

**12-*R*-0646**  
 (Do Not Write Above This Line)

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

A RESOLUTION TO ENDORSE THE APPLICATION OF CORTLAND PARTNERS, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR 2012 LOW-INCOME HOUSING TAX CREDITS FOR CONSTRUCTION OF THE AVALON PARK FAMILY RESIDENCES, PHASE IV, LOCATED AT 2751 DONALD LEE HOLLOWELL PARKWAY (PARCEL NUMBERS 14-020900010520 and 14-020900010561), ATLANTA, GEORGIA; AND FOR OTHER PURPOSES.

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1<sup>ST</sup> ADOPT 2<sup>ND</sup> 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 5/15/12  
 Chair \_\_\_\_\_  
 Action Fav, Adv, Hold (See rev. side) \_\_\_\_\_  
 Other \_\_\_\_\_  
 Members \_\_\_\_\_

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

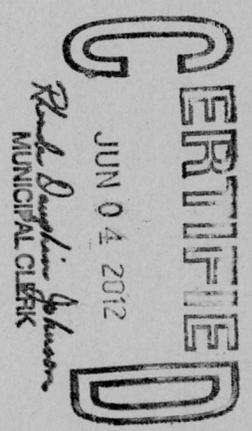
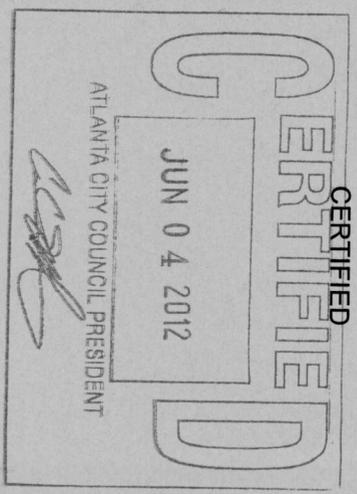
Refer To \_\_\_\_\_  
 Committee \_\_\_\_\_  
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 Chair \_\_\_\_\_  
 Action Fav, Adv, Hold (See rev. side) \_\_\_\_\_  
 Other \_\_\_\_\_  
 Members \_\_\_\_\_

Refer To \_\_\_\_\_  
 Committee \_\_\_\_\_  
 Date \_\_\_\_\_  
 Chair \_\_\_\_\_  
 Action Fav, Adv, Hold (See rev. side) \_\_\_\_\_  
 Other \_\_\_\_\_  
 Members \_\_\_\_\_

*FILED JUN 04 2012 BY Council*  
 Chair Joyce M. Shopa  
 Date 5/15/12  
 Action Fav, Adv, Hold (See rev. side) \_\_\_\_\_  
 Other \_\_\_\_\_  
 Members \_\_\_\_\_

Chair \_\_\_\_\_  
 Date \_\_\_\_\_  
 Action Fav, Adv, Hold (See rev. side) \_\_\_\_\_  
 Other \_\_\_\_\_  
 Members \_\_\_\_\_

- FINAL COUNCIL ACTION
- 2<sup>ND</sup>
  - 1<sup>ST</sup> & 2<sup>ND</sup> Readings
  - 3<sup>RD</sup>
  - Consent
  - V Vote
  - RC Vote



MAYOR'S ACTION

RCS# 2015  
6/04/12  
3:01 PM

Atlanta City Council

MULTIPLE

12-R-0645 AND 12-R-0646

FILE

YEAS: 15  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 0  
ABSENT 0

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

MULTIPLE

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

**A RESOLUTION TO ENDORSE THE APPLICATION OF CORTLAND PARTNERS, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR 2012 LOW-INCOME HOUSING TAX CREDITS FOR CONSTRUCTION OF THE AVALON PARK FAMILY RESIDENCES, PHASE IV, LOCATED AT 2751 DONALD LEE HOLLOWELL PARKWAY (PARCEL NUMBERS 14-020900010520 and 14-020900010561), 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**, Cortland Partners, LLC 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 fifty-four (154) unit multifamily dwelling development located at 2751 Donald Lee Hollowell Parkway, Atlanta, Georgia (“Project”); 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 endorse the Project by the local governing authority; and

**WHEREAS**, Neighborhood Planning Unit G has reviewed the application for this Project which is located in city council district 9; and

**WHEREAS**, the City of Atlanta desires to endorse the application of Cortland Partners LLC for this Project.

**THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES**, to endorse the application of Cortland Partners LLC to the Georgia Department of Community Affairs for 2012 low-income housing tax credits for construction of the Avalon Park Family Residences, Phase IV, located at 2751 Donald Lee Hollowell Parkway, Atlanta, Georgia as more fully set forth in Exhibit “A” to this Resolution.

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

# EXHIBIT

- A. **Proposed Name of Project** – Avalon Park Phase IV
- B. **Owner/Developer** – Cortland Partners LLC, 260 Peachtree Street Suite 1001, Atlanta Georgia 30303
- C. **Type of Resolution** – Resolution endorsing Cortland Partners LLC application to the Georgia Department of Community Affairs for Low Income Housing Tax Credits, in order to construct a family housing project, to be known as **Avalon Park Phase IV** project.
- D. **Project Type** – New Construction
- E. **Resident Population** – Family
- F. **Address** - 2751 Donald Lee Hollowell Parkway, NW. Atlanta, Fulton County, Georgia 30318
- G. **Number of Acres** – +/- 7.7 Acres
- H. **Number of Parcels to be included in Resolution** – Two (2) Parcels
- I. **Statement of Project** - The development will be all new construction of 154 units of mixed-income family living. There will be spacious 1 bedroom, 2 bedroom and 3 bedroom living spaces that include a various amenities. The square footage of the one bedroom will be approx... 760 square feet, two bedrooms will be approx. 1,080 square feet and three bedrooms will be approx. 1,280 square feet. The structure will be three and four story building with various indoor and outdoor amenities that will accommodate the needs of families. Total construction will take approximately 12 to 14 months. This proposed development is also consistent with the Hollowell/M.L. King Redevelopment Pan and supportive of future commercial development. The design of the community will provide a new urbanist and higher quality design which will enhance the entire corridor.
- J. **Total number of Units** – 154 Units
- K. **Estimated Project Costs** – \$18.9 Million