

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

A RESOLUTION ENDORSING THE APPLICATION BY NATIONAL CHURCH RESIDENCES TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS FOR THE NEW CONSTRUCTION OF BAPTIST TOWERS MYRTLE AND DELOWE SENIOR HOUSING PROJECT, LOCATED AT 1881 MYRTLE DRIVE, SW, ATLANTA, GEORGIA ; AND FOR OTHER PURPOSES.

WHEREAS, National Church Residences is applying to the Georgia Department of Community Affairs (“DCA”) for low-income housing tax credits for the new construction of an anticipated 300-unit senior multifamily development to be located at 1881 Myrtle Drive, SW Atlanta, Georgia; and

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

WHEREAS, the site of the proposed community is located within census tract 7601; and

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

WHEREAS, Neighborhood Planning Unit R has reviewed and endorsed the application; and

WHEREAS, the City of Atlanta desires to endorse the application by National Church Residences.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES, that the City of Atlanta endorses the application by National Church Residences to the Georgia Department of Community Affairs for low-income housing tax credits to construct Baptist Towers Myrtle and Delowe Senior Housing Project, and the Mayor is authorized to sign all required endorsement documents.

BE IT FURTHER RESOLVED, that a summary of said application is attached hereto as Exhibit “A”, project description for Baptist Towers Myrtle and Delowe Senior Housing Project.

BAPTIST TOWERS MYRTLE AND DELOWE SENIOR HOUSING

SPONSORED BY NATIONAL CHURCH RESIDENCES

Located at 1881 Myrtle Drive, SW within the City limits of Atlanta, Baptist Towers Myrtle and Delowe Senior Housing (Baptist Towers) was constructed in 1972 and is a high rise building which contains 300 units for independent senior living. National Church Residences (NCR), acquired this building in 2007 from Baptist Towers Corporation, with the intention of rehabilitating and preserving the housing for low-income elderly residents of the community.

NCR has a long-standing history of experience in the development, operation and management of multifamily housing and housing programs throughout the United States. Established as a not-for-profit, 501(c)(3) corporation in 1961, NCR has over 38 years of experience in providing affordable housing to elderly, families, and persons with disabilities. The organization currently manages nearly 13,000 units in 170 developments in 24 states and Puerto Rico, ranging in size from 25 to 300 units. Properties include elderly and affordable family housing, nursing homes, housing for the visually impaired and a continuing care retirement community. NCR is one of the largest non-profit senior housing and health care providers in the nation, and has the experience and resources to renovate and manage Baptist Towers for years to come.

The planned rehabilitation will be designed to improve the property's value and contribute to the overall quality of its neighborhood. Retaining the current residents is a priority to NCR, so the rehabilitation will be planned to minimize disruption to the tenants and cause no permanent displacement. It is our intent to finance rehabilitation utilizing an FHA-insured first mortgage, Housing Tax Credits from the Georgia Department of Community Affairs, and soft loans/gap financing. The rehabilitation would include approximately \$7.5 million dollars worth of improvements pending all financial commitments are approved. The improvements may include and are not limited to:

- Addition of entranceway round about
- Addition of a security control access gate
- Upgrade of E-911 emergency call system
- Boundary fence upgrade
- Kitchen Upgrades
- Carpet Replacement
- Replacement of appliances
- Replacement of kitchen cabinets
- New paint
- Common Area Carpet Flooring
- Common Area Furniture
- Common Area Paint
- Front lobby, recreational room, religious study room upgrades

Part II: Legislative White Paper: (This portion of the Legislative Request Form will be shared with City Council members and staff)

A. To be completed by Legislative Counsel:

Committee of Purview: Community Development/ Human Resources

Caption: A RESOLUTION ENDORSING THE APPLICATION BY NATIONAL CHURCH RESIDENCES TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS FOR THE NEW CONSTRUCTION OF BAPTIST TOWERS MYRTLE AND DELOWE SENIOR HOUSING PROJECT, LOCATED AT 1881 MYRTLE DRIVE, SW, ATLANTA, GEORGIA ; AND FOR OTHER PURPOSES.

Council Meeting Date: May 5, 2008

Requesting Dept.: Department of Planning

B. To be completed by the department:

1. Please provide a summary of the purpose of this legislation (Justification Statement).

The purpose of this legislation is to authorize the Mayor to endorse a low income housing tax credit project entitled the Baptist Towers Myrtle and Delowe Senior Housing Project.

2. Please provide background information regarding this legislation.

This project is consistent with the City's policy to provide more low-moderate income housing for City residents.

3. If Applicable/Known:

- (a) **Contract Type (e.g. Professional Services, Construction Agreement, etc):** NA
- (b) **Source Selection:**
- (c) **Bids/Proposals Due:**
- (d) **Invitations Issued:**
- (e) **Number of Bids:**
- (f) **Proposals Received:**

(g) Bidders/Proponents:

(h) Term of Contract:

4. Fund Account Center (*Ex. Name and number*): NA

5. Source of Funds: *Example: Local Assistance Grant*

6. Fiscal Impact: None

7. Method of Cost Recovery:

This Legislative Request Form Was Prepared By: gbrown x6724

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Dept.'s Legislative Liaison: Garnett Brown

Contact Number: 404-330-6724

Originating Department: Department of Planning/ Bureau of Housing

Committee(s) of Purview: Community Development/ Human Resources

Chief of Staff Deadline: April 9, 2008

Anticipated Committee Meeting Date(s): April 29-30, 2008

Anticipated Full Council Date: May 5, 2008

Legislative Counsel's Signature: [Signature]

Commissioner Signature: [Signature]

Chief Procurement Officer Signature: _____

CAPTION

A RESOLUTION ENDORSING THE APPLICATION BY NATIONAL CHURCH RESIDENCES TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS FOR THE NEW CONSTRUCTION OF BAPTIST TOWERS MYRTLE AND DELOWE SENIOR HOUSING PROJECT, LOCATED AT 1881 MYRTLE DRIVE, SW, ATLANTA, GEORGIA ; AND FOR OTHER PURPOSES.

FINANCIAL IMPACT (if any): \$

Mayor's Staff Only

Received by CPO: _____ Received by LC from CPO: _____
(date) (date)

Received by Mayor's Office: 4/10/08 [Signature] Reviewed by: [Signature]
(date) (date)

Submitted to Council: _____
(date)