



**AN ORDINANCE *Substitute*
BY COUNCIL MEMBER CLETA WINSLOW**

AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA (THE "AUTHORITY") AND THE CITY OF ATLANTA PERTAINING TO THE PERFORMANCE OF CERTAIN PUBLIC IMPROVEMENTS BY THE AUTHORITY FOR THE BENEFIT OF THE CITY OF ATLANTA; TRANSFERRING APPROPRIATIONS IN THE AMOUNT OF \$2,614,700 TO FUND A PORTION OF SAID PUBLIC IMPROVEMENTS; AND FOR OTHER PURPOSES.

WHEREAS, The Housing Authority of the City of Atlanta, Georgia (the "Authority") (together with its development partner, Harris Redevelopment, LLC, a joint venture of Integral Properties, LLC, a Georgia limited liability company (f/k/a The Integral Group, L.L.C.), Real Estate Strategies, LLC, and the Authority) is engaged in the revitalization of the Harris Homes public housing community ("Harris Homes") into a new mixed-use, mixed-income community; and

WHEREAS, the revitalization includes the demolition of 510 distressed units and related facilities and the redevelopment of Harris Homes into a new master planned, mixed income, mixed finance, mixed use community, including 750 multifamily rental units on-site comprised of garden-style, mid-rise, and townhouse style units, an independent living elderly facility, approximately 30,000 sq. ft. in retail space, a 100+ room hospitality facility, a covered parking lot, a new multipurpose community center which incorporates an early childhood learning facility, and medical center, as well as approximately 75 newly constructed for-sale homes reserved for sale to families who have graduated from the public housing or other AHA affordable housing program with first priority to families who formerly lived at Harris Homes; and

WHEREAS, Phase I of the revitalization of Harris Homes will close in July 2003 and will include 196 mixed income rental units comprised of both townhouses and garden-style apartments; and

WHEREAS, the revitalization will include an array of social and economic development projects including retail, daycare, counseling, educational training and recreational activities; and

WHEREAS, the revitalization of this community is of enormous importance to the economic health of the City and the well-being of its residents; and

WHEREAS, as part of the revitalization of Harris Homes, the City and the Authority have agreed that in order to support the development timetable set forth for the revitalization, the City has