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A RESOLUTION
BY COMMUNITY DEVELOPMENT/
HUMAN RESOURCES COMMITTEE

A RESOLUTION TO ENDORSE AN
APPLICATION BY THE ADAIR COURT,
LP TO THE GEORGIA DEPARTMENT OF
COMMUNITY AFFAIRS FOR THE 2011
LOW-INCOME HOUSING TAX CREDITS
PROGRAM FOR CONSTRUCTION OF
THE ADAIR COURT MULTI-FAMILY
SENIOR COMPLEX TO BE LOCATED AT
806 MURPHY AVENUE, SW, ATLANTA,
GEORGIA; AND FOR OTHER PURPOSES

ADOPTED BY

JUN 06 2011

COUNCIL

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

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
 Date _____
 Chair _____
 Referred 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

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Refer To

Committee

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Chair

Action

Fav, Adv, Hold (see rev. side)

Other

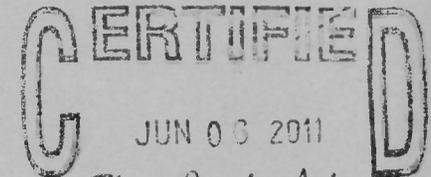
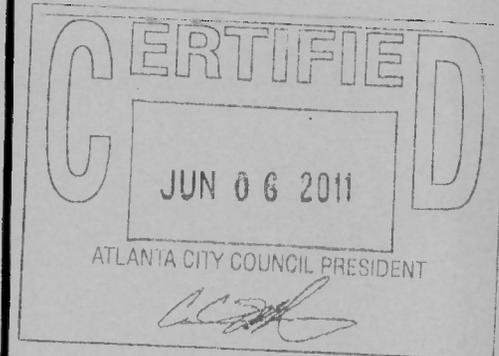
Members

Refer To

FINAL COUNCIL ACTION

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

CERTIFIED



MAYOR'S ACTION

APPROVED

JUN 15 2011

WITHOUT SIGNATURE
BY OPERATION OF LAW

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

A RESOLUTION TO ENDORSE AN APPLICATION BY THE ADAIR COURT, LP TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR THE 2011 LOW-INCOME HOUSING TAX CREDITS PROGRAM FOR CONSTRUCTION OF THE ADAIR COURT MULTI-FAMILY SENIOR COMPLEX TO BE LOCATED AT 806 MURPHY 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, the Adair Court, LP, jointly formed by the Woda Group LLC and Parallel Housing, is applying to the Georgia Department of Community Affairs ("DCA") for low-income housing tax credits ("LIHTC") for construction of an anticipated ninety-seven unit senior multifamily development located at 806 Murphy Avenue, SW, Atlanta, GA; and

WHEREAS, a summary of the application is attached hereto as Exhibit "A"; and

WHEREAS, DCA has established certain regulations that require that local governments in which LIHTC projects are to be located have the opportunity to comment on such projects or provide a resolution of support to formally endorsed the project by the local governing authority; and

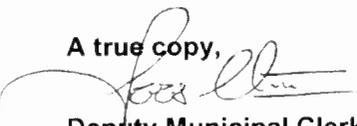
WHEREAS, neighborhood planning unit V has reviewed the application for this project; and

WHEREAS, the City of Atlanta desires to endorse the application of the Adair Court, LP for this project.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES to endorse the application of the Adair Court, LP to the Georgia Department of Community Affairs for 2011 low-income housing tax credits for the Adair Court project to for new construction of ninety-seven units to be located at 806 Murphy Avenue, 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,


Deputy Municipal Clerk

ADOPTED by the Atlanta City Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

June 06, 2011

June 15, 2011



EXHIBIT A

ADAIR COURT

Project – Adair Court is a proposed 97 unit senior (62 years old and older) Low Income Housing Tax Credit project, located at 806 Murphy Ave, NPU V, Council District Four.

Target - Adair Court will target 40% to 60% AMI low-income seniors .

-15% of the units will be set a side of 50% AMI and less

-20% will be market rate units

-85 one bedroom

-12 two bedroom

Costs Adair Court is currently expected to have a total development costs of approximately \$10,500,000

Construction would start in May of 2012

Construction is expected to be completed by March of 2013

Developers The Woda Group LLC, out of Westerville, Ohio
Parallel Housing, a non-profit out of Athens, GA.



PIMSLER - HOSS
ARCHITECTS INC



Rendering



Site Plan

Adair Park Senior Residences
Atlanta, Georgia

Adair Park Senior Residences provides 97 sustainable homes for individuals age 65 and over. The project is located in the historic Adair Park Neighborhood in Atlanta. It was designed to meet the combined requirements for the historic districts, the Atlanta Beltline Overlay District, and Special Public Interest Zoning District 21 - West End / Adair Park. The project will be submitted for EarthCraft Multi-Family Certification upon completion.



Adair Court is a 97 unit senior housing development along Murphy Avenue in the Adair Park neighborhood on the south side of Atlanta. It has a key location along the MARTA transit system. With growing traffic concerns in and around Atlanta being a walking distance from a MARTA station gives this location a feature that will be greatly appreciated especially by elderly individuals. The neighborhood already has a few multifamily tax credit developments nearby demonstrating the prime location and the addition of senior housing would be a nice complement to the Adair Park neighborhood.

The development team committed to build Adair Court will be a partnership between Parallel Housing, Inc. and The Woda Group, LLC. This too is a unique combination of skills. Parallel's principals Curry Wadsworth and Gregg Bayard, as well as Denis Blackburne, The Woda Group's Senior VP in GA, have collaborated together on several projects over the past years in Georgia.

The team is currently in the midst of finishing a project very similar in size, Sustainable Fellwood Phase III in Savannah. This has been a successful development and the same team, architect, general contractors, civil and landscape engineers will be part of the Adair Court project.

The development is projected to have 97 senior housing units, 82 with 1 Bedroom and 15 with 2-Bedrooms. There will be many amenities for the residents of Adair Court. The current plan has an activity room with large televisions for movies, a library, gym with treadmills and other equipment suited for senior citizens, garden spots, and computer room.

The Adair Court is as mentioned close to the MARTA transit system giving tenants great connectivity to the rest of Atlanta. There are many banks, restaurants, retail stores and the North End Mall with in .5 miles and easy walk. Furthermore the site is part of the "Beltline" in Atlanta, where considerable effort is made by the authorities to redevelop and provide related funding. We will be asking for a grant from the Atlanta Beltline Affordable Housing Trust Fund, and have already met with community leaders who favor and support this approach.

The project will be developed to LEED criteria. These Leadership in Energy and Environmental Design standards are established by the US Green Building Council in Washington.

Parallel and Woda combine very complementary skills and have been working together for quite some time on projects in Georgia. Parallel is a non-profit based out of Athens, GA and is an experienced developer having recently developed Sustainable Fellwood in Savannah, GA, and is currently developing 100 units of senior housing at Sustainable Fellwood in Savannah. SF III is slated to achieve LEED Platinum certification. Parallel, is a non-profit corporation, and is committed bringing sustainable development to the affordable housing industry in Georgia. Woda is a national leader in the development of affordable housing, currently ranked 9th in the country by Affordable Housing Finance magazine. Woda brings to the partnership a vast knowledge of development experience along with construction, property management and design competences. More importantly in today's markets



Woda brings syndicators, investors and other financing entities which allows for such projects to be financed as evidenced by their closing of over 20 equity deals and 20 Construction loans of the last 3 years. Woda is based out of Westerville, OH, and has an office in Savannah. Parallel and Woda truly complement each other and past track records shows efficiencies and success in working together.

What both organizations share in common is a passion and dedication to developing to a high level of sustainability. All developments they have done together in Georgia have been built to LEED or EarthCraft standards. They are also both very committed to developing to the needs of the community. The Woda/Parallel partnership believes it is crucial for a successful project to have community input into the design from the beginning of the development process. Organized design charrettes, meetings with community leaders, and getting involved with community organizations are just a few ways of including the existing neighborhoods and community into the project.

RCS# 1077
6/06/11
2:28 PM

Atlanta City Council

REGULAR SESSION

CONSENT I

ADOPT

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 3

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

CONSENT I



September 22, 2008

Dan Needle

Re: 806 Murphy Avenue Development aka Adair Park Senior Residences

Needle Development, Inc.

10 South Prado

Atlanta, GA 30309

Dear Mr. Needle,

We, the Adair Park Neighborhood Association (Adair Park Today, Inc.), representing the Historic Adair Park Community in Atlanta, Georgia, offer the full and unconditional support to the development team of the proposed Mercy Housing Senior Residences project, proposed for the intersection of Murphy Avenue and Gillette Avenue.

We appreciate the development team's effort to create the proposed concept design with the community at large in mind, through meetings, drawings, and correspondence. We feel the collective feedback from the neighborhood has been listened to, and adjustments to the design have been made on our behalf.

We particularly appreciate the Letter of Agreement dated September 9, 2008, outlining the understanding in place between Mercy Housing Southeast, Inc. and Adair Park Today, Inc. and understand that said agreement will remain in place for the duration of the existence of the project under the ownership and management by the Mercy organization.

We welcome Mercy Housing and our new senior residents to the neighborhood.

Sincerely Yours,

Adair Park Today, Inc.
Derrick Duckworth, President



Adair Park Today, Inc. Neighborhood Association



741 Brookline Street SW
Atlanta, Ga. 30310

T 770-354-1565
F 404 755 1596
dlduckworth@gmail.com

www.adairparkatlanta.com

September 9, 2008

AGREEMENT

This agreement between Adair Park Today, Inc. Neighborhood Association [APT] and Mercy Housing Southeast, Inc. [Mercy] enumerates items that have been pledged by Mercy in association with the proposed Senior Housing project located at 806 Murphy Avenue. They are as follows:

Site/Project Design:

-Mercy will to the best of its ability construct the proposed senior housing project per the plans presented to APT and to the standards set fourth by the SPI 21/SA5 zoning and the Adair Park Historic and Beltline overlays.

-The proposed project will implement all of the SPI 21/SA5 regulations for tree plantings, landscaping, lighting, vehicular/mechanical screening and buffer zones.

-As part of the proposed site plan, revisions along Gillette Street will be constructed to facilitate pedestrian access and create parallel street parking. This includes bulb-outs at each corner of Gillette Street and will be installed per the City of Atlanta Department of Planning guidelines.

-As part of the proposed site plan, Mercy will do all within its power to work with the City of Atlanta, the community, and the district councilperson to encourage and support a new handicap accessible entrance and pedestrian crossing into Adair Park II directly across from the property.

Community Interaction, Security, Property Management:

-Mercy will have a representative at every monthly APT neighborhood meeting during the construction of the proposed project. Mercy will also provide to APT a contact person for the construction phase of the project.



-A representative of the management of the finished Mercy facility will become a APT member and actively be involved in the community and neighborhood association. Likewise, residents of the property will be encouraged to join and participate in the APT neighborhood association.

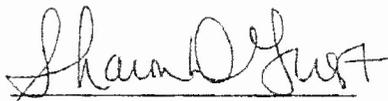
-After construction, Mercy will provide permanent contact telephone numbers of on-site management as well as off-site management to the neighborhood association.

-Security is a significant issue for this project. Pedestrian entrances will have gates/doors with electronic entrance fobs that provide access only to residents. Fencing will be limited to the approved plans in areas that are above boundary retaining walls (for safety), between buildings and pedestrian entrances. The main vehicular entrance will be pre-wired for a security gate and will only be installed if needed.

-This proposed senior project is an age-restricted property. Only persons 62 years of age and older will be allowed to be residents. Mercy would be happy to answer questions about concerning management policies with the neighborhood upon request.

-Mercy will enforce its overnight guest policy for the project. Friends and family members of residents are not allowed to live in the project. Overnight guests are not allowed to stay more then one night without prior management approval. Overnight guests that do not comply with the projects rules and policies will not be permitted to stay.

Signed:



Mercy Housing Southeast, Inc.

Sharon D. Guest

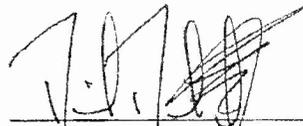
Printed Name

Senior Real Estate Developer

Title

Sept. 10, 2008

Date



Adair Park Today, Inc.

Derrick Duckworth

Printed Name

President

Title

Sept 09, 2008

Date