

A RESOLUTION

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY AFFORDABLE HOUSING PARTNERSHIP, INC. (DBA COLUMBIA RESIDENTIAL, LLC), TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE COLUMBIA TOWER @ MLK VILLAGE, A 96-UNIT MULTI-FAMILY COMMUNITY TO BE LOCATED AT 380 MARTIN STREET, SE 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 the Columbia Tower @ MLK Village, a 96-unit Multi-Family community to be located at 380 Martin Street in SE Atlanta; and

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

WHEREAS, the site of the proposed Columbia Tower @ MLK Village, is located within census tract 48.00; 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, the City Council wishes to endorse the aforementioned application by the 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 Columbia Residential, LLC, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Columbia Tower @ MLK Village.

A true copy,

Donna Daughin Johnson
Municipal Clerk

ADOPTED by the Council
APPROVED by the Mayor

April 19, 2004
April 27, 2004

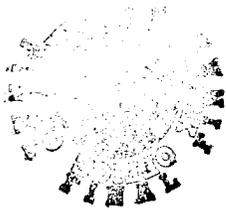


Exhibit A Project Description

COLUMBIA TOWER AT MLK VILLAGE

Columbia Residential and The Ebenezer Charitable Foundation have partnered to redevelop the site located at 380 Martin Street known as Martin Luther King Village, which consists of a multi-family low-rise with 112 units and a 96 unit high-rise building for Senior Citizens. The project will be completed in two phases: Phase I will consist of the demolition of the existing low rise and construction of a new Senior Housing Community and Phase II will consist of the rehab of the existing Senior Housing and construction of a Multifamily Community (project for 2004).

Columbia Tower at MLK Village will be a mixed income, multi-family community with 77 affordable units and 19 market rate units. There will not be an age restriction for this phase.

Street Address:	380 Martin Street, SE
Number of Units:	96
Number of Buildings:	1 building
Construction type:	Rehab
Unit Mix:	96 1BR @ 750sq. ft.
Income Mix:	19 units Market Rate 77 units Affordable Housing
Zoned:	RG-4 (Residential General/Sector 4 District)
Common Ground Amenities:	Leasing Office/Clubhouse Community Room Cardiovascular Fitness Center Fitness room Weight room Victory Garden Computer Room Community Laundry
Unit Amenities:	Washer/Dryer Hook ups Whirlpool Appliances (Dishwasher, Refrigerator, Stove) Trash Compactor Energy efficient central heat and air
Construction Start Date:	4 th quarter of 2004

RCS# 5625
4/19/04
6:23 PM

Atlanta City Council

Regular Session

04-R-0537

ENDORISING APP LOW-INCOME HOUSING TAX
CREDITS COLUMBIA TOWER AT MLK VILLAGE
ADOPT

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 0

NV Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
NV Winslow	Y Muller	Y Boazman	NV Woolard

04-R-0537

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

COMMITTEE: CD/HR

DATE: 3/30/04

ORDINANCE # _____ RESOLUTION # 04-R-0537

REQUESTED BY: Committee

DIRECTED TO: Planning Staff

NATURE OF CONDITION FOR APPROVAL:

Planning staff to continue to get some response from the affected NPU prior to the April 19, 2004 council meeting

WHEN IS THIS INFORMATION DUE, AND TO WHOM?

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: 4/14/04

Letter of Support

04-2-0537

(Do Not Write Above This Line)

A RESOLUTION
BY: 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 THE COLUMBIA
TOWER @ MILK VILLAGE, A 96-
UNIT MULTI-FAMILY
COMMUNITY TO BE LOCATED
AT 380 MARTIN STREET, SE
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 CPHR

Date 4/19/04

Chair [Signature]

Action: _____

Fav, Adv, Held (see rev. side) _____

Other: in committee

Members: [Signatures]

Refer To _____

Committee _____

Date _____

Chair _____

Action: _____

Fav, Adv, Held (see rev. side) _____

Other: _____

Members _____

Refer To _____

Committee _____

Date _____

Chair _____

Action: _____

Fav, Adv, Held (see rev. side) _____

Other: _____

Members _____

Refer To _____

Committee _____

Date _____

Chair _____

Action: _____

Fav, Adv, Held (see rev. side) _____

Other: _____

Members _____

Refer To _____

COUNCIL ACTION

2nd 1st & 2nd 3rd

Readings

Consent V Vote RC Vote

CERTIFIED

RECEIVED

APR 19 2004

[Signature]

RECEIVED

APR 19 2004

[Signature]

MUNICIPAL CLERK

MAYOR'S ACTION

APR 27 2004

[Signature]