03- R -0556

A RESOLUTION
BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY RUSSELL NEW URBAN DEVELOPMENT, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE SHAWNEE APARTMENTS, A 32-UNIT MULTI-FAMILY COMMUNITY LOCATED AT 1220 GUN CLUB RD, NW ATLANTA; AND FOR OTHER PURPOSES.

WHEREAS, Russell New Urban Development, LLC, is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Shawnee Apartments, a 32-unit rental, multi-family community located at 1220 Gun Club Road in NW Atlanta; and

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

WHEREAS, the site of the proposed Shawnee Apartments, is located within census tract 86.01 which is an eligible census tract for Low-Income Housing Tax Credits and which has been designated as a Community Development Impact Area, Renewal Community, and is part of the Northwest Atlanta Framework Plan; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit – G has reviewed and endorsed the aforementioned application, and

WHEREAS, the City Council wishes to endorse the aforementioned application by the Russell New Urban Development, LLC;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:

Section 1. The City Council hereby endorses the application by the Russell New Urban Development, LLC, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Shawnee Apartments.

Exhibit A
Project Description

Shawnee Apartments

Applicant/Developer Russell New Urban Development, LLC proposes to renovate 3 buildings (total of 32 apartment units), site and site amenities located in the Northwest Framework Plan area. The project is to consist of 32 rental units, 100% of which would be designated as "affordable". Two percent (2%) of the dwelling units will be converted to hearing and sight impaired units, and five percent (5%) of the units will be renovated for wheel chair accessibility. This project is being developed in conjunction with the rehabilitation of the Hollywood West Apartments.

Street Address:	1220 Gun Club Road, NW
Construction Type:	Rehabilitation
Number of Units:	32
Unit Mix:	32 2BR @ 778 S.F.
Square Footage:	24,896 Total S.F.
Total Acreage:	2.4 Acres
Zoned:	RG-3

Renovation to include:

- Removal and replacement of existing HVAC
- Replacement of all grills and thermostats
- Replacement of kitchen and bathroom sinks, bathroom tubs, and water control valves
- Replacement of gas water heaters with electric water heaters
- Replacement of light/electrical fixtures and outlets
- New Community Building with multi-purpose room, laundry facilities computer room, and leasing office. This building will be shared with the Hollywood West Apartments.

Support Services Plan to Include:

- Youth enrichment program
- After school tutoring program
- Youth sports program
- Youth works program
- Health and Wellness Program

TRANSMITTAL FORM FOR LEGISLATION

To Mayor's Office: Greg Pridgeon, Mayor's Office
(For review and distribution to Executive Management)

Commissioner Signature _____ Director Signature _____

From: Originating Dept. DPCD/Bureau of Planning Contact (Name) Sara Wade Hicks

Committee of Purview CD/HR Committee Deadline March 25, 2003

Committee Meeting Date April 1, 2003 City Council Meeting Date April 21, 2003

CAPTION:

A RESOLUTION ENDORSING THE APPLICATION BY RUSSELL NEW URBAN DEVELOPMENT, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE SHAWNEE APARTMENTS, A 32-UNIT MULTI-FAMILY COMMUNITY LOCATED AT 1220 GUN CLUB RD, NW ATLANTA; AND FOR OTHER PURPOSES.

BACKGROUND/PURPOSE/DISSCUSSION:

Applicant/Developer Russell New Urban Development, LLC proposes to renovate 3 buildings (total of 32 apartment units), site and site amenities located in the Northwest Framework Plan area. The project is to consist of 32 rental units, 100% of which would be designated as "affordable". Two percent (2%) of the dwelling units will be converted to hearing and sight impaired units, and five percent (5%) of the units will be renovated for wheel chair accessibility. This project is being developed in conjunction with the rehabilitation of the Hollywood West Apartments.

FINANCIAL IMPACT (if any):

OTHER DEPARTMENT(S) IMPACTED: _____

COORDINATED REVIEW WITH: _____

Mayor's Staff Only

Received by Mayor's Office: 3-17-03 (Date) Reviewed: _____ (Initials) (Date) Submitted to Council: _____

Action by Committee: ☐ Approved ☐ Adversed ☐ Held ☐ Amended ☐ Substitute ☐ Referred ☐ Other