

**10-R-1175**

(Do Not Write Above This Line)

**A RESOLUTION  
BY COUNCILMEMBER  
IVORY YOUNG**

*Ivory Young*  
*June 21 2010*

A RESOLUTION TO ENDORSE THE APPLICATION OF LOWCOM DEVELOPMENT, INC. AND PACES FOUNDATION, TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR 2010 LOW-INCOME HOUSING TAX CREDITS FOR THE CONSTRUCTION OF DIXIE HILLS MANOR, LOCATED AT 251 ANDERSON AVENUE, SW, ATLANTA, GEORGIA; AND FOR OTHER PURPOSES.

**ADOPTED BY**

**AS AMENDED JUN 2 1 2010**

**COUNCIL**

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

Date Referred: *6/7/10*  
 Referred To: *CD/HR*  
 Date Referred: \_\_\_\_\_  
 Referred To: \_\_\_\_\_  
 Date Referred: \_\_\_\_\_  
 Referred To: \_\_\_\_\_

First Reading

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

Committee: *CD/HR*  
 Date: *6/15/10*  
 Action: *See rev. side*  
 Fav, Adv, Hold (see rev. side):  
 Other: *as amended*

Members: *[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: \_\_\_\_\_

**FINAL COUNCIL ACTION**

- 2nd
- 1st & 2nd
- 3rd
- Consent
- V Vote
- RC Vote

**CERTIFIED**

**CERTIFIED**  
 JUN 21 2010  
 ATLANTA CITY COUNCIL PRESIDENT  
*[Signature]*

**CERTIFIED**  
 JUN 21 2010  
*Renee Dampier Johnson*  
 MUNICIPAL CLERK

**MAYOR'S ACTION**

**APPROVED**

JUN 29 2010

*[Large Signature]*

CITY COUNCIL  
ATLANTA, GEORGIA

**A RESOLUTION  
BY COUNCILMEMBER IVORY YOUNG**

**10-R-1175**

**AS AMENDED BY  
COMMUNITY DEVELOPEMNT/HUMAN RESOURCES COMMITTEE**

**A RESOLUTION TO ENDORSE THE APPLICATION OF DIXIE HILLS SENIOR MANOR, LP, TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR 2010 LOW-INCOME HOUSING TAX CREDITS FOR THE CONSTRUCTION OF DIXIE HILLS MANOR, LOCATED AT 251 ANDERSON AVENUE, 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**, Dixie Hills Senior Manor, LP, has applied to the Georgia Department of Community Affairs (“DCA”) for low-income housing tax credits (“LIHTC”) for the construction of ninety-two multi-family units located at 251 Anderson Avenue, SW, Atlanta, Georgia; 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 J has reviewed the application; and

**WHEREAS**, the City of Atlanta desires to endorse the application by Dixie Hills Senior Manor, LP, for this project.

**THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES**, to endorse the application of Dixie Hills Senior Manor, LP, to the Georgia Department of Community Affairs for 2010 low-income housing tax credits for the construction of Dixie Hills Manor, located at 251 Anderson Avenue, SW, 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,

*Shanda Daughlin Johnson*  
Municipal Clerk

ADOPTED as amended by the Council  
APPROVED by Mayor Kasim Reed

JUN 21, 2010  
JUN 29, 2010



## Exhibit A

### Project Description for Tax Credits

#### Dixie Hills Senior Manor

Dixie Hills Senior Manor, LP, proposes to redevelop vacant land at 251 Anderson Ave SW Atlanta, Georgia 30314. The development will be a 92 multifamily independent living community providing housing for older persons. Housing for older persons means housing intended and operated for occupancy by persons 55 years of age or older. The development will serve persons in the low to moderate income range and will be affordable at rents ranging from 30% to 60% of area median household income. The development will include active green space, community space, energy efficiency and amenities particularly suited to older persons.

Street Address: 251 Anderson Avenue Atlanta, Georgia 30314

NPU: J

Construction Type: New Construction

Number of Units: 92

Unit Mix: 92 units (100%) LIHTC

Bedroom Mix: 28 1BR  
64 2 BR

Total Acreage: Approx. 3.47 acres

Zoned: RG-3

Amenities: Energy Efficient Appliances  
Dishwashers and Disposals  
High efficiency Central Heating and Air  
Community Rooms  
Picnic Area  
Community Garden

Projected Development Budget: Approximately \$13,670,714.00

Estimated Construction Start Date: June 2011

Estimated Construction Completion Date: November 2012

RCS# 320  
6/21/10  
3:00 PM

Atlanta City Council

REGULAR SESSION

CONSENT I

EXCEPT 10-0-1166,10-0-0875

ADOPT

YEAS: 11  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 5  
EXCUSED: 0  
ABSENT 0

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

CONSENT I

		06-21-10
ITEMS ADOPTED ON CONSENT	ITEMS ADOPTED ON CONSENT	ITEMS ADVERSED ON CONSENT
1. 10-O-1178	43. 10-R-1179	77. 10-R-1103
2. 10-O-1165	44. 10-R-1072	78. 10-R-1104
3. 10-O-0876	45. 10-R-1073	79. 10-R-1105
4. 10-O-0945	46. 10-R-1074	80. 10-R-1106
5. 10-O-0946	47. 10-R-1075	81. 10-R-1107
6. 10-O-0947	48. 10-R-1076	82. 10-R-1108
7. 10-O-0948	49. 10-R-1077	83. 10-R-1109
8. 10-O-0949	50. 10-R-1078	84. 10-R-1110
9. 10-O-0950	51. 10-R-1079	85. 10-R-1111
10. 10-O-1041	52. 10-R-1080	86. 10-R-1112
11. 10-O-1176	53. 10-R-1081	87. 10-R-1113
12. 10-O-0897	54. 10-R-1082	88. 10-R-1114
13. 10-O-0924	55. 10-R-1083	89. 10-R-1115
14. 10-O-0932	56. 10-R-1084	90. 10-R-1116
15. 10-O-0933	57. 10-R-1085	91. 10-R-1117
16. 10-O-1057	58. 10-R-1086	92. 10-R-1118
17. 10-R-1139	59. 10-R-1087	93. 10-R-1119
18. 10-R-1140	60. 10-R-1088	94. 10-R-1120
19. 10-R-1141	61. 10-R-1089	95. 10-R-1121
20. 10-R-1154	62. 10-R-1182	96. 10-R-1122
21. 10-R-1180	<b>ITEMS ADVERSED</b>	97. 10-R-1123
22. 10-R-1181	<b>ON CONSENT</b>	98. 10-R-1124
23. 10-R-1143	63. 10-R-0839	99. 10-R-1125
24. 10-R-1144	64. 10-R-1090	100. 10-R-1126
25. 10-R-1146	65. 10-R-1091	101. 10-R-1127
26. 10-R-1060	66. 10-R-1092	102. 10-R-1128
27. 10-R-1061	67. 10-R-1093	103. 10-R-1129
28. 10-R-1062	68. 10-R-1094	104. 10-R-1130
29. 10-R-1155	69. 10-R-1095	105. 10-R-1131
30. 10-R-1156	70. 10-R-1096	106. 10-R-1132
31. 10-R-1157	71. 10-R-1097	107. 10-R-1133
32. 10-R-1158	72. 10-R-1098	108. 10-R-1134
33. 10-R-1159	73. 10-R-1099	109. 10-R-1135
34. 10-R-1160	74. 10-R-1100	110. 10-R-1136
35. 10-R-1164	75. 10-R-1101	111. 10-R-1137
36. 10-R-1172	76. 10-R-1102	112. 10-R-1138
37. 10-R-1177		
38. 10-R-1183		
39. 10-R-0931		
40. 10-R-1070		
41. 10-R-1071		
42. 10-R-1175		