

A RESOLUTION AUTHORIZING THE MAYOR, ON BEHALF OF THE CITY OF ATLANTA TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AN AMENDMENT TO THE CITY OF ATLANTA'S 2013 ANNUAL ACTION PLAN OF THE 2010-2014 CONSOLIDATED PLAN TO INCLUDE AN APPLICATION UNDER THE SECTION 108 LOAN GUARANTEE PROGRAM IN AN AMOUNT NOT TO EXCEED TEN MILLION DOLLARS (\$10,000,000.00), FOR THE PURPOSE OF FUNDING DEMOLITION, CLEAN AND CLOSE, ASBESTOS ABATEMENT AND ACQUISITION OF RESIDENTIAL PROPERTIES THROUGHOUT THE CITY; AND FOR OTHER PURPOSES.

Review List:

Charlene Parker	Completed	09/03/2013 8:35 AM
Jim Beard	Completed	09/03/2013 10:22 AM
Mayor's Office	Completed	09/03/2013 10:53 AM
Office of Research and Policy Analysis	Completed	09/03/2013 3:34 PM
Community Development & Human Resources Committee	Pending	
Atlanta City Council	Pending	
Mayor's Office	Pending	

Certified by Presiding Officer	Certified by Clerk
<p>Mayor's Action</p> <p><i>See Authentication Page Attachment</i></p>	

LEGISLATION HISTORY - BLUE BACK

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

A RESOLUTION AUTHORIZING THE MAYOR, ON BEHALF OF THE CITY OF ATLANTA TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AN AMENDMENT TO THE CITY OF ATLANTA'S 2013 ANNUAL ACTION PLAN OF THE 2010-2014 CONSOLIDATED PLAN TO INCLUDE AN APPLICATION UNDER THE SECTION 108 LOAN GUARANTEE PROGRAM IN AN AMOUNT NOT TO EXCEED TEN MILLION DOLLARS (\$10,000,000.00), FOR THE PURPOSE OF FUNDING DEMOLITION, CLEAN AND CLOSE, ASBESTOS ABATEMENT AND ACQUISITION OF RESIDENTIAL PROPERTIES THROUGHOUT THE CITY; AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta (the "City") is committed to the revitalization of all its neighborhoods by promoting suitable living environments, eliminating blight and improving safety in Atlanta; and

WHEREAS, a number of single-family and multi-family residential structures throughout Atlanta are dilapidated, in substandard condition, in need of demolition and in some instances acquired for future development; and

WHEREAS, the Section 108 Loan Guarantee Program, administered by the U.S. Department of Housing and Urban Development ("HUD"), is an available funding source which can be utilized to address these blighted conditions (the "Loan"); and

WHEREAS, the Loan funds are guaranteed by the City's yearly Community Development Block Grant ("CDBG") allocation and are loaned for a period of up to twenty (20) years; and

WHEREAS, the City is responsible for repayment to HUD of the Loan in the event the CDBG program is no longer funded; and

WHEREAS, it is necessary to amend the 2013 Annual Action Plan of the 2010-2014 Consolidated Plan to include residential demolition projects and authorize the City's Loan application to HUD and property acquisition where necessary.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES, that the Mayor be and is hereby authorized to submit to the U.S. Department of Housing and Urban Development an amendment to the City of Atlanta's 2013 Annual Action Plan of the 2010-2014 Consolidated Plan to include residential demolition projects and an application under the Section 108 Loan Guarantee Program for the demolition, clean and close, asbestos abatement and acquisition of residential properties in an amount not to exceed Ten Million Dollars (\$10,000,000.00).

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: Chief of Staff

Dept.'s Legislative Liaison: Charlene Parker

Contact Number: (404) 330-6616

Originating Department: Department of Finance

Committee(s) of Purview: Community Development/Human Resources Committee

Chief of Staff Deadline: August 23, 2013

Anticipated Committee Meeting Date(s): September 10, 2013

Anticipated Full Council Date: September 16, 2013

Legislative Counsel's Signature: [Signature]

Commissioner Signature: [Signature]

Chief Procurement Officer Signature: _____

Chief Information Officer Signature: _____

CAPTION

RESOLUTION BY
COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

RESOLUTION AUTHORIZING THE MAYOR, ON BEHALF OF THE CITY OF ATLANTA TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AN AMENDMENT TO THE CITY OF ATLANTA'S 2013 ANNUAL ACTION PLAN OF THE 2010-2014 CONSOLIDATED PLAN TO INCLUDE AN APPLICATION UNDER THE SECTION 108 LOAN GUARANTEE PROGRAM IN AN AMOUNT NOT TO EXCEED TEN MILLION DOLLARS (\$10,000,000.00), FOR THE PURPOSE OF FUNDING DEMOLITION, CLEAN AND CLOSE, ASBESTOS ABATEMENT AND ACQUISITION OF RESIDENTIAL PROPERTIES THROUGHOUT THE CITY; AND FOR OTHER PURPOSES.

FINANCIAL IMPACT (if any):

Mayor's Staff Only

Received by CPO: _____ Received by LC from CPO: _____
(date) (date)

Received by Mayor's Office: 7.2 8/28/13 Reviewed by: _____
(date) (date)

Submitted to Council: _____
(date)

LEGISLATIVE COUNSEL REQUEST FOR LEGISLATION

For Legislative Counsel Use Only

_____ Date Received _____ Complete _____ Incomplete (Date returned: _____)

_____ Date of Department Consultation _____ Date of Finance Department Consultation

Commissioner Notified: ____ Yes ____ No If No, Why? _____

Legislation Required _____ Yes _____ No Legislation Type _____ Resolution _____ Ordinance

Amends the Code _____ Yes _____ No Blueback Prepared _____ Yes _____ No

Commissioner Signature _____

Council Members Only:
 Authority to speak to Subject Matter Attorney ____ Yes ____ No
 Authority to speak to Department ____ Yes ____ No

Date Submitted: 06/28/2013

Department Submitting Request: Finance/Grant Services

Person Submitting Request: Jim Talley Extension: 6644

Bureau/Division Manager: Jim Talley Extension: 6644

Requesting preliminary meeting with Legislative Counsel attorney? Yes No

Subject Matter of the Meeting _____

Cycle Number/Requested Full Council Date (not earlier than 4 weeks from date of submission):

If this must be submitted to Council in fewer than 4 weeks explain why. Please identify consequences if legislation is not submitted for requested cycle. Also, if applicable, please state why the Legislative Request Form was submitted after the Cycle deadline. All non-conforming requests must have Commissioner approval.

**LEGISLATIVE COUNSEL
REQUEST FOR LEGISLATION**

Part I: Legislative Request Form:

Instructions: Please answer all questions fully before submitting. Attach additional pages if necessary. All requests for legislation must have approval of a manager prior to submission. All incomplete requests will be returned. Send request via electronic mail to Legislative Counsel. No hard copies will be accepted. Please refer to attached deadlines for the relevant Chief of Staff submission guidelines.

1. Legislation Name/Project Name: Section 108 Loan Application - Residential Demolition and Acquisition

2. What is the purpose of this legislation? (check one)

- Accept a grant or donation
- Amend budget
- Amend Code of Ordinances
- Amend Contract
- Anticipate funds
- Appropriate funds
- Apply for a grant or donation
- Authorize/renew Contract
- Fines/penalties
- Human Resources related
- Make a purchase
- New project
- Procuring goods
- Procuring services
- Other, please explain

Please describe in detail the purpose of your legislation? Authorize the Mayor to submit a Section 108 Loan application to U.S. Department of HUD in the amount of \$10,000,000 for the purpose of demolishing and acquiring dilapidated residential structures..

If this legislation is to award/amend/renew a contract, please provide the following:

Expiration date of contract: TBD

Contract Term (months/yr): TBD

**LEGISLATIVE COUNSEL
REQUEST FOR LEGISLATION**

3. Please describe why legislation is required rather than administrative action by the Department (please cite any relevant code sections or internal policies).

Legislation is needed to apply for a Section 108 loan.

4. If there is an existing process, will this legislation impact that process? How?

N/A

5. Please explain and estimate any financial impact on the City or your Department.

- Will the City need to appropriate or transfer funds to accomplish this purpose?
No
- Has this purpose already been set forth in the budget?
NA
- Will there be a fee or charge assessed by the City?
- If so, how much? N/A
 - How was the fee or charge determined? N/A
- What FAC #'s are needed for this legislation? Also, please provide the associated amounts. N/A
- Is a grant required for this legislation? Yes No
- If so, is a matching grant required? Yes No
- Will there be an increase or decrease in personnel? N/A
- Has HR been made aware of the need for personnel changes? Yes No
If so, who is the contact person? _____ at extension
 - Will positions be created or abolished?
- Will additional resources be required to achieve this purpose? Yes
- If yes, what are those resources?
 - Has the Department estimated the cost of those resources?

**LEGISLATIVE COUNSEL
REQUEST FOR LEGISLATION**

Will revenue be generated for the City? No

6. If there has been previous or similar legislation, please describe and cite the relevant legislation (e.g., 04-R-0001). No

7. Is this a computer/technology purchase? Yes No
If so, please forward ISR (Information System Hardware/Software Request) along with a copy of this Legislative Request Form via inter-office mail to: Legislative Counsel, Suite 4100, Law Department.

Please forward any additional pertinent or supporting documents (e.g. contracts, exhibits, requisitions, copies of any old ordinances/resolutions pertaining to this issue, etc.) along with a copy of this Legislative Request Form and legislative white paper via email to legislative_counsel or via inter-office mail to: Legislative Counsel, Suite 4100, Law Department.

Part II: Legislative White Paper: (This portion of the Legislative Request Form will be shared with City Council members and staff)

A. To be completed by Legislative Counsel:

Committee of Purview:

Caption:

Council Meeting Date:

Requesting Dept.:

B. To be completed by the department :

1. Please provide a summary of the purpose of this legislation (Justification Statement).

Example: The purpose of this legislation is to anticipate funds from a local assistance grant to purchase child safety seats.

The purpose of the legislation is to submit a Section 108 Loan application to the U.S. Department of HUD in the amount of \$10,000,000 for the demolition and acquisition of dilapidated residential structures.

2. Please provide background information regarding this legislation.

Example: The task force of homelessness conducted a study regarding homelessness, its impact and consequences on the City. This resolution reflects the Mayor's desire to open a twenty-four hour center that will respond to the needs of the homelessness in Atlanta.

The City desires to demolish and acquire residential structures cited by In Rem and the HUD Section 108 Loan program has been identified a a possible funding source.

3. If Applicable/Known:

- (a) **Contract Type (e.g. Professional Services, Construction Agreement, etc):** N/A
- (b) **Source Selection:** N/A
- (c) **Bids/Proposals Due:** N/A

- (d) Invitations Issued: N/A
- (e) Number of Bids: N/A
- (f) Proposals Received: N/A
- (g) Bidders/Proponents: N/A
- (h) Term of Contract: N/A

4. Fund Account Center: NA

5. Source of Funds: *Example: Local Assistance Grant* Section 108

6. Fiscal Impact: N/A

Example: This legislation will result in a reduction in the amount of _____ to Fund Account Center Number _____.

7. Method of Cost Recovery: N/A

Examples:

- a. *Revenues generated from the permits required under this legislation will be used to fund the personnel needed to carry out the permitting process.*
- b. *Money obtained from a local assistance grant will be used to cover the costs of this Summer Food Program.*

This Legislative Request Form Was Prepared By: Jim Talley

CITY OF ATLANTA GEORGIA



Section 108 Loan Application Amendment to the 2013 Annual Action Plan

August 2013

CITY OF ATLANTA, GEORGIA

Section 108 Loan Application Amendment to the 2013 Annual Action Plan

Prepared for the
U.S. Department of Housing and Urban Development

City Officials

Mayor	Kasim Reed
President of the City Council	Caesar C. Mitchell
Councilmember District 1	Carla Smith
Councilmember District 2	Kwanza Hall
Councilmember District 3	Ivory Lee Young, Jr.
Councilmember District 4	Cleta Winslow
Councilmember District 5	Natalyn Archibong
Councilmember District 6	Howard Shook
Councilmember District 7	Alex Wan
Councilmember District 8	Yolanda Adrean
Councilmember District 9	Felicia Moore
Councilmember District 10	C.T. Martin
Councilmember District 11	Keisha Bottoms
Councilmember District 12	Joyce Sheperd
Councilmember Post 1	Michael Julian Bond
Councilmember Post 2	Aaron Watson
Councilmember Post 3	H. Lamar Willis
Chief Operating Officer	Duriya Farooqui
Chief Financial Officer	James "Jim" Beard

June 2013

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1. Description of the current housing conditions.
2. Description of the negative impacts of the dilapidated housing on the City and past and current efforts to address remediate the problem.
3. Description of the benefits to the City that will be derived from demolishing the structures.

B. REQUIRED DOCUMENTATION

1. Description of proposed scope of work and detailed line item budget showing sources and uses of all funding (including in-kind).
2. Loan repayment schedule (20-year payback period).
3. Certifications:
 - Assurance that the City entity possesses legal authority to pledge CDBG funds for repayment
 - Assurance that the City has made efforts to obtain financing without use of the Section 108
 - Assurance of drug-free workplace
 - Anti-lobbying statement
 - Possesses legal authority to submit the application
 - City Council has adopted legislation to authorize applying for the loan (legislation attached)
 - Identify authorized City official to submit application and other required documents
 - Authorizing City official representative to execute such documents as may be required in order to implement the application and issue debt obligations
4. Additional securities as deemed appropriate by HUD

C. OTHER DOCUMENTATION

1. SF-424 Form
2. Advertisements for availability of application for comment and public hearing
3. Public hearing sign-in sheet and comments
4. Photographs/Maps

A. PROJECT OVERVIEW

Project Overview

a.) Description of the current housing conditions

This section summarizes the on-site investigations of single family and multi-family structure deterioration within the geographical limits of the City of Atlanta. The condition of deteriorating or deteriorated structures was primarily established through citizen complaints filed to the city of Atlanta, and confirmed during subsequent investigations by Police Code Enforcement Inspectors. In addition, during a recent citywide vacant property analysis, other exterior physical conditions were observed at properties inside and outside of the targeted area. No interior inspections were conducted, or included for the purpose of this application.

Because the city of Atlanta has specific communities with a higher concentration of blight, i.e., open, vacant & abandoned structures, this portion of the property assessment was limited to five (5) Districts: 3, 4, 9, 10, & 12. The building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and, exterior structure (fences/walls/gates, other structures).

For a significant period of time, the City of Atlanta experienced vibrant and healthy growth in the housing economic sector, creating scattered pockets development throughout the city. However, in 2008, the City, as much of the nation, faced a severe housing crisis rooted in a collapsing housing industry, rising foreclosure rates and an overall economic recession. There were over thirteen thousand (13,000) foreclosure filings in 2008, a 42% increase over 2006¹.

Foreclosed Properties	2006	2007	2008	2009	2010	2011	2012
All Atlanta Zip Codes (26 zip codes)	9,334	10,564	13,292	15,394	14,910	12,138	9,332

The Office of Code Enforcement is responsible for the inspections and enforcement of residential and commercial properties that violate the Housing Code. In 2012, the Code Enforcement Unit managed 6,578 properties with code violations reported to the agency. Of the 6,578 reported properties, 1,839 were deemed *highly hazardous properties* that were open structures creating a public safety and/or health hazard in neighborhoods. The massive concentration of properties characterized as having code violations are located in police zones 1 and 3, i.e., Council Districts: 3, 4, 9, 10, & 12 (See Phoenix Project Map).

b.) Description of the negative impacts of the dilapidated housing on the City and past and current efforts to address remediate the problem.

As a result of dilapidated housing, neighborhoods are being affected economically and physically. **Increased crime** has appeared in areas of abandoned structures and a vacant property sampling report for the Atlanta Police Department for the period of August 2012 to January 2013 revealed 869 calls for service concerning crimes committed on vacant properties across the city. Thieves are breaking into houses and stripping them of valuables such as copper wire, air conditioning units, water heaters and refrigerators just to name a few. ¹ One Atlanta police officer noted that “these are bold thieves — who often push shopping carts of stolen goods down the streets in broad daylight.”

The City of Atlanta has suffered a direct **economic** shift as the tax base continues to lower property values, thus leading to a diminishing tax base. In addition, the City of Atlanta has experienced a spillover of uncollectable revenue resulting in reduction of the annual budget that directly affects social programs and public services. The **neighborhood conditions** have resulted in widespread blight in the targeted area, physical neglect where there are high numbers of abandoned properties, and the further decline of social capital in these distressed neighborhoods. Unsafe or unhealthy housing conditions are present in parcels with environmental contamination, fire safety problems, or obviously unsafe structures or facilities, among other potential hazards. In the target area, environmental contamination is a significant factor found to contribute to facilities unsafe or unhealthy for living or working.

Dilapidated structures are an eyesore and can impact the property value of an entire community. An excessive number of dilapidated structures throughout the city, if left in a decaying state, can cripple the culture of a community, promote all sorts of negative and illegal activity, and perpetuate a sense of hopelessness. When there is little proof that anyone cares about the way a neighborhood looks, that’s usually exactly how it ends up being treated – like nobody cares.

c.) Description of the benefits to the City that will be derived from demolishing the structures. Description of proposed scope of work and detailed budget showing sources and uses of all funding (including in-kind).

The dilapidated housing challenges impede broader neighborhood development goals for the City of Atlanta. An aggressive and strategic plan to demolish dilapidated and decaying structures will provide opportunities for rehabilitation, revitalization and investment in areas with growth potential. Fiscal resources will provide opportunities to promote homeownership, economic and community development, safe neighborhoods, clean and healthy living environments, and community pride.

Current COA Community Development Initiatives

----Mechanicsville Community Redevelopment Plan (CRP)

Although Mechanicsville has suffered from widespread residential vacancies, blight, disinvestment and languishing implementation efforts, its geographic advantages position it for rebirth as more and more residents flock to Atlanta's in-town neighborhoods. There is considerable vacant land in the neighborhood that is available for sensitive mixed-income, mixed-use development. Magnificent views of the State Capitol and downtown skyline seen from the neighborhood's northern edge further enhance its marketability for residential development. There is also some older single-family housing stock on the south side of the neighborhood that is ripe for rehabilitation. This can be accomplished with a plan in place to address vacant and abandoned structures through demolition, property acquisition, and re-investment of public and private sector funding.

Inventory & Assessment

The Planning Team collected information through physical assessments and a series of stakeholder interviews to build a complete understanding of existing land uses, existing building characteristics, sidewalk conditions, local market conditions, and demographic information within Mechanicsville.

Project Definition

Utilizing the existing conditions analysis as a foundation, the previously established vision for Mechanicsville was validated and used to update and/or redefine housing, economic development and public improvement projects, updating the previous surveys.

Action Plan

With the completion of project definition, the last phase consisted of outlining implementation principles and strategies for designed projects including project cost, potential funding sources, partnerships, and responsible parties.

---Pittsburgh Community Development Plan

The neighborhood is located directly southwest of Atlanta's downtown business district. According to the boundaries set by the City of Atlanta's Neighborhood Planning Unit program the Pittsburgh Community is located within Neighborhood Planning Unit-V (NPU-V). The extents of the neighborhood are Wells Street to the North, the Norfolk Southern Railroad to the East and Pryor Road, University Avenue to the South, and Metropolitan Avenue to the West. However, the selected project boundaries define the northern boundary of the study area to be Ralph David Abernathy Road instead of Wells.

The Pittsburgh community is surrounded by the following neighborhoods, Adair Park to the West, Capitol View to the South, Peoplestown and Mechanicsville to the east and McDaniel Glenn to the North. Most of these neighborhoods are incorporated into what is considered NPU-V.

Current COA Community Development Initiatives

The area has excellent interstate access with Interstate-20 to the North and interstate 75/85 to the East. The neighborhood has suitable rail access for industrial uses with the Norfolk Rail line as the eastern boundary of the neighborhood. The public facilities in the Pittsburgh neighborhood include Pittman Park approximately 10 acres of active and passive recreation including a community center, a pool, tennis courts and a baseball field. The neighborhood also encompasses two neighborhood Atlanta Public School facilities, Gideons Elementary and Parks Middle School. The community also enjoys the presence of the Salvation Army Training Facility located on Metropolitan Parkway.

The plan includes the implementation of social programs for community members, and a transportation component that will address inadequacies in neighborhood aesthetics and accessibility.

---English Avenue Development Plan

The existing development pattern within English Avenue includes a concentration of industrial land uses adjacent to the Norfolk Southern Railroad. Residential dwellings in various styles and density are in the core of the neighborhood while neighborhood commercial services (retail, office and institutional uses) are sprinkled along major corridors including Donald Lee Hollowell, Simpson Street, Northside Drive and Joseph E. Lowery Boulevard.

Project Goals:

- Promote mixed-use and live/ work development along the periphery of the neighborhood.
- Define Design standards for future development.
- Increase the percentage of green space in the community.
- Promote diverse and quality housing types for existing and new residents.
- Maintain and preserve the residential character of the neighborhood.
- Increase code enforcement actions and hold inactive absentee landlords accountable.
- Increase home ownership and improve rental opportunities.
- Promote a mixed-income community.
- Identify opportunities to build quality affordable single family housing for existing and new residents
- Aggressively pursue funds for owner occupied home rehabilitation throughout the community.

Economic Development

- Increase employment opportunities for local residents in new and existing businesses located in the community.
- Define and attract new neighborhood retail development opportunities at appropriate nodes and along peripheral corridors of the neighborhood.
- Utilize the Westside Tax Allocation District and other future public funding sources for development and housing rehabilitation.

Current COA Community Development Initiatives

Create quality community facilities in the neighborhood

- Build a new recreational facility with multigenerational programs, resources and amenities.
- Develop well maintained public parks and public spaces within the neighborhood.
- Identify connections to the BeltLine that will support the eradication of dilapidated properties, neighborhood stability and economic growth.

Circulation and Infrastructure

- Increase the efficiency, attractiveness, and safety of the circulation system and infrastructure.
- Enhance the pedestrian environment with the installation of street lighting and sidewalks. Increase connectivity and reduce opportunities for cut through traffic on minor arterials
- Cleanup existing alleyway and develop creative and functional alternative uses for them.
- Identify and install community gateways.
- Reduce the number of reoccurring flood areas.

Public Safety / *Promote a neighborhood that is clean, well maintained, and free of crime and substance abuse.*

- Develop and implement beautification programs to enhance the character of the neighborhood.
- Reduce the overall crime rate.
- Better promote and utilize existing social service and self-help programs in the community.
- Investigate the installation of a City of Atlanta Police Precinct in the neighborhood.
- Further develop the collaboration between the English Avenue Neighborhood Association, residents

---The Vine City/Washington Park *Livable Centers Initiative (LCI)*

This study is collaboration between the Atlanta Regional Commission, the City of Atlanta, the office of Atlanta City Councilmember Ivory Lee Young, Jr., and area stakeholders to create a long-term vision for linking transportation and land use around the Vine City and Ashby MARTA stations. The plan is grounded in previous planning efforts and builds upon their recommendations.

The Vision

Vine City, Washington Park and Ashview Heights are some of the most historic neighborhoods in Atlanta. Their human-scaled streets, proximity to downtown, and good transit access are assets that will become even more important in the future. The plan's vision embraces these assets and strives to:

Respect the visions and accomplishments of previous plans.

The many efforts of past decades have been preserved and incorporated into this plan, with updates as needed.

Current COA Community Development Initiatives

Prevent the displacement of long-time residents who want to remain.

The plan must limit involuntary displacement of residents, and allow them to benefit from growth.

Concentrate growth along major streets and near transit.

Development, particularly at MARTA stations, should offer shopping, restaurants, and entertainment for residents and visitors.

Preserve historic areas and ensure compatible development.

New development must respect and respond to historic homes and businesses. Area history must also be protected.

Support economic development that benefits both large and small businesses.

The growth of community-owned businesses and the hiring of local residents must be encouraged.

Improve options for walking and bicycling.

New sidewalks, bicycle facilities, and better connections to downtown should unite the study area and discourage driving.

Increase neighborhood retail and services. Daily needs should be provided within the study area and close at hand.

Enhance safety. Safety must be improved by both physical and programmatic enhancements.

Provide housing that is accessible for everyone.

Housing that serves a range of incomes, ages, and lifestyles must be offered.

---Vine City Redevelopment Plan Initiative

Over the past 30 years, Vine City - one of Atlanta's oldest inner-city neighborhoods - has experience a loss of population, property disinvestment and general economic decline. The Vine City Civic Association has joined together with community leaders, residents, business and property owners to create a comprehensive vision for Vine City with hope of returning this community to the level of prominence it once enjoyed.

The team of Urban Collage, Inc., in collaboration with Robert Charles Lesser & Co., LLC, was selected to work with the Vine City Civic Association's Redevelopment Committee to develop a strategic action plan for implementation which identifies opportunities, projects and partnerships consistent with the community's vision and focuses on community revitalization and citizen participation. As a result of the commitment and dedication of the Vine City residents, this plan was adopted by the Atlanta City Council in September 2004, and is ongoing.

In order to adequately describe all the visions, projects and strategies proposed to revitalize the Vine City Neighborhood, the *Vine City Redevelopment Plan* is divided into three (3) main parts:

Vine City has experienced a steady decrease in population since 1970 with the loss of more than half its population within a thirty-year period. The number of vacant lots in the neighborhood bears witness to this. To add to the distressed conditions within this community, the recent mortgage industry decline has had an adverse effect on housing investment in the area. The greatest effect of this loss was felt west of Vine Street due to the redevelopment and consequent reduction in number of housing units in the Eagan Homes/Magnolia Place Redevelopment Site.

Current COA Community Development Initiatives

Contrary to this however, the eastern half experienced a more than 50% increase in persons with the construction of a new apartment complex in the southeastern sector. Information presented represents Census data for periods spanning 1970 to 2000.

Donald Lee Hollowell Redevelopment Plan

Despite the fact that the Atlanta MSA's exceptional economic and demographic growth from 1990 to 2003 seems to have eluded the area of influence, the high activity of infill development in the City of Atlanta has positioned the study area as one of the City's next frontiers.

Development activity to the north, east and west of Donald L. Hollowell Pkwy is progressively approaching and entering the area of influence. By assuming a highly conservative five-year sell-out period for the new residential projects within the area of influence that are currently under development, the area can expect to reverse its trend of annually losing households to gaining up to 337 new households each year.

Residential

The existing housing stock in the area of influence is characterized by a mix of well-maintained historic bungalows and severely neglected to vacant ranch and bungalow homes. There are several multifamily projects that are active but in poor shape as well as others which are vacant. Despite an attractive layout including linear parks, much of the area suffers from a perceived sense of crime and neglect. However, development activity within the area of influence describes a changing picture with tremendous potential.

Opportunities

- Development in the area benefits from proximity to amenities and employment centers.
- Limited land available in other areas.
- Unique opportunity to create a critical mass for development due to the large number of vacant properties and buildings.
- Proximity to the Chattahoochee River and the Proctor Creek provides a great opportunity for recreational activities with the implementation of the Greenway Acquisition Project.
- Relatively affordable land creates the opportunity to develop affordable housing, mixed-income, and mixed-use development.
- Opportunity for medium to high-density residential development in certain areas.
- Opportunities to re-use and adapt some of the older buildings to alternative uses.
- New financing tools to clean up abandoned residential and industrial sites provide opportunity for redevelopment.

Fulton County's Charlie Brown Airport and planned expansion provide opportunities for industrial development in the area. There are great opportunities to build new schools near the study area. In addition, this initiative provides for community uses and functions in local schools.

Goals and Objectives of the DLH Redevelopment Initiative:

- Create appropriate transportation linkages between the commercial corridors and the neighborhoods

Current COA Community Development Initiatives

- Create entryways to define, unify and establish a distinct identity for the area
- Improve image
- Improve public safety
- Promote infill housing opportunities, reinvestment and new housing construction
- Identify areas appropriate for medium density housing & single family housing rehabilitation
- Target specific commercial nodes for rehabilitation
- Create a transit-oriented mixed-use development node around the MARTA Station
- Promote reutilization of abandoned or underutilized industrial and commercial buildings and maintain live/work opportunities
- Identify Brownfield and vacant/underutilized properties with the aim of preparing them for redevelopment
- Assess the compatibility of land zoned for industrial uses with adjacent development
- Encourage preservation of natural resources
- Assess whether more park space is needed
- Promote economic development
- Provide support for small

Lakewood Livable Communities Initiative (LCI)

The largest single land use by category is single-family homes, second to institutional land uses such as the colleges and the Lakewood Fairgrounds. 47 acres of industrial land are present. Overall, the study area has only 2.5 residences per acre. While this low density can be a barrier to creating lively, walkable places, as well as providing public services affordably, several neighborhoods within the study area have higher densities. Notably, 11% of land within the study area is vacant and/or undeveloped. While the mix of uses from a broad perspective may seem ideal because of the presence of institutions, retail, and housing, there are very few walkable mixed-use areas. Lakewood Heights, a possible exception, suffers from high retail vacancy rates and low population density that detract from its mix of uses as shown on the land use map. The mix of housing types within the study area is very important, and runs the spectrum from historic to new, single-family to apartments, and affordable to market rate.

The study area enjoys a number of attributes that enhance opportunities for new housing and commercial development including:

- A strong regional location approximately halfway between Hartsfield Jackson International Airport and Downtown Atlanta, with direct access to/from Interstate 75/85;
- Strong existing regional anchors including Atlanta Metropolitan State College, Atlanta Technical College, the Aaron's Lakewood Amphitheater and the Screen Gems movie studio/stages; and
- Significant new public sector investment including several park enhancements, a new YMCA, multiple mixed-income public housing developments, and new elementary and high schools. Against these key building blocks, the study area faces a number of challenges, including:

Current COA Community Development Initiatives

- A perception of high crime in the area, both in residential neighborhoods as well as along the commercial corridors, with loss prevention being a major concern among current business owners;
- A foreclosure rate that is still double the national average and nearly double the City of Atlanta average;
- Housing values that remain 60% below their 2006 peak before the recession;
- Deteriorated commercial properties and retail centers beyond their prime, and a lack of quality retail tenants capable of supporting local market demand, which results in a high leakage of retail expenditures outside the study area; and
- A median household income that is approximately half of the City median, with nearly twice the percentage of population below the poverty level. As noted, the study area and the South Atlanta market overall have been adversely affected due to the national housing downturn (felt more prominently in South Atlanta where more first-time buyers exist) and the high foreclosure rates that have resulted.

B. REQUIRED DOCUMENTATION

B.1 Scope of Work and Budget

Residential Demolition Section 108 Loan Guarantee Budget

BUDGET SUMMARY

Activity	Eligibility/Nat'l /Local Objective	City Agency	108 Budget	Other Budget	Source	Proposed Accomplishments	Location
Clearance/ Demolition/ Removal	570.703(e)/SBS/NR	Police	\$10,000,000	\$200,000 \$80,000	CDBG AURA	Asbestos abatement of 36 units, asbestos survey of 102 units, clean and close of 8 units, single-family demolition of 29 units and multi-family demolition of 59 structures.	See below

DETAIL LINE ITEM BUDGET

Activity Component	108 Budget	Other Budget	Source	Proposed Accomplishments	Location
a. Asbestos Abatement	\$98,640	-0-	NA	Thirty-six (36) units will be abated.	Table 1
b. Asbestos Survey	\$53,550	-0-	NA	One hundred two (102) units will be surveyed for asbestos abatement.	Table 2
c. Clean and Close	\$80,000	-0-	NA	Eight (8) units will be cleaned and closed.	Table 3
d. Single-family Demolition	\$300,000	\$80,000	AURA	Twenty-nine (29) units will be demolished.	Table 4
e. Multi-family Demolition	\$9,467,810	\$200,000	CDBG	Fifty-nine (59) structures have been identified for demolition.	Table 5
TOTAL	\$10,000,000	\$280,000			

SBS= Slum and Blight Spot
 NR= Local Objective Neighborhood Revitalization
 AURA= Atlanta Urban Redevelopment Areas
 CDBG= Community Development Block Grant

TABLE 1

Asbestos Abatement					
Count	Number	Street	NPU	Amount	Source
1	2869	4th Street, SW	X05	\$2,740	Section 108
2	1755	Avon Avenue, SW	S01	\$2,740	Section 108
3	39	Burbank Drive, NW	K04	\$2,740	Section 108
4	957	Camilla Street, SW	T01	\$2,740	Section 108
5	88	Claire Drive, SE	Y04	\$2,740	Section 108
6	905	Coleman St NW	V04	\$2,740	Section 108
7	582	Hope Street SW	V04	\$2,740	Section 108
8	1844	Jonesboro Road SE	Y04	\$2,740	Section 108
9	237	Joseph E Lowery Blvd NW	L03	\$2,740	Section 108
10	525	Joseph E. Lowery Blvd, NW	L02	\$2,740	Section 108
11	1309	Lakewood Avenue, SE	Y03	\$2,740	Section 108
12	1390	Lakewood Avenue, SE	Y03	\$2,740	Section 108
13	1598	Lakewood Avenue, SE	Y04	\$2,740	Section 108
14	232	Laurel Ave, SW	K06	\$2,740	Section 108
15	1019	Mayson Turner Road, NW	K05	\$2,740	Section 108
16	76	Meldon Avenue, SE	Y02	\$2,740	Section 108
17	805	North Avenue, NW	L02	\$2,740	Section 108
18	258	Scott St, NW	K04	\$2,740	Section 108
19	861	Thurmond Street, NW	L03	\$2,740	Section 108
20	864	Thurmond Street, NW	L03	\$2,740	Section 108
21	79	Turman Avenue, SE	Y02	\$2,740	Section 108
22	1195	Victory Drive, SW	X03	\$2,740	Section 108
23	1762	Westwood Avenue SW	T03	\$2,740	Section 108
24	881	Fox St, NW	L02	\$2,740	Section 108
25	165	Hilltop Drive SW	X04	\$2,740	Section 108
26	1676	Abner Ct, NW	G03	\$2,740	Section 108
27	4186	Bakers Ferry Rd, SW	H05	\$2,740	Section 108
28	690	Banks Avenue, SW	X04	\$2,740	Section 108
29	166	Barfield Ave, SW	I06	\$2,740	Section 108
30	153	Dahlia Ave, SW	J03	\$2,740	Section 108
31	1527	Ferno Drive, NW	G02	\$2,740	Section 108
32	1545	Joseph E Boone Blvd, NW (units 1-60)	J02	\$2,740	Section 108
33	1148	Lotus Avenue, NW	G04	\$2,740	Section 108
34	1291	Memorial Drive, SE	O01	\$2,740	Section 108
35	1095	Northwest Drive, NW	G04	\$2,740	Section 108
36	2192	Rhinehill Road, SE	Z02	\$2,740	Section 108
TOTAL				\$98,640	

TABLE 2

Asbestos Survey					
Count	Number	Street	NPU	Amount	Source
1	760	Murphy Avenue SW	V01	\$525	Section 108
2	122	Adair Avenue, SE	Y04	\$525	Section 108
3	1370	Almont Dr, SW	S02	\$525	Section 108
4	1535	Beecher Street	T03	\$525	Section 108
5	796	Beechwood	X01	\$525	Section 108
6	1715	Browning Street, SW	K06	\$525	Section 108
7	1250	Byewood Lane SW	S02	\$525	Section 108
8	750	Cascade Avenue, SW	T04	\$525	Section 108
9	1006	Coleman St, NW	V04	\$525	Section 108
10	2847	Diana Drive SW	X05	\$525	Section 108
11	806	Dill Avenue SW	X01	\$525	Section 108
12	823	Donald Lee Hollowell Pkwy NW	L01	\$525	Section 108
13	348	Elvira Street, SE	Y03	\$525	Section 108
14	622	English Ave, NW	L02	\$525	Section 108
15	881	Hobson Street SW	V04	\$525	Section 108
16	215	Holly Road NW	K04	\$525	Section 108
17	597	Hope Street St, SW	V04	\$525	Section 108
18	433	James P Brawley Dr, NW	L02	\$525	Section 108
19	460	James P Brawley Dr, NW	L02	\$525	Section 108
20	488	James P Brawley Dr, NW	L02	\$525	Section 108
21	534	James P Brawley Dr, NW	L02	\$525	Section 108
22	668	Jett Street, NW	L02	\$525	Section 108
23	1446	Lakewood Avenue, SE	Y04	\$525	Section 108
24	1437	Lavender Dr	K04	\$525	Section 108
25	410	Lindsay Street NW	L02	\$525	Section 108
26	1375	Lorenzo Drive SW	S02	\$525	Section 108
27	255	Mathewson Pl, SW	K06	\$525	Section 108
28	708	McDaniel Street NW	V02	\$525	Section 108
29	1184	Metropolitan Pkwy, SW	V04	\$525	Section 108
30	560	Middle St	V04	\$525	Section 108
31	105	Mount Zion Road SW	X05	\$525	Section 108
32	329	Mount Zion Road SW	X05	\$525	Section 108
33	1458	Murray Street SE	Y02	\$525	Section 108
34	785	Neal Street NW	L02	\$525	Section 108
35	405	Newport Street NW	L02	\$525	Section 108
36	841	North Avenue, NW	L02	\$525	Section 108
37	1063	Oak Street SW	T05	\$525	Section 108
38	1162	Oakland Lane, SW	S02	\$525	Section 108
39	1261	Oakland Terrace	S02	\$525	Section 108
40	1416	Oglethorpe Avenue SW	T04	\$525	Section 108

41	521	Oliver Street, NW	L02	\$525	Section 108
42	359	Paines Avenue NW	L02	\$525	Section 108
43	655	Paines Avenue NW	L02	\$525	Section 108
44	936	Pelham Street, NW	L02	\$525	Section 108
45	851	Proctor St	L02	\$525	Section 108
46	170	Rhodesia Avenue SE	Y02	\$525	Section 108
47	1757	Richmond Ave, SE	Y04	\$525	Section 108
48	1779	Richmond Ave, SE	Y04	\$525	Section 108
49	452	Rockwell St, SW	V04	\$525	Section 108
50	350	Schoen Street SE	Y04	\$525	Section 108
51	1070	Sims Street, SW	V04	\$525	Section 108
52	1111	Sims Street, SW	V04	\$525	Section 108
53	729	Smith St, SW	V02	\$525	Section 108
54	935	Smith St, SW	V02	\$525	Section 108
55	892	Spencer Street, NW	L03	\$525	Section 108
56	1663	Thornton Place SW	Y01	\$525	Section 108
57	891	Thurmond Street, NW	L03	\$525	Section 108
58	592	University Ave, SW	V04	\$525	Section 108
59	1016	Welch St, SW	V04	\$525	Section 108
60	108	Wellington Street, SW	K04	\$525	Section 108
61	864	Westmont Road, SW	S03	\$525	Section 108
62	1111	Westmont Road, SW	S01	\$525	Section 108
63	1070	Whiteoak Ave, SW	S02	\$525	Section 108
64	1157	Whiteoak Ave, SW	S02	\$525	Section 108
65	869	Gaston Street SW	S02	\$525	Section 108
66	883	Gaston Street SW	S02	\$525	Section 108
67	214	Hilltop Drive SW	Y04	\$525	Section 108
68	222	Hilltop Drive SW	Y04	\$525	Section 108
69	1481	Langston Avenue NW	X03	\$525	Section 108
70	978	Lawton St, SW	S02	\$525	Section 108
71	2323	Abner Place, NW	G03	\$525	Section 108
72	190	Anderson Avenue, NW	J04	\$525	Section 108
73	323	Anderson Avenue, NW	J03	\$525	Section 108
74	269	Aurora Avenue, NW	J03	\$525	Section 108
75	445	Baker Circle NW	J01	\$525	Section 108
76	4395	Bakers Ferry Rd, SW	H05	\$525	Section 108
77	1336	Bernard Street NW	J04	\$525	Section 108
78	1382	Bernard Street NW	J04	\$525	Section 108
79	2303	Clarissa Dr, SW	G03	\$525	Section 108
80	2053	Detroit Avenue, NW	J02	\$525	Section 108
81	927	Division Street NW	K03	\$525	Section 108
82	508	East Avenue NE	M05	\$525	Section 108
83	97	Fairfield Place, NW	J03	\$525	Section 108
84	150	Fairfield Place, NW	J03	\$525	Section 108

85	3486	Fairlane Pl, NW	H03	\$525	Section 108
86	299	Hemphill School Rd NW	H04	\$525	Section 108
87	2142	Jernagan Dr	Z02	\$525	Section 108
88	707	Law St	K02	\$525	Section 108
89	1950	Lois Pl, NW	J02	\$525	Section 108
90	2046	Lois Place NW aka 2060	J02	\$525	Section 108
91	3093	Lone Oak Avenue, SW	Z05	\$525	Section 108
92	2167	Main St, NW	D02	\$525	Section 108
93	2448	Main St, NW	G03	\$525	Section 108
94	1842	Markone St, NW	J02	\$525	Section 108
95	1956	Markone St, NW	J02	\$525	Section 108
96	537	Marktvo Pl NW	J02	\$525	Section 108
97	838	Norwood Rd, SE	Z03	\$525	Section 108
98	2211	Pansy Street NW	J03	\$525	Section 108
99	395	West Lake Avenue NW	J02	\$525	Section 108
100	423	West Lake Avenue NW	J02	\$525	Section 108
101	229	Wynnwood Dr, SW	I06	\$525	Section 108
102	2366	Niskey lake Road, SW	P03	\$525	Section 108
TOTAL				\$53,550	

TABLE 3

Clean and Close					
Count	Number	Street	NPU	Amount	Source
1	553	Sunset Ave, NW	L02	\$10,000	Section 108
2	1315	Dorsey Street SW	S02	\$10,000	Section 108
3	257	Griffin Street NW	L04	\$10,000	Section 108
4	745	Neal Street NW	L02	\$10,000	Section 108
5	859	Neal Street NW	L02	\$10,000	Section 108
6	520	Paines Avenue NW	L02	\$10,000	Section 108
7	2312	Polar Rock Ave SW	Z01	\$10,000	Section 108
8	225	Sciple Terrace NW	L03	\$10,000	Section 108
TOTAL				\$80,000	

TABLE 4					
Single Family Demolition					
Count	Number	Street	NPU	Amount	Source
1	2815	3rd Avenue, SW	X05	\$20,000	CDBG
2	2840	3rd Avenue, SW	X05	\$20,000	CDBG
3	2867	3rd Avenue, SW	X05	\$20,000	AURA
4	1401	Avon Avenue, SW	S02	\$20,000	Section 108
5	927	Coleman St SW	V04	\$20,000	Section 108
6	449	Griffin St NW	L02	\$20,000	AURA
7	937	Ira Street, SW	V04	\$20,000	CDBG
8	1853	Lakewood Avenue, SE	Y04	\$20,000	Section 108
9	43	Moury Avenue, SE	Y02	\$20,000	Section 108
10	1116	Oak Knoll Terrace, SE	Y04	\$20,000	Section 108
11	1556	Orlando Street, SW	S02	\$20,000	CDBG
12	210	Racine Street SW	K06	\$20,000	Section 108
13	1636	Richmond Ave, SE	Y04	\$20,000	Section 108
14	28	Scott St, SW	X03	\$20,000	AURA
15	517	Sunset Avenue, NW	L02	\$20,000	Section 108
16	353	Troy Street, SE	Y04	\$20,000	Section 108
17	1066	Washington Street, SW	V05	\$20,000	CDBG
18	1042	West Avenue, SW	V04	\$20,000	Section 108
19	710	Windsor Street SW	V02	\$20,000	AURA
20	206	Fletcher Street SW	V04	\$20,000	Section 108
21	2219	Abner Place, NW	G03	\$20,000	CDBG
22	25	Baker Drive, SW	Z05	\$20,000	CDBG
23	106	Chester Avenue, SE	N07	\$20,000	CDBG
24	888	Hollywood Road, SW	J02	\$20,000	Section 108
25	2459	Macon Drive, SW	Z02	\$20,000	CDBG
26	1853	Madrona Street, NW	J02	\$20,000	CDBG
27	1093	Wedgewood Drive,	G04	\$20,000	Section 108
28	2185	Wingate Street, SW	I06	\$20,000	Section 108
29	3498	Toll House Lane, SW	P02	\$20,000	Section 108
TOTAL				\$580,000	

TABLE 5

Multi-Family Structures Demolition					
Count	Number	Street	NPU	Estimated Cost	Source
1	1545	Joseph E Boone Blvd *	J02	\$617,889.00	Section 108
2	3762	M L King Jr Drive *	H04	\$565,540.00	Section 108
3	3775	M L King Jr Drive *	H04	\$557,652.00	Section 108
4	914	Bolton Road	H01	\$302,625.00	Section 108
5	940	Bolton Road	H01	\$269,918.00	Section 108
6	950	Bolton Road	H01	\$1,054,894.00	Section 108
7	1020	Bolton Road	H01	\$1,706,807.00	Section 108
8	2275	Brooks Avenue	Z02	\$1,282,463.00	Section 108
9	3164	Cushman Circle	I03	\$598,481.00	Section 108
10	3200	Cushman Circle	I03	\$669,833.00	Section 108
11	3215	Cushman Circle	103	\$973,105.00	Section 108
12	3230	Cushman Circle	103	\$518,192.00	Section 108
13	340	Holly Street	J02	\$350,411.00	Section 108
TOTAL				\$9,467,810.00	

* Existing demolition orders

CPMP Version 2.0

Grantee Name: City of Atlanta

Project Name: Multi-Unit Housing Demolition Project					
Description:	IDIS Project #: NA UOG Code: 130174				
Clean and close and demolition of dilapidated and substandard multi-unit housing.					
Location: 226 Peachtree Street, SW, Atlanta, GA 30303	Priority, Need Category Select one: Other				
Explanation: Housing demolition					
Expected Completion Date: 12/31/2035					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	Specific Objectives				
	1 Improve the quality of affordable rental housing				
	2				
	3				
Project-level Accomplishments	Other	Proposed	1000	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
1,000 units will be clean/close and/or demolished.	# of units demolished.				
04 Clearance and Demolition 570.201(d)	Matrix Codes				
Matrix Codes	Matrix Codes				
Matrix Codes	Matrix Codes				
Program Year 1	Other	Proposed Amt.	10000000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	10 Housing Units	Proposed Units	1000	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

B.2 Loan Repayment Schedule

City of Atlanta
Multi-Unit Housing Demolition
Section 108 Loan Repayment Schedule

The Multi-Unit Housing Demolition Section 108 Loan repayment schedule is based on a loan principal of \$10,000,000 over a twenty (20) year repayment period, with the City of Atlanta pledging future CDBG entitlements as security on the loan. The following reflects the repayment schedule:

<u>Note</u>	<u>Note Due Date</u>	<u>Note Principal Amount</u>
1	August 1, 2015	\$500,000
2	August 1, 2016	\$500,000
3	August 1, 2017	\$500,000
4	August 1, 2018	\$500,000
5	August 1, 2019	\$500,000
6	August 1, 2020	\$500,000
7	August 1, 2021	\$500,000
8	August 1, 2022	\$500,000
9	August 1, 2023	\$500,000
10	August 1, 2024	\$500,000
11	August 1, 2025	\$500,000
12	August 1, 2026	\$500,000
13	August 1, 2027	\$500,000
14	August 1, 2028	\$500,000
15	August 1, 2029	\$500,000
16	August 1, 2030	\$500,000
17	August 1, 2031	\$500,000
18	August 1, 2032	\$500,000
19	August 1, 2033	\$500,000
20	August 1, 2034	\$500,000
TOTAL		\$10,000,000

Each note carries its own interest rate and the rates will not be known until the notes are packaged with other Section 108 loan notes and sold at a predetermined HUD public offering.

B.3 Certifications

Certification of Legal Authority to Pledge Grants

The public entity hereby certifies and assures with respect to its application for a loan guarantee pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended, that it possesses the legal authority to make the pledge of grants required under 24 CFR §570.705 (b) (2).

Cathy Hampton
City Attorney

Date

Certification of Efforts To Obtain Other Financing

The City of Atlanta hereby assures and certifies with respect to its application for a loan guarantee pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended, that it has made efforts to obtain financing for the activities described herein without the use of such guarantees, it will maintain documentation of such efforts for the term of the loan guarantee, and it can not complete such financing consistent with the timely execution of the project without such guarantee. The City of Atlanta further assures and certifies that it will take every measure possible to replacement the proceeds from the Section 108 Loan Guarantee with other funds as the project progresses and gain momentum.

James "Jim" Beard
Chief Financial Officer

Date

Demolition Section 108 Loan Application

CERTIFICATION REGARDING DRUG-FREE WORKPLACE REQUIREMENTS

The certification set out below is a material representation upon which reliance is placed by the U.S. Department of Housing and Urban Development in awarding the loan guarantee assistance. If it is later determined that the public entity knowingly rendered a false certification, or otherwise violates the requirement of the Drug-Free Workplace Act, the U.S. Department of Housing and Urban Development, in addition, to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

CERTIFICATION

A. The public entity certifies that it will provide a drug-free workplace by:

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the public entity's workplace and specifying the actions that will be taken against employees for violations of such prohibition;

(b) Establishing a drug-free awareness program to inform employees about -

- (1) The dangers of drug abuse in the workplace;
- (2) The public entity's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of the activities undertaken with the loan guarantee assistance to be given a copy of the statement required by paragraph (a);

(d) Notifying the employee in the statement required by paragraph (a) that as a condition of employment under the loan guarantee, the employee will -

- (1) Abide by the terms of the statement; and
- (2) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction;

(e) Notifying the agency in writing, within ten calendar days after receiving notice under paragraph (d) (2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the

Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions. Within 30 calendar days of receiving notice under paragraph (d) (2), with respect to any employee who is convicted

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (d), (e), and (f).

(h) Making it a requirement that each employee to be engaged in the performance of the activities undertaken with the loan guarantee assistance to be given a copy of the statement required by paragraph (a).

Place of Performance

Name of Public Entity	<u>City of Atlanta, Georgia</u>
Program Name:	<u>Section 108 Loan Guarantee Program</u>
Project Number:	<u>B-13-MC-13-0002</u>
Date:	<u>June 14, 2013</u>

The public entity shall insert in the space provided below the site(s) expected to be used for the performance of work under the assistance covered by the certification:

Place of Performance (include street address, city, county, state, zip code for each site):

55 Trinity Street, Suite 3450, Fulton, Atlanta, Georgia 30303
68 Mitchell Street, Suite 15100, Fulton, Atlanta, Georgia 30303

James "Jim" Beard
Chief Financial Officer

Date

STATEMENT REGARDING LOBBYING

THE UNDERSIGNED STATES, TO THE BEST OF HIS OR HER KNOWLEDGE AND BELIEF, THAT:

If any funds have been paid or will be paid to any persons for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

Submission of this statement is a prerequisite for making or entering into this transaction imposed by Section 1352 Title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

James "Jim" Beard
Chief Financial Officer

Date

Demolition Section 108 Loan Application

Entitlement Public Entity Certification

In accordance with Section 108 of the Housing and Community Development Act of 1974, as amended, (The "Act") and with 24 CFR § 570.704 (b) the public entity certifies that:

(i) It possesses the legal authority to submit the application for assistance under 24 CFR Part 570, Subpart M ("Subpart M") and to use the guaranteed loan funds in accordance with the requirements of Subpart M.

(ii) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the person identified as the official representative of the public entity to submit the application and amendments thereto and all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the public entity to act in connection with the application to provide such additional information as may be required.

(iii) Before submission of its application to HUD, the public entity has:

(A) Furnished citizens with information required by §570.704 (a) (2) (i);

(B) Held at least one public hearing to obtain the views of citizens on community Development and housing needs; and

(C) Prepared its application in accordance with §570.704 (a) (1) (iv) and made the application available to the public.

(iv) It is following a detailed citizen participation plan which meets the requirements described in §570.704 (a) (2).

(v) The public entity will affirmatively further fair housing, and the guaranteed loan funds will be administered in compliance with:

Demolition Section 108 Loan Application

(A) Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352, 42 U.S.C. 200d et seq.); and

(B) The Fair Housing Act (42 U.S.C. 3601-20).

(vi) In aggregate, at least 70 percent of all CDBG funds, as defined at § 570.3 (e), to be expended during the one, two, or three consecutive years specified by the public entity for its CDBG program will be for activities which benefit low and moderate income persons, as described in criteria at § 570.208 (a).

(vii) It will comply with the requirements governing displacement, relocation, real property acquisition, and the replacement of low and moderate income housing described in § 570.606.

(viii) It will comply with the requirements of § 570.200 (c) (2) with regard to the use of special assessments to recover the capital costs of activities assisted with guaranteed loan funds.

(ix) It will comply with the other provisions of the Act and with other applicable laws.

(x) (Where applicable, the public entity may also include the following additional certification.). It lacks sufficient resources from funds provided under Subpart M or program income to allow it to comply with the provisions of § 570.200 (c) (2), and it must therefore assess properties owned and occupied by moderate income persons, to recover the guaranteed loan funded portion of the capital cost without paying such assessments in their behalf from guaranteed loan funds.

Cathy Hampton
City Attorney

Date

Demolition Section 108 Loan Application

ADDITIONAL CERTIFICATION

The City of Atlanta ("City") certifies that _____ is the person identified as the official representative to submit the application and amendments thereto and all understandings and assurances contained therein, and directing and authorizing _____ as the official representative of the City to act in connection with the application to provide such additional information as may be required

James "Jim" Beard
Chief Financial Officer

Date

ADDITIONAL CERTIFICATION

The City of Atlanta ("City") authorizes _____ to execute such documents as may be required in order to implement the application and issue debt obligations pursuant thereto (provided that the authorization required by this paragraph (B) may be given by the local governing body after submission of the application but prior to execution of the contract required by § 570.705(b);

James "Jim" Beard
Chief Financial Officer

Date

ADDITIONAL CERTIFICATION

The City Council of the City of Atlanta has adopted legislation 13-R-**** authorizing the submittal of the Section 108 Loan Application. Legislation is attached.

James "Jim" Beard
Chief Financial Officer

Date

Demolition Section 108 Loan Application

B.4 Additional Securities

**Pledge of Additional Securities
Demolition Section 108 Loan Guarantee Project**

Pursuant to 24 CFR §570.705 (b) (3), the City of Atlanta will furnish the following collateral as additional security for the proposed loan guarantee under Section of the Housing and Community Development Act, as amended:

- future Community Development Block Grant entitlements;
 - other acceptable securities to be defined by HUD
-

C. OTHER DOCUMENTATION



SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted 06/30/2013	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Jurisdiction		GA130174 ATLANTA	
68 Mitchell Street		06-537-25000	
Suite 15100		Grants Management	
City Atlanta	Georgia	Finance	
30335	Country U.S.A.	Grant Services	
Employer Identification Number (EIN):		Fulton and Dekalb	
58-60000551		1/1	
Applicant Type:		Specify Other Type if necessary:	
Local Government: City		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.248 Section 108 Loan Guarantee	
Section 108 Project		Description of Areas Affected by CDBG Project(s) Atlanta; Fulton and Dekalb Counties	
Section 108 Loan Amount: \$10,000,000	Additional HUD Grant(s) Leveraged: \$0	Describe	
Additional Federal Funds Leveraged: \$0		Additional State Funds Leveraged: \$0	
Locally Leveraged Funds: \$0		Grantee Funds Leveraged: \$0	
Anticipated Program Income: \$0		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s): \$0			
Person to be contacted regarding this application			
James	B	Talley	
Director	404-330-6644		
jbталley@atlantaga.gov	www.atlantaga.gov	Other Contact	
Signature of Authorized Representative		Date Signed	

C.2 Advertisements

C.3 Sign-in Sheet and Public Comments

C.4 Photographs and Maps

First Reading

Committee _____
 Date _____
 Chair _____
 Referred To _____

FINAL COUNCIL ACTION
 2nd 1st & 2nd 3rd
Readings
 Consent V Vote RC Vote

CERTIFIED

MAYOR'S ACTION

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 _____
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RESOLUTION BY DEVELOPMENT/HUMAN COMMUNITY RESOURCES COMMITTEE

RESOLUTION AUTHORIZING THE MAYOR, ON BEHALF OF THE CITY OF ATLANTA TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AN AMENDMENT TO THE CITY OF ATLANTA'S 2013 ANNUAL ACTION PLAN OF THE 2010-2014 CONSOLIDATED PLAN TO INCLUDE AN APPLICATION UNDER THE SECTION 108 LOAN GUARANTEE PROGRAM IN AN AMOUNT NOT TO EXCEED TEN MILLION DOLLARS (\$10,000,000.00), FOR THE PURPOSE OF FUNDING DEMOLITION, CLEAN AND CLOSE AND ASBESTOS ABATEMENT OF VARIOUS RESIDENTIAL PROPERTIES THROUGHOUT THE CITY; AND FOR OTHER PURPOSES.

- 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: _____