

10-R-0641
 (Do Not Write Above This Line)

A RESOLUTION BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION TO ENDORSE THE APPLICATION OF PRESTWICK DEVELOPMENT TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR 2010 LOW-INCOME HOUSING TAX CREDITS FOR CONSTRUCTION OF THE CAPITOL VIEW SENIOR RESIDENCES, LOCATED AT 1374 MURPHY AVENUE, ATLANTA, GEORGIA; AND FOR OTHER PURPOSES.

ADOPTED BY
MAY 03 2010

COUNCIL

First Reading

Committee _____
 Date _____
 Chair _____
 Referred To _____

Committee 20/14K
 Date 4/27/10
 Chair Jorge M. Shepler
 Action Fav, Adv, Hold (see rev. side)
 Other _____
 Members _____

Committee _____
 Date _____
 Chair _____
 Action Fav, Adv, Hold (see rev. side)
 Other _____
 Members _____

Refer To _____
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 Action Fav, Adv, Hold (see rev. side)
 Other _____
 Members _____

Refer To _____
 Committee _____
 Date _____
 Chair _____
 Action Fav, Adv, Hold (see rev. side)
 Other _____
 Members _____

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

CERTIFIED

CERTIFIED
 MAY 03 2010
 ATLANTA CITY COUNCIL PRESIDENT

CERTIFIED
 MAY 03 2010
Rachel Daughlin Johnson
 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
 MAY 11 2010
[Signature]
 MAYOR

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

Date Referred _____
 Referred To: _____

Date Referred _____
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Date Referred _____
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Date Referred _____
 Referred To: _____



CITY COUNCIL
ATLANTA, GEORGIA

10- R -0641

A RESOLUTION

BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION TO ENDORSE THE APPLICATION OF PRESTWICK DEVELOPMENT TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR 2010 LOW-INCOME HOUSING TAX CREDITS FOR CONSTRUCTION OF THE CAPITOL VIEW SENIOR RESIDENCES, LOCATED AT 1374 MURPHY AVENUE, 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, Prestwick Development is applying to the Georgia Department of Community Affairs ("DCA") for low-income housing tax credits ("LIHTC") for new construction of an anticipated One Hundred Twenty-Six unit senior multifamily dwelling development located at 1374 Murphy Avenue, Atlanta, GA; and

WHEREAS, a summary of the application is attached hereto 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 X has reviewed the application; and

WHEREAS, the City of Atlanta desires to endorse the application of Prestwick Development for this project.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES, to endorse the application of Prestwick Development to the Georgia Department of Community Affairs for 2010 low-income housing tax credits for construction of the Capitol View Senior Residences located at 1374 Murphy Avenue, Atlanta Georgia 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



PROJECT CONCEPT

Project Name: Capitol View Senior Residences
Project Address: 1374 Murphy Avenue, Atlanta, GA 30310

Total Units: 126 + (Manager Unit)
Total Low-income Units: 126

Project Type: New Construction
Tenancy: Housing for Older Persons (55+)

DEVELOPMENT SUMMARY

The Capitol View Senior Residences will consist of 126 one, two, and 3 bedroom apartments for 55 and older. The project is located at 1374 Murphy Avenue in Atlanta, Georgia. There is high a demand for senior housing in the area due to the demolition of old, out-dated and functionally obsolete public and private housing projects. Retail centers, major employment centers, restaurants, parks and churches are located within close proximity to the development site.

BUILDING AND UNIT FEATURES

The multi family rental community will showcase one, two, and three bedroom units. The apartment buildings attractive, modern exterior will consist of a brick or stucco and hardi-plank façade which will help to provide maximum architectural appeal. The project will be seeking the Southface Energy Institute's and GAHBA Earth Craft House multifamily certification. Exterior landscaping, such as flowers, perennials, and exterior lighting will provide additional beauty as well as an attractive drive-by appearance.

THE APARTMENTS

We will make available to our residents beautifully designed apartments each includes:

- A handsomely appointed kitchen complete with dishwasher, garbage disposal, electric range/oven with an exhaust hood, microwave and a frost-free refrigerator/freezer with icemaker.
- Full bathroom(s) with all the newest features, tub and shower combination, linen closet, one-piece vanity top, and vinyl floor.
- Wall-to-wall carpet with vinyl flooring in the kitchen and bath(s).
- Spacious walk-in closets.
- Washer/Dryer hook-ups.
- Ceiling fans in living rooms and master bedrooms.
- Cable TV available in each bedroom and living room.
- Fire alarms.
- Individually controlled heating and air conditioning.
- Energy-efficient heat pumps.
- Maintenance includes interior service, lawns, landscaping, and pest control.



COMMON AREA AMENITIES & RESIDENT SERVICES

For the enjoyment and convenience of all residents, central common areas will include, but not be limited to, a community room with equipped kitchen, fitness center, business center with computer stations, furnished library, multiple interior gathering areas, movie theater with movie theater style seating, laundry facilities on each floor, gazebo / picnic area, shuffle board court, transportation shelter, resident manager to reside on the property, on-site security after hours, security camera system, gated community. Resident activities will be ongoing and designed to meet the needs of the changing community. A monthly newsletter will also help keep residents apprised of upcoming events.

MANAGEMENT OF FACILITY

Management of Capitol View Senior Residences will be the responsibility of Ledic Management Group out of Memphis, TN. Ledic Management Group will work with the owner/general partner for the continuation of on-site services such as prompt maintenance, planned activities, community activities, resident participation programs, etc.

PROJECT NEED

The project concept is to deliver a high-quality, sustainable, affordable, senior 55 and older rental community in Atlanta, GA. The neighborhood we are building in has not experienced any new construction in the past few years and due to the demolition of housing in the area and substandard housing in the area, there is high demand for this product.

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