Municipal Clerk
Atlanta, Georgia

AN ORDINANCE
BY THE COMMUNITY DEVELOPMENT/
HUMAN RESOURCES COMMITTEE

UEZ-04-17
04- O -0654

AN ORDINANCE TO CREATE "THE VILLAGES AT CARVER, PHASE V HOUSING ENTERPRISE ZONE", TO BE LOCATED AT 158 MELDON AVENUE, S.W.; AND FOR OTHER PURPOSES.

NPU "Y" **COUNCIL DISTRICT 1**

WHEREAS an amendment to the Constitution of the State of Georgia was adopted by referendum in November 1982 giving the Council of the City of Atlanta power to create urban enterprise zones in the City of Atlanta; and

WHEREAS enabling legislation known as the Atlanta/Fulton County Urban Enterprise Zone Act was enacted by the Georgia General Assembly and signed by the Governor in March 1983 and subsequently amended; and

WHEREAS the Atlanta/Fulton County Urban Enterprise Zone Act gives the Council of the City of Atlanta the authority to designate areas within the City as urban enterprise zones for housing purposes if certain conditions are met; and

WHEREAS the designation of a housing enterprise zone exempts the taxable value of property within the zone only from ad valorem taxes for City purposes, but the Board of Commissioners of Fulton County, by appropriate resolution, may exempt from ad valorem taxation for County purposes the taxable value of the same property that is exempted by the City; and

WHEREAS certain types of property may be exempted, conditions must be met by owners of private property to qualify for an exemption, period, and rate of exemptions, and elections may be made by the Atlanta City Council among various types of exemptions which are specified by State law; and

WHEREAS State law provides that an exemption from ad valorem taxation for City purposes also includes, but is not limited to, school and educational purposes; and

WHEREAS the City of Atlanta Development Impact Fee Ordinance provides that, under certain conditions, the City may exempt development in urban enterprise zones from the requirement to pay development impact fees; and

WHEREAS it is the expressed intent of the Atlanta City Council to use urban enterprise zone legislation as an incentive to generate private investment in areas of the City which otherwise might not attract such investments for commercial construction and job creation purposes; and

WHEREAS the conditions and qualifications of the Atlanta/Fulton County Urban Enterprise Zone Act, as amended, have been met relative to the creation of the proposed "The Villages at Carver, Phase V Housing Enterprise Zone".

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS AS FOLLOWS:

Section 1: It is found by the Council of the City of Atlanta that the area in and around the property that would be designated as "The Villages at Carver, Phase V Housing Enterprise Zone" is economically and socially depressed. It is further found that areas such as this contribute to or cause unemployment, create an inordinate demand for public services and, in general, have a deleterious effect on the public health, safety, welfare, and morals. It is further found that these areas, as is the case with the property that would be designated as "The Villages at Carver, Phase V Housing Enterprise Zone", are characterized by having no investment or under-investment by private enterprise in ventures which produce jobs, trade, provision of services, and economic activities which individually and together contribute to a healthy society. This lack of private investment and activity contributes to social and economic depression in such areas. Therefore, it is in the public interest that incentives be provided to private enterprise to invest in such areas, and that such private enterprise place priority upon the employment of those residents in those economically- and socially-depressed areas designated herein as urban enterprise zones.

Section 2: "The Villages at Carver, Phase V Housing Enterprise Zone" is hereby created for the subject property at 158 Meldon Avenue, SW. The property contains 21 acres of land and is represented by Parcel Code Number (PCN) T14-0073-LL019-01 (a.k.a. a portion of 14-0079-0002-009-6). The effective date of all exemptions established therein shall be January 1, 2005. "The Villages at Carver, Phase V Housing Enterprise Zone" shall be abolished on December 31, 2014. "The Villages at Carver, Phase V Housing Enterprise Zone" shall otherwise not be abolished except as provided in State law. A legal description and map of "The Villages at Carver, Phase V Housing Enterprise Zone" are attached hereto as Exhibit "A", are made a part hereof, and shall be on file in the Bureau of Planning and the Office of the Municipal Clerk.

Section 3. "The Villages at Carver, Phase V Housing Enterprise Zone" shall be developed as a residential development project, which shall consist of 170 new for-sale residential units, including 70 single-family detached units and 100 townhomes. The project shall be developed in one phase and shall contain 255,000 total square feet of building space. In accordance with the requirements for housing enterprise zones, 34 units (20 percent) of the total 170 housing units would be designated as being "affordable" (for moderate-income residents), which would exceed the required minimum of 20 percent.

Section 4. The development of "The Villages at Carver, Phase V Housing Enterprise Zone" shall meet or exceed the "housing affordability requirements" for urban enterprise zone designation that are defined in City Code Sections 146-52(2)a.1, 146-52(2)a.2, and 146-52(2)a.3 (per approved Ordinance #03-O-1695), which are provided below. "The Villages at Carver, Phase V Housing Enterprise Zone" shall consist of 170 total units, of which 0 units shall be one-bedroom units (0%), 50 units shall be two-bedroom units (29%), 100 units shall be three-bedroom units (59%), and 20 units shall be four-bedroom units (12%). "The Villages at Carver, Phase V Housing Enterprise Zone" shall designate 31 of the proposed 170 total units (20%) as being "affordable", which meets the required minimum housing affordability provision of 20 percent of the 170 total units (34 units). Compared to the minimum housing affordability requirement of 34 total units, to which the ratios of 0 percent for one-bedroom units (0 units), 29 percent for two-bedroom units (10 units), 59 percent for three-bedroom units (20 units), and 12 percent for four-bedroom units (4 units) are applied, "The Villages at Carver, Phase V Housing Enterprise Zone" shall designate 0 one-bedroom units, 10 two-bedroom units, 20 three-bedroom units, and 4 four-bedroom units as being "affordable", which meet the housing affordability requirements by bedroom composition.

> City Code Section 146-52(2)a.1. Twenty percent of the total units to be provided shall reflect the same ratio of housing type and bedroom composition that is proposed throughout the zone, and shall be within the ability to pay of those households whose an-

nual income does not exceed 60 percent of the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development (HUD), and as adjusted for household size in accordance with HUD procedures.

City Code Section 146-52(2)a.2. Twenty percent of the units for sale shall reflect the same ratio of housing type and bedroom composition that is proposed throughout the zone, and shall bear purchase prices which do not exceed two and one-fifth times the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development.

City Code Section 146-52(2)a.3. Twenty percent of the units for rent, if any, shall reflect the same ratio of housing type and bedroom composition that is proposed throughout the zone, and shall bear monthly rents which do not exceed 30 percent of the low-income level defined in section 146-52(2)a.1 or, in the case of rental housing units that are being financed through federal low-income housing tax credits, said units shall bear monthly rents which do not exceed the maximum rents prescribed in Section 42, internal Revenue Service Code, based upon the low-income level defined in section 146-52(2)a.1.

Section 5: The Municipal Clerk is hereby directed to transmit a copy of this Ordinance as well as the legal description of "The Villages at Carver, Phase V Housing Enterprise Zone" to the Tax Commissioner of Fulton County, to the Commissioner of the Department of Community Affairs of the State of Georgia, and to the Superintendent of the Atlanta Board of Education immediately upon the approval by the Mayor of the City of Atlanta.

Section 6: That all ordinances and parts of ordinances that are in conflict herewith are hereby repealed.

UE2-04-17

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 72 OF THE 14TH DISTRICT OF FULTON COUNTY, (CITY OF ATLANTA) GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR AND SURVEYOR'S CAP SET AT THE INTERSECTION OF THE EXISTING WESTERLY RIGHT OF WAY LINE OF BENJAMIN WELDON BICKERS DRIVE (A.K.A. CAPITOL AVENUE) (APPARENT 50 FOOT TOTAL RIGHT OF WAY WIDTH, 25 FEET WEST OF CENTERLINE AT THIS POINT) AND THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE (APPARENT 60 FOOT TOTAL RIGHT OF WAY WIDTH).

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF BENJAMIN WELDON BICKERS DRIVE, SOUTH 03 DEGREES 08 MINUTES 09 SECONDS WEST, 127.39 FEET TO A POINT.

THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF BENJAMIN WELDON BICKERS DRIVE, SOUTH 03 DEGREES 04 MINUTES 58 SECONDS WEST, 785.12 FEET TO A POINT ON THE SOUTHERLY LINE OF LAND LOT 72.

THENCE LEAVING THE WESTERLY RIGHT OF WAY LINE OF BENJAMIN WELDON BICKERS DRIVE ALONG THE SOUTHERLY LINE OF LAND LOT 72, NORTH 86 DEGREES 26 MINUTES 05 SECONDS WEST, 1219.41 FEET TO A POINT ON THE CENTERLINE OF SOUTH RIVER.

THENCE LEAVING THE SOUTHERLY LINE OF LAND LOT 72, ALONG THE CENTERLINE OF SOUTH RIVER, THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 30 DEGREES 52 MINUTES 28 SECONDS WEST, 64.47 FEET TO A POINT.
2. NORTH 23 DEGREES 37 MINUTES 37 SECONDS WEST, 36.85 FEET TO A POINT.
3. NORTH 26 DEGREES 03 MINUTES 00 SECONDS WEST, 66.45 FEET TO A POINT.
4. NORTH 13 DEGREES 04 MINUTES 50 SECONDS WEST, 39.92 FEET TO A POINT.
5. NORTH 00 DEGREES 39 MINUTES 03 SECONDS WEST, 40.99 FEET TO A POINT.
6. NORTH 34 DEGREES 05 MINUTES 36 SECONDS WEST, 36.37 FEET TO A POINT.

THENCE LEAVING THE CENTERLINE OF SOUTH RIVER, SOUTH 87 DEGREES 29 MINUTES 37 SECONDS EAST, 140.75 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET.

THENCE NORTH 58 DEGREES 43 MINUTES 29 SECONDS EAST, 143.90 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET.

THENCE SOUTH 79 DEGREES 12 MINUTES 28 SECONDS EAST, 39.35 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET ON THE PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET (PROPOSED 60' RIGHT OF WAY).

GEORGIA REGISTERED No. 2388 PROFESSIONAL LAND SURVEYOR KEITH SEILER

(CONTINUED)

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THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET ON AN ARC OF A CURVE TO THE RIGHT 97.13 FEET (SAID CURVE HAVING A RADIUS OF 205.00 FEET AND A CHORD OF NORTH 24 DEGREES 21 MINUTES 58 SECONDS EAST, 96.23 FEET) TO A ½" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET, NORTH 37 DEGREES 56 MINUTES 23 SECONDS EAST, 128.09 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET ON AN ARC OF A CURVE TO THE RIGHT 89.77 FEET (SAID CURVE HAVING A RADIUS OF 300.00 FEET AND A CHORD OF NORTH 46 DEGREES 30 MINUTES 44 SECONDS EAST, 89.43 FEET) TO A ½" REBAR AND SURVEYOR'S CAP SET

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET, NORTH 55 DEGREES 05 MINUTES 04 SECONDS EAST, 193.72 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET ON AN ARC OF A CURVE TO THE LEFT 210.14 FEET (SAID CURVE HAVING A RADIUS OF 239.68 FEET AND A CHORD OF NORTH 29 DEGREES 58 MINUTES 58 SECONDS EAST, 203.48 FEET) TO A ½" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET, NORTH 08 DEGREES 28 MINUTES 30 SECONDS EAST, 72.07 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET ON AN ARC OF A CURVE TO THE RIGHT 50.09 FEET (SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CHORD OF NORTH 18 DEGREES 15 MINUTES 43 SECONDS EAST, 49.88 FEET) TO A ½" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET, NORTH 27 DEGREES 13 MINUTES 47 SECONDS EAST, 28.13 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET ON THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE.

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE ON AN ARC OF A CURVE TO THE LEFT 532.51 FEET (SAID CURVE HAVING A RADIUS OF 983.00 FEET AND A CHORD OF SOUTH 72 DEGREES 04 MINUTES 21 SECONDS EAST, 526.02 FEET) TO A POINT.

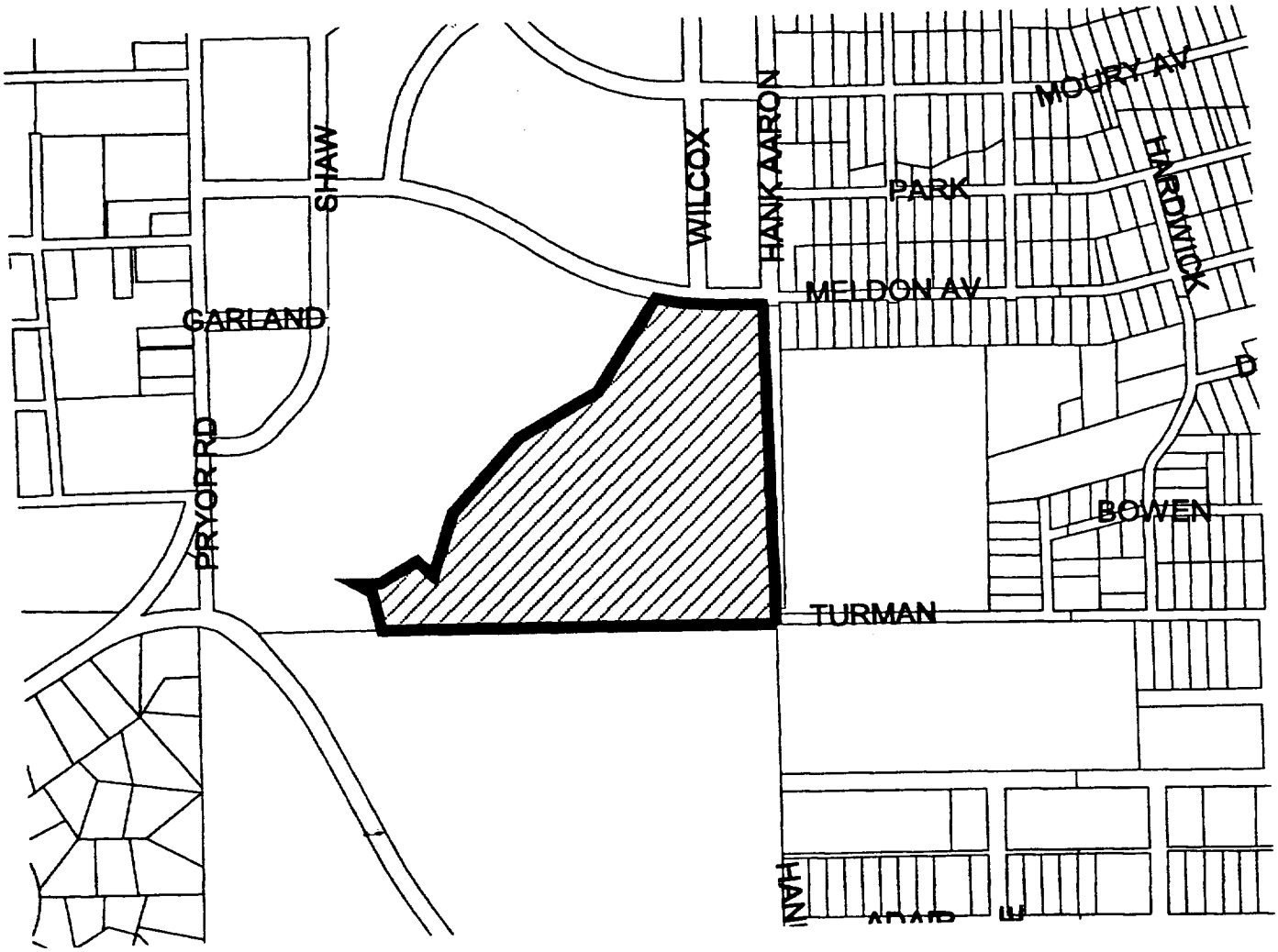
THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE, SOUTH 87 DEGREES 35 MINUTES 30 SECONDS EAST, 87.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 21.0805 ACRES (918,265 SQUARE FEET).

GEORGIA REGISTERED No. 2388 PROFESSIONAL LAND SURVEYOR KENNETH SEILER

THE VILLAGES AT CARVER, PHASE V
HOUSING ENTERPRISE ZONE

TO BE LOCATED AT 158 MELDON AV., SW
DISTRICT 14, LAND LOT 72
COUNCIL DISTRICT 1, NPU "Y"



UEZ - 04 - 17

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Npu-y-parcels
Npu-y-streets

PROJECT CHECKLIST FOR UEZ-04-17:
Proposed "The Villages at Carver, Phase V Housing Enterprise Zone"
To be Located at 158 Meldon Avenue, SW

CRITERION	REQUIRED	PROPOSED	COMPLIANCE
1. Eligibility Criteria:	**Must Meet 3 of the 4 Criteria:**		
a. Evidence of Pervasive Poverty	a. Poverty rate of ≥ 20% for the Census Block Group.	a. Poverty rate of 77.2% for Census Block Group 1 of Census Tract 55.02 (per the 2000 Census), which is more than the required minimum of 20%.	√
b. Unemployment	b. Unemployment: (1) Census Tract having at least 10% higher than the State Average; OR (2) Significant Job Loss, to be documented by the applicant.	b. Unemployment: (1) Census Tract 55.02 has an unemployment rate of 21%, which is more than 10% higher than the State Average of 5.1%. (2)	√
c. General Distress	c. General Distress: (1) Police Beat crime rate of ≥20% compared to the Police Zone; OR (2) Vacant and/or Dilapidated Structures, or Deteriorated Infrastructure, based on documented proof of existing abandoned and/or dilapidated structures within one block of the project area, or deteriorated infrastructure.	c. General Distress: (1) Police beat 306 has a crime rate of -67% of the crime rate of police zone 3, thus the high crime requirement is not met. (2)	
d. Underdevelopment	d. Underdevelopment: The NPU has ≤ 20% of the amount of Development Activity compared to the City as a whole for the proposed type of development.	d. Underdevelopment: NPU "Y" had -18% of development activity within the City for residential development, which meets the requirement of ≤ 20%.	√

CRITERION	REQUIRED	PROPOSED	COMPLIANCE
2. Acreage	None.	Contains 21 acres of land.	√
3. CDP Consistency	CDP Land Use Classification: Designated as "Low-Density Residential." Allowed FAR: 0.348. Determined by the zoning district in which the property is located.	Proposed FAR: 0.28. No CDP land use amendment is required.	√
4. Zoning Compliance	Zoned "RG-2." Applicant submitted a rezoning application, Z-03-85, to rezone to "PD-H."	Proposed uses are allowed within "PD-H." The development would have a residential FAR of 0.28.	Pending approval of the rezoning case.
5. Project Specificity	Project-Specific Zone or Areawide Zone.	Project-Specific.	√
6. Project Readiness	≥ 30% of housing units to be initiated in Year 1 of the UEZ.	Applicant certifies that construction of at least 30% of the 170 total units (51) would be initiated in Year 1.	√
7. Non-Displacement	Minimum Displacement	Applicant certifies that no residents currently occupy the site. A tenant relocation plan is not required.	√
8. Affordability	City Code Section 146-52(2)a.1. Twenty percent of the total units to be provided shall reflect the same ratio of housing type and bedroom composition that is proposed throughout the zone, and shall be within the ability to pay of those households whose annual income does not exceed 60 percent of the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development (HUD), and as adjusted for household size in accordance with HUD procedures. City Code Section 146-52(2)a.2. Twenty percent of the units for sale shall reflect the same ratio of housing type and bedroom composition that is proposed throughout the zone, and shall bear purchase prices which do not exceed two and one-fifth times the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development. City Code Section 146-52(2)a.3.	Project would include the following breakdown of affordable housing units, which meets the requirements for urban enterprise zone designation: 170 total units, of which 31 units (20%) would be designated as being "affordable." The project would include 0 one-bedroom units, 50 two-bedroom units, 100 three-bedroom units, and 20 four-bedroom units. The affordability breakdown by bedroom composition would be as follows: 0 one-bedroom units, 10 two-bedroom units, 20 three-bedroom units, and 4 four-bedroom units which meet the requirements.	√

	Twenty percent of the units for rent, if any, shall reflect the same ratio of housing type and bedroom composition that is proposed throughout the zone, and shall bear monthly rents which do not exceed 30 percent of the low-income level defined in section 146-52(2)a.1 or, in the case of rental housing units that are being financed through federal low-income housing tax credits, said units shall bear monthly rents which do not exceed the maximum rents prescribed in Section 42, internal Revenue Service Code, based upon the low-income level defined in section 146-52(2)a.1.		
9. Provision for Atlanta Police officers and their families (for housing and mixed-use residential/ commercial enterprise zones)	Five percent of available units to be offered to Atlanta Police officers and their families at purchase prices or monthly rents which do not exceed the low-income level of affordability.	Applicant certifies compliance.	√
CRITERION	**REQUIRED**	**PROPOSED**	**COMPLIANCE**
10. Job Creation	First Source Jobs Policy	Would create 5 fulltime, permanent new jobs. Applicant certifies compliance.	√
11. Financial Feasibility	Chief Financial Officer's Statement of Fiscal Impact: a. Negative cash flow; OR b. Debt coverage ratio <1.20; OR c. A variable-ratio debt coverage ratio that is equivalent to said fixed-rate ratio, based upon reasonable assumptions as certified.	To be determined by the Bureau of Financial Analysis.	To be determined.

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CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30335-0308
404-330-6145 – FAX: 404-658-7491
www.ci.atlanta.ga.us/citydir/dpdnc/planning.htm

SHIRLEY FRANKLIN
MAYOR

CHARLES C. GRAVES, III
Commissioner

BEVERLEY DOCKERAY-OJO
Director

Bureau of Planning

February 24, 2004

Ms. Rita Gibson
Carver Redevelopment, LLC
c/o The Integral Partnership of Atlanta
60 Piedmont Avenue, NE, First Floor
Atlanta, Georgia 30303

RE: Processing of Your Submitted Urban Enterprise Zone Application

Dear Ms. Gibson:

This letter serves as notification of several matters pertaining to the urban enterprise zone application that you recently submitted to us as part of Cycle I, 2004.

Receipt of the UEZ Application. We received your Urban Enterprise Zone (UEZ) application for property that is located at 158 Meldon Avenue, SW. This includes the following tax parcel code numbers (PCN): a portion of T14-0073-LL019-01 (a.k.a. a portion of 14-0079-0002-009-6). You have proposed the creation of "The Villages at Carver, Phase V Housing Enterprise Zone" for the subject property, and have requested that the first year of the enterprise zone be 2005. Your application was assigned the case number of UEZ-04-17. We are reviewing it for completeness and accuracy, and will be contacting you soon (as well as throughout the application review process) by telephone or e-mail concerning any additional information or clarification that we need.

Required NPU Meeting. As part of the UEZ designation process, ***you are required to attend a Neighborhood Planning Unit (NPU) meeting.*** Your property is located in NPU "Y", which holds monthly meetings at the John Birdine Facility at 215 Lakewood Way, SW. ***Your UEZ case is scheduled to be heard by NPU "Y" on March 15, 2004. Your attendance is required.*** The NPU "Y" meeting will begin at 7:00 p.m. Please attend this meeting (or send a designee) and be prepared to make a presentation and answer any questions concerning your application. The NPU "Y" members will vote on your application, with such vote serving as a recommendation to City Council. *Please note that it is possible that NPU "Y" members may request that you also attend one or more neighborhood association meetings before or after the NPU "Y" meeting. Please contact the NPU "Y" Chairperson, Paul McMurray, immediately at (404) 627-8271*

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concerning this. Your non-attendance at such additional meetings likely would result in a deferral by NPU "Y", thereby delaying the approval of your UEZ application.

Required Public Hearing & Optional Committee Meeting. ***The second required meeting is the UEZ public hearing, which is to be conducted by the City's Community Development/Human Resources (CD/HR) Committee* on *Monday, May 10, 2004.*** The public hearing will be held in the City Hall Council Chambers on the Second Floor of City Hall at 55 Trinity Avenue, beginning at 6:00 p.m. Please be prepared make a presentation about your UEZ application and to answer any questions at the public hearing. *We encourage you to also attend the CD/HR Committee meeting to be held the following day, on Tuesday, May 11, 2004,* where the CD/HR Committee will vote on your application and make a recommendation to the full City Council. That meeting will be held in Committee Room #2 on the Second Floor of City Hall at 55 Trinity Avenue, beginning at 1:00 p.m.

Creation of the Urban Enterprise Zone. The full City Council is scheduled to vote on your case on May 17, 2004, after the UEZ public hearing has been held and the CD/HR Committee has made its recommendation. (Please be aware that if a rezoning, other type of zoning action, subdivision, consolidation, or other action is required for your property, this could delay the review and approval of your application. You are encouraged to pursue these actions as soon as possible.) If the City Council votes to approve your UEZ, the Mayor then is allowed up to eight days in which to sign the ordinance for the creation of your proposed urban enterprise zone. Thereafter, the ordinance becomes law, with or without the Mayor's signature. The new urban enterprise zone would exist for ten years. *You are cautioned that no building construction or renovation activity may begin before the ordinance to create your proposed urban enterprise zone has been adopted by City Council and approved by the Mayor.* However, pre-construction activities, such as demolition, clearance, and infrastructure installation, are allowed before then.

UEZ Tax Abatements. If the urban enterprise zone is approved, tax abatements would be "effective" on your property on January 1 of the year that you requested the enterprise zone to begin. The tax abatements would apply to the new or rehabilitated improvements only (not the land), with some restrictions. *The condition for the receipt of this tax abatement, you may recall, is that the construction or renovation of at least 30 percent of all proposed housing units on the property must be underway by December 31 of the first year for which you requested the enterprise zone to begin.* In general, tax abatements are made on the new improvements or new renovations only, at 100 percent for the first five years. Thereafter, the tax abatements are 80 percent for Years 6 & 7, 60 percent for Year 8, 40 percent for Year 9, and 20 percent for Year 10.

Thank you for participating in the Urban Enterprise Zone Program. If you have questions regarding any of these matters, please contact me at (404) 330-6637. For further information concerning the NPU meeting, you may contact the NPU/Citizen Participation Coordinator, Wendy Scruggs-Murray, at (404) 330-6899.

UE2-04-17

Ms. Rita Gibson
Carver Redevelopment, LLC
February 24, 2004

Sincerely,

Linda M. Logan, AICP
Principal Planner
Bureau of Planning

/lml/

xc: Charles C. Graves, Commissioner
Beverley Dockeray-Ojo, Director
Sara Wade Hicks, Assistant Director