exemption	\$ 99,499
Year 24 Tax Exemption	\$ 101,489
Year 25 Tax Exemption	\$ 103,519
Year 26 Tax Exemption	\$ 105,589
Year 27 Tax Exemption	\$ 107,701
Year 28 Tax Exemption	\$ 109,855
Year 29 Tax Exemption	\$ 112,052
Year 30 Tax Exemption	\$ 114,293

<b>Total Tax Exemption Over 30 Years</b>	<b>\$ 2,610,958</b>
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04-*R*-0540

(Do Not Write Above This Line)

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DEVELOPMENT & HUMAN  
RESOURCES COMMITTEE

A RESOLUTION ENDORSING  
THE APPLICATION BY  
COLUMBIA RESIDENTIAL, LLC,  
TO THE GEORGIA  
DEPARTMENT OF COMMUNITY  
AFFAIRS FOR LOW-INCOME  
HOUSING TAX CREDITS TO  
CONSTRUCT COLUMBIA  
GROVE, A MULTI-FAMILY  
COMMUNITY TO BE LOCATED  
AT 1783 JOHNSON ROAD;  
ATLANTA; 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:

First Reading

Committee \_\_\_\_\_

Date \_\_\_\_\_

Chair \_\_\_\_\_

Committee <i>COMHR</i> Date <i>3/30/04</i> Chair <i>[Signature]</i> Action: Fav, Adv, Held (see rev. side) Other:	Committee Date Chair Action: Fav, Adv, Held (see rev. side) Other:
Members <i>[Signatures]</i> Refer To	Members Refer To

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

COUNCIL ACTION

2nd  1st & 2nd  3rd  
Readings

Consent  V Vote  RC Vote

CERTIFIED

**CERTIFIED**

APR 19 2004

COUNCIL PRESIDENT PROTREM

**CERTIFIED**

APR 19 2004

*Rodney D. Bostick*  
MUNICIPAL CLERK

MAYOR'S ACTION

*[Signature]*

APR 27 2004

MAYOR