

10-R-0642

(Do Not Write Above This Line)

A RESOLUTION  
BY COMMUNITY  
DEVELOPMENT/HUMAN  
RESOURCES COMMITTEE

A RESOLUTION TO ENDORSE  
THE APPLICATION OF  
PROJECT PHOENIX HOUSE II,  
LP, TO THE GEORGIA  
DEPARTMENT OF COMMUNITY  
AFFAIRS FOR 2010 LOW-  
INCOME HOUSING TAX  
CREDITS FOR THE  
REDEVELOPMENT  
OF  
PHOENIX HOUSE, LOCATED AT  
1296 MURPHY AVENUE,  
ATLANTA, GEORGIA; AND FOR  
OTHER PURPOSES.

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

Date Referred  
Referred To:  
Date Referred  
1947/12-1  
Referred To:  
Date Referred  
Referred To:

First Reading

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Referred To \_\_\_\_\_

Committee CD/HR  
Date 9/17/10  
Chair Robert Alderman  
Action Fav, Adv, Hold (see rev. side)  
Other

Members  
[Signature]  
[Signature]

Refer To \_\_\_\_\_

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Action Fav, Adv, Hold (see rev. side)  
Other

Members  
**ADOPTED BY**

MAY 03 2010

**COUNCIL**

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

MAY 03 2010

ATLANTA CITY COUNCIL PRESIDENT

[Signature]

CERTIFIED  
MAY 03 2010

[Signature]  
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

MAY 11 2010

[Signature]  
MAYOR



CITY COUNCIL  
ATLANTA, GEORGIA

10- R -0642

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

**A RESOLUTION TO ENDORSE THE APPLICATION OF PROJECT PHOENIX HOUSE II, LP, TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR 2010 LOW-INCOME HOUSING TAX CREDITS FOR THE REDEVELOPMENT OF PHOENIX HOUSE, LOCATED AT 1296 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**, Project Phoenix House II, LP, has applied to the Georgia Department of Community Affairs (“DCA”) for low-income housing tax credits (“LIHTC”) for the redevelopment of sixty-nine multi-family units in four residential buildings located at 1296 Murphy Avenue, SW, Atlanta, GA; 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 S has reviewed the application; and

**WHEREAS**, the City of Atlanta desires to endorse the application by Project Phoenix House II, LP for this project.

**THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES**, to endorse the application of Project Phoenix House II, LP, to the Georgia Department of Community Affairs for 2010 low-income housing tax credits for the redevelopment of Phoenix House, located at 1296 Murphy Avenue, Atlanta, Georgia as more fully set forth in Exhibit “A”.

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

A true copy,

*Rhonda Daughin 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

#### Phoenix House

Applicant, Project Phoenix House II, LP, (proposed name) whose General Partner is an affiliate of Project Interconnections, Inc., proposes to redevelop Phoenix House at 1296 Murphy Ave in southwest Atlanta. The property consists of 3 acres with 69 units in 4 residential buildings. All apartments will be affordable at rents 50% or less of area median household income. The development will include green space, community space, and modern amenities.

Street Address:	1296 Murphy Ave. SW
NPU:	S
Construction Type:	Rehabilitation and New Construction
Number of Units:	69
Unit Mix:	100% LIHTC
Bedroom Mix:	69 efficiencies / 1BR @ approx. 550 sf each
Total Acreage:	Approx. 3 acres
Zoned:	C – 1
Amenities:	Energy Efficient Appliances Dishwashers and Disposals High efficiency Central Heating and Air Upgraded Exterior Materials Community Gathering / Meeting Spaces Picnic Area Community Garden Fitness Center Library Computer Center
Construction Start Date:	June 2011
Construction Completion Date:	September 2012

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
	<b>Items Adversed</b>	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