
CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: May 17, 2013

FROM: John McDonough, City Manager

AGENDA ITEM: Resolution to Support the Construction of Affordable Housing Units for Older Persons

MEETING DATE: For Submission onto the May 21, 2013, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Resolution

APPROVAL BY CITY MANAGER: JFM APPROVED

PLACED ON AGENDA FOR: 5/21/13

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: wkw

REMARKS:



To: John McDonough, City Manager

From: Angela Parker, Director of Community Development

Date: May 10, 2013 for submission onto the May 21, 2013 City Council Regular Meeting Agenda

Agenda Item: Resolution to Support the Construction of Affordable Housing Units for Older Persons

Community Development Recommendation:

APPROVAL of a resolution in support of the application by the Housing Authority of Fulton County, Georgia ("Authority") and The Benoit Group, LLC ("Developer") for Georgia Department of Community Affairs Qualified Allocation Plan tax credit assistance.

Background:

Allen Road Senior I will consist of approximately 2.26 acres and is currently zoned A-L (Apartment Limited District) pursuant to zoning case Z81-0129. The rehabilitation will be of housing for older persons at 144 Allen Road and will include up to one hundred (100) units for residents fifty-five (55) years of age and older.

Discussion:

The 2013 Georgia Department of Community Affairs Qualified Allocation Plan tax credit assistance gives additional consideration to any financing application which has the support of the official governing body of the jurisdiction in which the development is located. Such consideration significantly increases the likelihood of approval of the application.

Staff recommends that the Mayor and City Council support the Authority's and Developer's application for Georgia Department of Community Affairs Qualified Allocation Plan tax credit assistance.

Enclosure(s)

Proposed Resolution:

Letter of Support to Georgia Department of Community Affairs Office of Affordable Housing



February 21, 2012

Housing Finance Development Division
Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231

RE: Allen Road Senior
144 Allen Road, NE
Sandy Springs, GA 30328

Dear Sir or Madam:

The Housing Authority of Fulton County, Georgia, as Owner, and The Benoit Group, LLC, the developer, of the referenced proposed development, has notified the City of Sandy Springs, Georgia of its intention to apply to the Georgia Department of Community Affairs (DCA) for Low Income Housing Tax Credit (Credit) and/or financing through the HOME Investment Partnerships Program (HOME) for the development of units affordable to low income residents.

The purpose of this letter is to convey our understanding of the details of the project, as stipulated in the State of Georgia's 2013 Qualified Allocation Plan. The details are as follows:

Project Name: Allen Road Senior
Project Address and/or Lot Number: 144 Allen Road, NE, Sandy Springs, GA 30328
Owner/Developer Name: Owner: Housing Authority of Fulton County, Georgia
Developer: The Benoit Group, LLC
Owner/Developer Address: Owner: 4273 Wendell Drive, SW, Atlanta, GA 30336
Developer: Premier Plaza One, 5605 Glenridge Drive, Suite 100
Atlanta, GA 30342
Total Number of Units: up to 100
Total Number of Units Set Aside for Low Income Residents: up to 90
Project Type (New Construction/Rehabilitation): Rehabilitation
Tenancy (Family/Elderly/Special Needs): Near Elderly (55 and older)

I hereby certify that I am the chief elected official of this jurisdiction, or the person duly authorized to speak on behalf of the elected person or body constituting the government of this jurisdiction, as specified in the attached copy of the charter or bylaws of the governmental body. In this capacity, I hereby state that the City of Sandy Springs, Georgia City Council (*check one*):

- Opposes the proposed development as presented.
- Is unopposed to the proposed development as presented.
- Supports the proposed development as presented, as evidenced by the attached resolution of support.

Finally, I understand that I will also be notified by DCA when the Owner/Developer submits its application for Credit and/or HOME funding, and be given 30 days to provide additional comments on the application.

Sincerely,

Eva Galambos, Ph.D.
Mayor, City of Sandy Springs

Attachments: Copy of Local Charter or Bylaws Authorizing Signer
Resolution of Support

RESOLUTION NO. _____

Reading: _____, 2013

STATE OF GEORGIA, COUNTY OF FULTON

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA
TO SUPPORT THE CONSTRUCTION OF AFFORDABLE HOUSING UNITS FOR OLDER
PERSONS**

WHEREAS, the governing authority of the City of Sandy Springs, Georgia (the "City") has been informed by the Housing Authority of Fulton County, Georgia, as Owner, a public body corporate and politic, duly organized and validly existing pursuant to the Constitution and laws of the State of Georgia (the "Authority"), and The Benoit Group, LLC (the "Developer"), an Atlanta Georgia based for-profit organization, that it is seeking low income housing tax credits as an integral part of the financing package for renovation of up to 100 housing units for older persons, located at 144 Allen Road, Sandy Springs, Georgia, said project known as "Allen Road"; and

WHEREAS, it is estimated by the Developer that the planning, design, and construction of Allen Road will require expenditures currently estimated at \$10.2 million; and

WHEREAS, Allen Road will consist of approximately 2.26 acres and is zoned A-L as stated by the Developer; and

WHEREAS, the City understands that the proposed project is conditioned upon approval by U.S. Department of Housing and Urban Development ("HUD") of the conversion to Project Based Rental Assistance under the HUD Rental Assistance Demonstration Program ("RAD"); and

WHEREAS, the 2013 allocation plan for tax credits towards developments of the type described gives additional consideration to any financing application which has the support of the official governing body of the jurisdiction in which the development is located, and such consideration significantly increases the likelihood of the project becoming a reality; and

WHEREAS, the City of Sandy Springs understands that the rehabilitation will be for housing for older persons of Allen Road and will include the following proposals, as presented by the Developer:

1. That the estimated cost will be approximately \$55,000 per unit;
2. That a number of amenities and supportive services have been incorporated into the development. Services include planned social and recreational activities, semi-monthly arts and crafts classes, computer training, and exercise classes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sandy Springs, Georgia, and it is hereby resolved, only for the purposes of the Authority's and Developer's Application for Georgia Department of Community Affairs Qualified Allocation Plan tax credit assistance, by the authority of the same, that:

The City Council of the City of Sandy Springs, Georgia will support, to the extent allowed by state and local laws, including full compliance with all applicable local zoning and land use regulations, the redevelopment of The Allen Road Community as proposed by the Housing Authority of Fulton County, Georgia, as Authority, and The Benoit Group, as Developer, as housing for older persons development. This support is provided for the project as outlined and shall not constitute an endorsement or approval of the proposal or approval of the development entity and its capacity to develop the project as outlined.

RESOLVED this the ____ day of May, 2013.

Attest:

Approved

City Clerk

Eva Galambos, Ph.D.
Mayor

(Seal)