

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

A RESOLUTION ENDORSING AN APPLICATION BY COLUMBIA RESIDENTIAL, LLC, TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS FOR THE NEW CONSTRUCTION COLUMBIA TOWNHOMES AT EDGEWOOD MULTI-FAMILY COMMUNITY, TO BE LOCATED AT VARIOUS CONTIGIOUS ADDRESSES IN ATLANTA, GEORGIA; AND FOR OTHER PURPOSES.

WHEREAS, Columbia Residential, LLC, is applying to the Georgia Department of Community Affairs (“DCA”) for low-income housing tax credits for the new construction of an anticipated 156-unit multifamily dwelling development to be located at 1412-1420 Hardee Street, 19-178 Hutchinson Street, 153-187 Lowry Street, and 130 and 144 Mayson Avenue, NE, Atlanta, GA; 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 206.00; 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 O has reviewed and endorsed the application; and

WHEREAS, the City of Atlanta desires to endorse the application by Columbia Residential, LLC.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES, that the City of Atlanta endorses the application by Columbia Residential, LLC, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the Columbia Townhomes at Edgewood multi-family community, 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 the Columbia Townhomes at Edgewood multi-family community.

Exhibit A

Project Description for Tax Credits

Columbia Townhomes at Edgewood

Applicant Columbia Residential, LLC, proposes to develop Columbia Townhomes at Edgewood as a new multi-family community. The apartments will be affordable at rents ranging from 50% to 60% of area median household income. The development will include active greenspace, community space, and amenities particularly suited to families.

Street Address:		Parcel #		Zoning
1412-1420	Hardee Street, NE	Atlanta, GA 30307	Parcel 1	RG-3 (Residential General-Sector 3)
84 - 178	Hutchinson Street, NE	Atlanta, GA 30307	Parcel 1	RG-3 (Residential General-Sector 3)
153 - 187	Lowry Street, NE	Atlanta, GA 30307	Parcel 2	MR-3 (Multi-family Residential)
130	Mayson Avenue, NE	Atlanta, GA 30307	Parcel 3	MR-3 (Multi-family Residential)
144	Mayson Avenue, NE	Atlanta, GA 30307	Parcel 3	MR-3 (Multi-family Residential)

NPU: O

Construction Type: New Construction

Number of Units: 100

Unit Mix: 100 units (100%) LIHTC

Bedroom Mix: 1BR @ 753 sq. ft. = 20
2BR @ 1206 sq. ft. = 34
2BR @ 1353 sq. ft. = 26
3BR @ 1607 sq. ft. = 20

Total Acreage: 6.888 acres

Zoned: MR-3 (Residential General/Sector 3)

Amenities: Energy Efficient Appliances
Central Heating and Air
Library

Business/Computer Center
Fitness Center
Wellness Center
Equipped Playground
Washer and Dryer in Units
Covered Pavilion or Gazebo
Leasing Office and Community Center
Complete built in Sprinkler System

Construction Start Date: July 2010
Construction Completion Date: October 2011

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 Committee

Caption:

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Council Meeting Date: April 20, 2009

Requesting Dept.: Department of Planning

FAC Confirmed by: N/A

B. To be completed by the department:

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

Example: The purpose of this legislation is to anticipate funds from a local assistance grant to purchase child safety seats.

The purpose of this legislation is for the city to endorse and support a housing tax credit project.

2. Please provide background information regarding this legislation.

Example: The task force of homelessness conducted a study regarding homelessness, its impact and consequences on the City. This resolution reflects the Mayor's desire to open a twenty-four hour center that will respond to the needs of the homelessness in Atlanta.

Housing projects that receive tax credit support from the local jurisdiction are able to apply these credits to development projects to increase the number of affordable units of the project.

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*): N/A

Fund: _____ Account: _____ Center: _____

5. Source of Funds: *Example: Local Assistance Grant* N/A

6. Fiscal Impact: None

Example: This legislation will result in a reduction in the amount of _____ to Fund Account Center Number _____.

7. Method of Cost Recovery: N/A

Examples:

g. Revenues generated from the permits required under this legislation will be used to fund the personnel needed to carry out the permitting process.

h. Money obtained from a local assistance grant will be used to cover the costs of this Summer Food Program.

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: March 17, 2009

Anticipated Committee Meeting Date(s): March 31, 2009

Anticipated Full Council Date: April 20, 2009

Legislative Counsel's Signature: [Signature]

Commissioner Signature: [Signature]

Chief Procurement Officer Signature: _____

CAPTION

A RESOLUTION ENDORSING AN APPLICATION BY COLUMBIA RESIDENTIAL, LLC, TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS FOR THE NEW CONSTRUCTION COLUMBIA TOWNHOMES AT EDGEWOOD MULTI-FAMILY COMMUNITY, TO BE LOCATED AT VARIOUS CONTIGIOUS ADDRESSES IN ATLANTA, GEORGIA; AND FOR OTHER PURPOSES

FINANCIAL IMPACT (if any): \$

Mayor's Staff Only

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

Received by Mayor's Office: 3-17-09 (date) Reviewed by: [Signature] (date)

Submitted to Council: _____ (date)