10- R -1039

(Do Not Write Above This Line)

A RESOLUTION BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION TO ENDORSE AN APPLICATION BY AMBLING DEVELOPMENT PARTNERS TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR 2010 LOW-INCOME HOUSING TAX CREDITS FOR CONSTRUCTION OF THE OAKLAND DRIVE SENIOR RESIDENCES, LOCATED AT 1240 OAKLAND DRIVE, SW, ATLANTA, GEORGIA; AND FOR OTHER PURPOSES.

ADOPTED BY

JUN 07 2010

COUNCIL

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

Date Referred

Referred To:

Date Referred

Refferred To:

Date Referred

Referred To:

First Reading

Committee

Date

Chair

Referred To

Committee CP/HR	Committee
Date 6/1/10	Date
Chair	Chair
Action Fav, Adv, Hold (see rev. side) Other	Action Fav, Adv, Hold (see rev. side) Other
Members	Members
Refer To	Refer To
Committee	Committee
Date	Date
Chair	Chair
Action Fav, Adv, Hold (see rev. side) Other	Action Fav, Adv, Hold (see rev. side) Other
Members	Members
Refer To	Refer To

FINAL COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd Readings

☑ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

CERTIFIED

JUN 07 2010

ATLANTA CITY COUNCIL PRESIDENT

CERTIFIED

JUN 07 2010

Rhonda Dauphin Johnson

MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JUN 16 2010

WITHOUT SIGNATURE BY OPERATION OF LAW

CITY COUNCIL
ATLANTA, GEORGIA

10- R -1039

A RESOLUTION
BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION TO ENDORSE AN APPLICATION BY AMBLING DEVELOPMENT PARTNERS TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR 2010 LOW-INCOME HOUSING TAX CREDITS FOR CONSTRUCTION OF THE OAKLAND DRIVE SENIOR RESIDENCES, LOCATED AT 1240 OAKLAND 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, Ambling Development Partners is applying to the Georgia Department of Community Affairs ("DCA") for low-income housing tax credits ("LIHTC") for new construction of an anticipated seventy-two unit senior independent development located at 1240 Oakland Drive, SW, 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 S has reviewed the application; and

WHEREAS, the City desires to endorse the application of Ambling Development Partners for this project.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES, to endorse the application of Ambling Development Partners to the Georgia Department of Community Affairs for 2010 low-income housing tax credits for construction of the Oakland Drive Senior Residences located at 1240 Oakland Drive, SW, 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 Dauphin Johnson
Municipal Clerk

ADOPTED by the Atlanta City Council **JUN 07, 2010**
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403 **JUN 16, 2010**

Exhibit A

Project Description for 2010 Tax Credits

Oakland Park Independent Senior Living

Ambling Development Partners, LLC proposes the new construction of Oakland Park Independent Senior Living at 1240 Oakland Drive, Atlanta GA 30314. The 77-unit Senior apartment building will be affordable at rents ranging from 50% to 60% of area median household income and will also include 12 market rate units. The new construction project will include integrated green space and amenities suited for seniors age 55-years or older.

Street Address:	1240 Oakland Drive, Atlanta GA 30314
NPU:	S
Construction Type:	New Construction
Number of Units:	77
Unit Mix:	65 units LIHTC 12 units Market Rate
Bedroom Mix:	54 1BR @ 725 sf 23 2BR @ 945 sf
Total Acreage:	Approx. 3.32 acres
Zoned:	RG3
Amenities:	Energy Efficient Appliances Energy Star Lighting Dishwashers and Disposals High Efficiency Central Heating and Air Community Gathering Spaces Fitness Center Computer Center Library Security Gate access Card Reader Access 6 Foot perimeter decorative fencing
Projected Development Budget:	Approximately $10,375,000
Estimated Construction Start Date:	April 2011
Estimated Construction Completion Date:	February 2012

RCS# 282
6/07/10
3:18 PM

Atlanta City Council

REGULAR SESSION

CONSENT I EXCEPT 10-O-0877,10-O-0923,10-R-1000

ADOPT

YEAS:	13
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	2
EXCUSED:	1
ABSENT	0

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

		06-07-10
ITEMS ADOPTED ON CONSENT	**ITEMS ADOPTED ON CONSENT**	**ITEMS ADVERSED ON CONSENT**
1. 10-O-0628	43. 10-R-0969	69. 10-R-0995
2. 10-O-0629	44. 10-R-0970	70. 10-R-0996
3. 10-O-0631	45. 10-R-0971	71. 10-R-0997
4. 10-O-0634	46. 10-R-0972	72. 10-R-0998
5. 10-O-0635	47. 10-R-0973	73. 10-R-0999
6. 10-O-0734	48. 10-R-0974	74. 10-R-1001
7. 10-O-0864	49. 10-R-0975	75. 10-R-1002
8. 10-O-0865	50. 10-R-0976	76. 10-R-1003
9. 10-O-0866	51. 10-R-0977	77. 10-R-1004
10. 10-O-0867	52. 10-R-0978	78. 10-R-1005
11. 10-O-0807	53. 10-R-0979	79. 10-R-1006
12. 10-O-0879	54. 10-R-0980	80. 10-R-1007
13. 10-O-0901	55. 10-R-0981	81. 10-R-1008
14. 10-O-0902	56. 10-R-0982	82. 10-R-1009
15. 10-O-0927	57. 10-R-0983	83. 10-R-1010
16. 10-R-0935	58. 10-R-0984	84. 10-R-1011
17. 10-R-1038	59. 10-R-0985	85. 10-R-1013
18 10-R-1039	60. 10-R-0986	86. 10-R-1014
19. 10-R-1040	61. 10-R-0987	87. 10-R-1015
20. 10-R-0643	62. 10-R-0988	88. 10-R-1016
21. 10-R-0645	63. 10-R-0989	89. 10-R-1017
22. 10-R-0954	64. 10-R-0990	90. 10-R-1018
23. 10-R-0955	65. 10-R-0991	91. 10-R-1019
24. 10-R-0956	66. 10-R-0992	92. 10-R-1020
25. 10-R-1037	67. 10-R-0993	93. 10-R-1021
26. 10-R-0951	68. 10-R-0994	94. 10-R-1022
27. 10-R-1048		95. 10-R-1023
28. 10-R-0937		96. 10-R-1024
29. 10-R-0943		97. 10-R-1025
30. 10-R-0941		98. 10-R-1026
31. 10-R-0942		99. 10-R-1027
32. 10-R-1042		100. 10-R-1028
33. 10-R-1043		101. 10-R-1029
34. 10-R-1044		102. 10-R-1031
35. 10-R-1045		103. 10-R-1032
36. 10-R-1049		104. 10-R-1033
37. 10-R-0963		105. 10-R-1034
38. 10-R-0964		106. 10-R-1035
39. 10-R-0965		107. 10-R-1036
40. 10-R-0966		
41. 10-R-0967		
42. 10-R-0968		