

#7

13-R-3108

(Do Not Write Above This Line) 2090

A RESOLUTION
BY COUNCILMEMBER
KWANZA HALL

[Handwritten signature]

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 FOR RENOVATION OF CENTENNIAL PLACE PHASE I FOR A MULTI-FAMILY APARTMENT COMPLEX LOCATED AT 526 CENTENNIAL OLYMPIC PARK DRIVE, NW, (PARCEL ID# 14-0079-0002-020-3 and 14-0079-0002-013-8) 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 *[Handwritten signature]*

Action

Fav, Adv, Hold (see rev. side)

Other

Members

[Handwritten signatures]

[Handwritten 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

ADOPTED BY

MAY 20 2013

COUNCIL

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
[Handwritten signature]

CERTIFIED
MAY 20 2013
Rhonda Daughlin Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

MAY 29 2013

WITHOUT SIGNATURE
BY OPERATION OF LAW

13-R-3/08

CITY COUNCIL
ATLANTA, GEORGIA



**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 FOR RENOVATION OF CENTENNIAL PLACE PHASE I FOR A MULTI-FAMILY APARTMENT COMPLEX LOCATED AT 526 CENTENNIAL OLYMPIC PARK DRIVE, NW, (PARCEL ID# 14-0079-0002-020-3 and 14-0079-0002-013-8) 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 eighty-one (181) unit multifamily development located at 526 Centennial Olympic Park Dr., NW, (Parcel ID # 14-0079-0002-020-3 and 14-0079-0002-013-8) Atlanta, GA; and

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

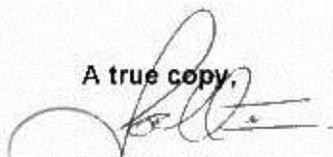
WHEREAS, DCA has established certain regulations that require that local governments in which LITHC projects are to be located have the opportunity to comment on such projects or provide a resolution of support to formally endorse the project by the local governing authority; and

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 I multifamily complex to be located at 526 Centennial Olympic Park Dr., NW, (Parcel ID # 14-0079-0002-020-3 and 14-0079-0002-013-8) 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 I 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

Address: 526 Centennial Olympic Park Drive, NW (Parcel ID # 14-0079-0002-020-3 and 14-0079-0002-013-8)
Atlanta, GA 30313

Location: Downtown Atlanta

Construction: Rehabilitation

Units: **181** (66 One-Bedrooms, 84 Two-Bedrooms, 27 Three-Bedrooms, 4 Four-Bedrooms)

Total Number of Units Set Aside for Low Income Residents: 114

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 I was the first 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 I consists of 181 multi-family residential units, which will include (i) 66-1-bedroom units; (ii) 84-2-bedroom units; (iii) 27-3-bedroom units; and (iv) 4-4-bedroom units. The community will maintain its current mix of affordability, with approximately 37% of units at market rents and 63% 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 I 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

+

		05-20-13
ITEMS ADOPTED ON CONSENT	ITEMS ADOPDED ON CONSENT	ITEMS ADVERSED ON CONSENT
1. 13-O-1017	40. 13-R-3127	57. 13-R-3144
2. 13-O-1019	41. 13-R-3128	58. 13-R-3145
3. 13-O-1020	42. 13-R-3129	59. 13-R-3146
4. 13-O-1029	43. 13-R-3130	60. 13-R-3147
5. 13-O-1000	44. 13-R-3131	61. 13-R-3148
6. 13-O-1001	45. 13-R-3132	
7. 13-O-1002	46. 13-R-3133	
8. 13-O-1003	47. 13-R-3134	
9. 13-O-1022	48. 13-R-3135	
10. 13-O-1030	49. 13-R-3136	
11. 13-O-1031	50. 13-R-3137	
12. 13-R-0631	51. 13-R-3138	
13. 13-O-0426	52. 13-R-3139	
14. 13-O-1004	53. 13-R-3140	
15. 13-O-1025	54. 13-R-3141	
16. 13-O-1026	55. 13-R-3142	
17. 13-O-1032	56. 13-R-3143	
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		