

#8

13-R-3107

(Do Not Write Above This Line) 2009

A RESOLUTION
BY COUNCILMEMBER
KWANZA HALL

A RESOLUTION TO ENDORSE AN
APPLICATION BY CENTENNIAL
PLACE DEVELOPER, LLC TO THE
GEORGIA DEPARTMENT OF
COMMUNITY AFFAIRS FOR 2013
LOW-INCOME HOUSING TAX
CREDITS TO REHABILITATE
CENTENNIAL PLACE PHASE II FOR
A MULTI-FAMILY APARTMENT
COMPLEX LOCATED AT 578
LOVEJOY STREET, NW, (PARCEL ID
#14-0079-0002-015-3 AND 14-0079-0002-
011-2) ATLANTA, GEORGIA; AND
FOR OTHER PURPOSES.

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

Date Referred 5/8/13

Referred To: CD/HR

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
 Date _____
 Chair _____
 Referred To _____

Committee CD/HR
 Date 5/14/13
 Chair [Signature]
 Action Fav, Adv, Hold (see rev. side)
 Other _____
 Members [Signature]
 [Signature]
 [Signature]
 [Signature]
 Refer To [Signature]

Committee _____
 Date _____
 Chair _____
 Action Fav, Adv, Hold (see rev. side)
 Other _____
 Members _____
 ADOPTED BY
 MAY 20 2013
 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
- Readings
- Consent
- V Vote
- RC Vote

CERTIFIED
 MAY 20 2013
 ATLANTA CITY COUNCIL PRESIDENT
 [Signature]

CERTIFIED
 MAY 20 2013
 [Signature]
 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
 MAY 29 2013
 WITHOUT SIGNATURE
 BY OPERATION OF LAW



**A RESOLUTION
BY COUNCILMEMBER KWANZA HALL**

A RESOLUTION TO ENDORSE AN APPLICATION BY CENTENNIAL PLACE DEVELOPER, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR 2013 LOW-INCOME HOUSING TAX CREDITS TO REHABILITATE CENTENNIAL PLACE PHASE II FOR A MULTI-FAMILY APARTMENT COMPLEX LOCATED AT 578 LOVEJOY STREET, NW, (PARCEL ID #14-0079-0002-015-3 AND 14-0079-0002-011-2) 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, Centennial Place Developer, LLC is applying to the Georgia Department of Community Affairs (“DCA”) for low-income housing tax credits (“LIHTC”) for renovation of an one hundred and seventy-seven (177) unit multifamily development located at 578 Lovejoy Street, NW, (Parcel ID #14-0079-0002-015-3 and 14-0079-0002-011-2) 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 LITHC 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 M has reviewed the application for this project; and

WHEREAS, the City of Atlanta desires to endorse the application of Centennial Place Developer, LLC for this project.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES to endorse the application of Centennial Place Developer, LLC to the Georgia Department of Community Affairs for 2013 low-income housing tax credits for renovation of the Centennial Place Phase II multifamily complex to be located at 578 Lovejoy Street, NW, (Parcel ID #14-0079-0002-015-3 and 14-0079-0002-011-2) 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 Clerk

ADOPTED by the Atlanta City Council
APPROVED as per City Charter Section 2-403

MAY 20, 2013
MAY 29, 2013



CENTENNIAL PLACE PHASE II APARTMENTS
Project Description
Exhibit "A"

**Representative of
Owner:**

Centennial Place Developer, LLC
Trey Williams, Development Director
twilliams@integral-online.com
404-224-1893

Developer:

Centennial Place Developer, LLC, a joint venture between Integral Development, LLC and McCormack Baron Salazar

Project Address:

578 Lovejoy Street, NW (Parcel ID #14-0079-0002-015-3 and 14-0079-0002-011-2)
Atlanta, GA 30313

Location:

Downtown Atlanta

Project Type:

Rehabilitation

Total Units:

177 (60 One-Bedrooms, 87 Two-Bedrooms, 30 Three-Bedrooms)

**Total Number of
Units Set Aside for
Low Income Residents: 107**

**Tenancy
(Family/Elderly/
Special Needs):**

Family

**Community
Amenities:**

Clubhouse with business center, health and fitness center. 3 resort style swimming pools, multiple children's playgrounds, controlled access parking

**Estimated
Rehabilitation
Budget:**

\$6,000,000

**Estimated
Construction
Start:**

Renovation is anticipated to begin no later than September 2014.

**Estimated
Construction
Completion:**

Renovation is anticipated to be finished by no later than December 31, 2015.

Centennial Place Phase II was the second phase of Centennial Place, a master planned mixed income community that replaced the former Techwood Homes & Clark Howell public housing communities. Originally built in 1996, Centennial Place served as a national model for the creation of sustainable mixed-income communities. Renovation of this property will serve to update and refresh this landmark property.



Centennial Place Phase II consists of 177 multi-family residential units, which will include (i) 60-1-bedroom units; (ii) 87-2-bedroom units; and (iii) 30-3-bedroom units. The community will maintain its current mix of affordability, with approximately 40% of units at market rents and 60% affordable to residents with incomes at or below 60% Area Median Income. The variety of floor plans and affordability levels allows Centennial Place to be marketable to a diverse resident population.

The Renovated Centennial Place Phase II will be rich in amenities. EnergyStar refrigerators and dishwashers, in-sink disposals, stoves with powder-based fire suppression canisters, and washers and dryers will be standard appliances in every unit. Units will also feature ceiling fans and programmable thermostats. Construction will include mechanical system and HVAC upgrades, current water conservation techniques, efficient energy management systems, indoor air quality solutions and fire and security systems. The community will be designed to EarthCraft Multifamily certification standards.

RCS# 2701
5/20/13
3:17 PM

Atlanta City Council

CONSENT I

CONSENT AGENDA SECTION I: ALL ITEMS
EXCEPT 13-O-1028 AND 12-O-0375
ADOPT

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 1

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

CONSENT I

+

ITEMS ADOPTED ON CONSENT	ITEMS ADOPTED ON CONSENT	05-20-13 ITEMS ADVERSED ON CONSENT
1. 13-O-1017 2. 13-O-1019 3. 13-O-1020 4. 13-O-1029 5. 13-O-1000 6. 13-O-1001 7. 13-O-1002 8. 13-O-1003 9. 13-O-1022 10. 13-O-1030 11. 13-O-1031 12. 13-R-0631 13. 13-O-0426 14. 13-O-1004 15. 13-O-1025 16. 13-O-1026 17. 13-O-1032 18. 13-O-1034 19. 13-O-1014 20. 13-O-1015 21. 13-O-1016 22. 13-R-3113 23. 13-R-3114 24. 13-R-3116 25. 13-R-3117 26. 13-R-3118 27. 13-R-3119 28. 13-R-3108 29. 13-R-3107 30. 13-R-3109 31. 13-R-3149 32. 13-R-3112 33. 13-R-3120 34. 13-R-3121 35. 13-R-3122 36. 13-R-3123 37. 13-R-3124 38. 13-R-3125 39. 13-R-3126	40. 13-R-3127 41. 13-R-3128 42. 13-R-3129 43. 13-R-3130 44. 13-R-3131 45. 13-R-3132 46. 13-R-3133 47. 13-R-3134 48. 13-R-3135 49. 13-R-3136 50. 13-R-3137 51. 13-R-3138 52. 13-R-3139 53. 13-R-3140 54. 13-R-3141 55. 13-R-3142 56. 13-R-3143	57. 13-R-3144 58. 13-R-3145 59. 13-R-3146 60. 13-R-3147 61. 13-R-3148