

10-R-0640

(Do Not Write Above This Line)

A RESOLUTION BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION TO ENDORSE THE APPLICATION OF COLUMBIA RESIDENTIAL, LLC, TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR 2010 LOW-INCOME HOUSING TAX CREDITS FOR THE CONSTRUCTION OF COLUMBIA PLAZA APARTMENTS, TO BE LOCATED AT 1017 WESTVIEW DRIVE, SW ATLANTA, GEORGIA; AND FOR OTHER PURPOSES.

ADOPTED BY

MAY 03 2010

COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred

Referred To:

Date Referred

1947 Referred To:

Date Referred

Referred To:

First Reading

Committee _____
 Date _____
 Chair _____
 Referred To _____

Committee *CD/HR*

Date *4/27/10*

Chair *Debra M. Stapp*

Action

Fav, Adv, Hold (see rev. side)
Other

Members

[Handwritten signatures]

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

Committee _____

Date _____

Chair _____

Action

Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

- FINAL COUNCIL ACTION**
- 2nd
 - 1st & 2nd
 - 3rd
 - Consent
 - V Vote
 - RC Vote

CERTIFIED

CERTIFIED
 MAY 03 2010
 ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
 MAY 03 2010
Rickie Dunbar Johnson
 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

MAY 1 2010

[Signature]
 MAYOR

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

A RESOLUTION TO ENDORSE THE APPLICATION OF COLUMBIA RESIDENTIAL, LLC, TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR 2010 LOW-INCOME HOUSING TAX CREDITS FOR THE CONSTRUCTION OF COLUMBIA PLAZA APARTMENTS, TO BE LOCATED AT 1017 WESTVIEW DRIVE, SW ATLANTA, GEORGIA; AND FOR OTHER PURPOSES.

WHEREAS, The Housing Tax Credit Program allocates federal and state tax credits to owners of qualified rental properties who reserve all or a portion of their units for occupancy for low income tenants; and

WHEREAS, Columbia Residential, LLC is applying to the Georgia Department of Community Affairs (“DCA”) for low-income housing tax credits (“LIHTC”) for the construction of ninety-six affordable multi-family units located at 1017 Westview Drive, SE, Atlanta, GA 30310; and

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

WHEREAS, DCA has established certain regulations whereby LIHTC applications must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit T has reviewed the application; and

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

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES, to endorse the application of Columbia Residential, LLC, to the Georgia Department of Community Affairs for 2010 low-income housing tax credits for the construction of Columbia Plaza Apartments, to be located at 1017 Westview Drive, Atlanta, GA as more fully set forth in Exhibit “A”.

BE IT FINALLY RESOLVED, the Mayor, or his designee, is authorized to sign all required endorsement documents.

A true copy,

Rhonda Douglas Johnson
Municipal Clerk

ADOPTED by the Atlanta City Council
APPROVED by Mayor kasim Reed

MAY 03, 2010
MAY 11, 2010



Exhibit A

Project Description for Tax Credits

COLUMBIA PLAZA APARTMENTS

Applicant Columbia Residential, LLC, proposes to develop Columbia Plaza Apartments as a new multi-family community located at 1017 Westview Drive, SW, Atlanta, Georgia. 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: 1017 Westview Dr, SW, Atlanta, GA 30310

NPU: T

Construction Type: New Construction

Number of Units: 96

Unit Mix: 39 units at 50% of AMI
55 units at 60% of AMI
2 Market Rate Employee Units

Bedroom Mix: 54 1 BR @ 750 sq.ft.
37 2 BR @ 1050 sq.ft.
5 3 BR @ 1,200 sq. ft.

Total Acreage: 3.48 acres

Zoned: MR-3

Community Building/Room
Gazebo
On site Laundry
Equipped Computer Center
Attractively Fenced Community Gardens
Furnished Library
Complete built in sprinkler system
Equipped Playground
Furnished Exercise/Fitness Center
HVAC systems
Energy Star appliances

Construction Start Date: September 2011

Construction Completion Date: December 2012

Estimated Construction Cost: \$6,912,000

RCS# 209
5/03/10
2:27 PM

Atlanta City Council

REGULAR SESSION

CONSENT I

ADOPT

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 2

NV Smith	Y Archibong	Y Moore	B Bond
Y Hall	Y Wan	Y Martin	NV Watson
Y Young	Y Shook	Y Bottoms	Y Willis
B Winslow	Y Adrean	Y Sheperd	NV Mitchell

CONSENT I

05-03-10		
ITEMS ADOPTED ON CONSENT	ITEMS ADOPTED ON CONSENT	ITEMS ADVERSED ON CONSENT
1. 10-O-0393	36. 10-R-0642	76. 10-R-0682
2. 10-O-0492	37. 10-R-0651	77. 10-R-0683
3. 10-O-0598	38. 10-R-0783	78. 10-R-0684
4. 10-O-0595	39. 10-R-0789	79. 10-R-0685
5. 10-O-0782	40. 10-R-0724	80. 10-R-0686
6. 10-O-0790	41. 10-R-0725	81. 10-R-0687
7. 10-R-0652	42. 10-R-0726	82. 10-R-0688
8. 10-R-0749	43. 10-R-0771	83. 10-R-0689
9. 10-R-0750	44. 10-R-0736	84. 10-R-0690
10. 10-R-0753	45. 10-R-0737	85. 10-R-0691
11. 10-R-0754	46. 10-R-0738	86. 10-R-0692
12. 10-R-0755	47. 10-R-0653	87. 10-R-0693
13. 10-R-0756	48. 10-R-0654	88. 10-R-0694
14. 10-R-0757	49. 10-R-0655	89. 10-R-0695
15. 10-R-0758	50. 10-R-0656	90. 10-R-0696
16. 10-R-0759	51. 10-R-0657	91. 10-R-0697
17. 10-R-0770	52. 10-R-0658	92. 10-R-0698
19. 10-R-0775	53. 10-R-0659	93. 10-R-0699
20. 10-R-0781	54. 10-R-0660	94. 10-R-0700
21. 10-R-0786	55. 10-R-0661	95. 10-R-0701
22. 10-R-0787	56. 10-R-0662	96. 10-R-0702
23. 10-R-0797	57. 10-R-0663	97. 10-R-0703
24. 10-R-0799	58. 10-R-0664	98. 10-R-0704
25. 10-R-0800	59. 10-R-0665	99. 10-R-0705
26. 10-R-0620	60. 10-R-0666	100. 10-R-0706
27. 10-R-0621	61. 10-R-0667	101. 10-R-0707
28. 10-R-0622	62. 10-R-0668	102. 10-R-0708
29. 10-R-0625	63. 10-R-0669	103. 10-R-0709
30. 10-R-0626	64. 10-R-0670	104. 10-R-0710
31. 10-R-0637	65. 10-R-0671	105. 10-R-0711
32. 10-R-0752	66. 10-R-0672	106. 10-R-0712
33. 10-R-0496	67. 10-R-0673	107. 10-R-0713
34. 10-R-0640	68. 10-R-0674	108. 10-R-0714
35. 10-R-0641	69. 10-R-0675	109. 10-R-0715
	70. 10-R-0676	110. 10-R-0716
	71. 10-R-0677	111. 10-R-0717
	Items Adversed	112. 10-R-0718
	72. 10-R-0678	113. 10-R-0719
	73. 10-R-0679	114. 10-R-0720
	74. 10-R-0680	115. 10-R-0721
	75. 10-R-0681	116. 10-R-0722
		117. 10-R-0723