



**A SUBSTITUTE RESOLUTION  
BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**  
(Final Version Approved by CD/HR Committee – 3/30/04)

**A RESOLUTION ENDORSING THE APPLICATION BY HAMPTON COURT SENIOR RESIDENCES LIMITED PARTNERSHIP, NS PARTNERS LLC (GENERAL PARTNERS), NORSOUTH HOUSING PARTNERS, LLC AND THE NORSOUTH CORPORATION (LIMITED PARTNERS) TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT HAMPTON COURT SENIOR RESIDENCES; A DEVELOPMENT SITE IS TO BE LOCATED AT 2091 METROPOLITAN PARKWAY; AND FOR OTHER PURPOSES.**

**WHEREAS**, Hampton Court Senior Residences Limited Partnership, NS Partners LLC (General Partners), Norsouth Housing Partners LLC, and the Norsouth Corporation (Limited Partners); is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Hampton Court Senior Residences, a 125-unit Elderly community to be located at 2091 Metropolitan Parkway; and

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

**WHEREAS**, the site of the proposed Hampton Court Senior Residences, is located within census tract 75.00; and

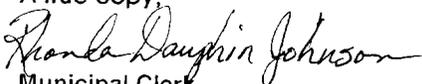
**WHEREAS**, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

**WHEREAS**, Neighborhood Planning Unit – X has reviewed and endorsed the aforementioned application, and

**WHEREAS**, the City Council wishes to endorse the aforementioned application by the Hampton Court Senior Residences Limited Partnership, NS Partners LLC (General Partners), Norsouth Housing Partners LLC, and the Norsouth Corporation (Limited Partners);

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

**Section 1.** The City Council hereby endorses the application by the Hampton Court Senior Residences Limited Partnership, NS Partners LLC (General Partners), Norsouth Housing Partners LLC, and the Norsouth Corporation (Limited Partners) to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Hampton Court Senior Residences.

A true copy,  
  
Municipal Clerk

ADOPTED by the Council  
APPROVED by the Mayor

April 19, 2004  
April 27, 2004



<h2 style="margin: 0;">Exhibit A</h2> <h3 style="margin: 0;">Project Description</h3>
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### Hampton Court Senior Residences

Hampton Court is proposed as a Mixed-Use development of 125 apartment homes reserved exclusively for active elderly households (age 55 years and older), who are capable of living independent lives in an “independent living” community. In addition, approximately 2,500 square feet of office space is proposed. The proposed development shall develop a 5-acre portion at the rear of the 26-acre Crossroads Shopping Center property, a 280,000 square foot retail shopping center located at 2091 Metropolitan Parkway. The site plan for the proposed development shall have immediate access to Fleet Street and shall contain no more than 125 one-bedroom and two-bedroom apartment homes with set asides for persons earning at or below 30%, 50% and 60% of median income, as well as a 20% set aside for market rate tenants. The proposed development will set aside a total of 80% of its units for Low Income residents.

Street Address: 2091 Metropolitan Parkway

Number of Units: 125

Number of Buildings: 1 building

Construction type: New Construction

Unit Mix:

# of BRs	# of BAs	Floorplan/ Comments	Restriction Type	Net Square Footage	Number of Units
1	1		30%	674	6
1	1		50%	674	6
1	1		60%	674	27
1	1		Market	674	10
2	1		30%	889	7
2	1		50%	889	7
2	1		60%	889	45
2	1		Market	889	15
2	1	Employee Units	N/A	889	2
<b>Total Units</b>					<b>125</b>

Acres: 31

Zoned: C1

Amenities: Multipurpose Room,  
 Library/Computer Center  
 Wellness Center  
 Central Laundry Centers  
 Elevator Access to all units above ground level.



NEIGHBORHOOD PLANNING UNIT-X 1460 Metropolitan Pkwy, Atlanta, Ga. 30310  
Joyce Sheperd, Chair 404-758-1194

April 16, 2004,

Ms. Linda M. Logan  
Bureau of Planning  
City of Atlanta  
55 Trinity Avenue, SW  
Atlanta, Ga. 30335-0310

Re: Hampton Court Senior Residence/ Community Alliance of Metropolitan  
Pkwy(CAMP)

Ms. Logan,

Please be advised that NPU-X has been notified and supports Camp's intent to occupy commercial office space at the proposed Hampton Court Senior Residence Building to be developed in the Crossroads Shopping Center. NPU-X has been informed of the conditions of this agreement.

Thank you,

Signed: Joyce Sheperd  
NPU-X, Chair

Cc: Bonnie Johnson, CAMP  
Dave Dixon, Norsouth Development

RCS# 5621  
4/19/04  
6:17 PM

Atlanta City Council

Regular Session

04-R-0531

ENDORISING APP LOW-INCOME HOUSING TAX  
CREDIT HAMPTON COURT SENIOR RESIDENCES  
ADOPT ON SUB

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-0531

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

COMMITTEE: CP/HR

DATE: 3/30/04

ORDINANCE # \_\_\_\_\_ RESOLUTION # 04-R-0531

REQUESTED BY: Committee Member Bozeman

DIRECTED TO: Planning Staff

**NATURE OF CONDITION FOR APPROVAL:**

a letter of support from the NPLI  
on the proposed change from housing  
to mixed-use (housing/commercial)

**WHEN IS THIS INFORMATION DUE, AND TO WHOM?**

Prior to April 19, 2004

**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: \_\_\_\_\_

Letter of Support

04-*R*-0531

(Do Not Write Above This Line)

A RESOLUTION  
BY: THE COMMUNITY  
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 HAMPTON  
COURT SENIOR RESIDENCES;  
A DEVELOPMENT SITE IS  
LOCATED AT 2091  
METROPOLITAN PARKWAY;  
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 *CDHR*  
Date *3/30/04*  
Chair *[Signature]*

Fav, Adv, Held (see rev. side)  
Action: *[Signature]*  
Other: *[Signature]*  
Subst. *[Signature]*

Members *[Signature]*

Refer To \_\_\_\_\_

*Reconsidered*

Committee *CDHR*  
Date *4/5/04*  
Chair *[Signature]*

Fav, Adv, Held (see rev. side)  
Action: *[Signature]*  
Other: *[Signature]*

Members *[Signature]*

Refer To \_\_\_\_\_

**COUNCIL ACTION**

2nd  1st & 2nd  3rd  
Readings

Consent  V Vote  RC Vote

**CERTIFIED**

APR 19 2004

*[Signature]*  
CITY PRESIDENT PROTEM

**CERTIFIED**

APR 19 2004

*[Signature]*  
MUNICIPAL CLERK

**MAYOR'S ACTION**

**APPROVED**

*[Signature]*  
APR 27 2004

MAYOR