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**CITY COUNCIL AGENDA ITEM**

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**TO:** Mayor & City Council                      **DATE:** April 13, 2011

**FROM:** John McDonough, City Manager

**AGENDA ITEM:** Resolution to Support the Rehabilitation of Affordable Housing Units for Older Persons on Property Located at 144 Allen Road

**MEETING DATE:** For Submission onto the April 19, 2011, City Council Regular Meeting Agenda

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**BACKGROUND INFORMATION:** (Attach additional pages if necessary)

See attached:

Memorandum  
Resolution  
Letters of Support  
Fulton County Resolution

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**APPROVAL BY CITY MANAGER:**                                          **APPROVED**

\_\_\_\_\_ **NOT APPROVED**

**PLACED ON AGENDA FOR:**                     4/19/11                    

**CITY ATTORNEY APPROVAL REQUIRED:** (  ) **YES**      (  ) **NO**

**CITY ATTORNEY APPROVAL:**                                         

**REMARKS:**



To: John McDonough, City Manager

From: Blake J. Dettwiler, AICP, Director of Community Development

Date: April 12, 2011 for submission onto the April 19, 2011 City Council Regular Meeting Agenda

Agenda Item: **Resolution to Support the Rehabilitation of Affordable Housing Units for Older Persons on Property Located at 144 Allen Road**

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***CMO (City Manager's Office) Recommendation:***

**APPROVAL** of a resolution in support of the application by the Housing Authority of Fulton County and the Benoit Group, LLC for low income housing tax credits.

***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 sixty-two (62) years of age and older.

***Discussion:***

The 2011 allocation plan for tax credits towards developments of the type described herein 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.

At this time, staff is recommending that the Mayor and City Council support the developer's application for Qualified Allocation Plan tax credit assistance.

Enclosure(s)  
Proposed Resolution  
Letter of Support to Housing Authority of Fulton County  
Letter of Support to Georgia Department of Community Affairs Office of Affordable Housing  
Fulton County Resolution

Reading: April 19, 2011

STATE OF GEORGIA  
COUNTY OF FULTON

**A RESOLUTION TO SUPPORT THE REHABILITATION OF AFFORDABLE HOUSING  
UNITS FOR OLDER PERSONS ON PROPERTY LOCATED AT 144 ALLEN ROAD**

**WHEREAS**, the governing authority of the City of Sandy Springs, Fulton County, Georgia has been informed by the Housing Authority of Fulton County, 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 rehabilitation of up to 100 housing units for older persons, located at 144 Allen Road, Sandy Springs, Georgia 30328, said project known as “The Allen Road Community”; and

**WHEREAS**, it is estimated by the Developer that the planning, design, and construction of The Allen Road Community will require expenditures currently estimated at \$7 million; and

**WHEREAS**, The Allen Road Community will consist of approximately 2.26 acres and is currently zoned A-L (Apartment Limited District) conditional pursuant to zoning case Z81-0129; 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 Authority’s disposition application; and

**WHEREAS**, the 2011 allocation plan for tax credits towards developments of the type described herein 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 of housing for older persons of the Allen Road Community and will include the following proposals, as presented by the Developer:

1. That the estimated cost will be approximately \$50,000 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 the 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 zoning and land use regulations, the rehabilitation of The Allen Road Community as proposed by the Housing Authority of Fulton County, as Authority, and The Benoit Group, LLC, as Developer, as housing for older persons. This support is provided for the project as outlined and shall not constitute

endorsement or approval of the development entity and its capacity to develop the property as outlined.

**RESOLVED** this the 19<sup>th</sup> day of April, 2011.

Approved:

Attest:

\_\_\_\_\_  
Eva Galambos, Mayor

\_\_\_\_\_  
Michael Casey, City Clerk

(Seal)



April 19, 2011

Ms. Falecia Stewart  
Executive Director  
Housing Authority of Fulton County  
4273 Wendell Drive, SW  
Atlanta, GA 30336

Re: Proposed Disposition of Selected Housing Authority property located at the Allen Road Public Housing Community located at 144 Allen Road, Atlanta (within the incorporated boundaries of the City of Sandy Springs) Georgia ("Property")

Dear Ms. Stewart:

The Mayor's Office has consulted with the Housing Authority of Fulton County ("Authority") regarding the proposed disposition of the above-referenced Property and supports submission of an application for approval of this disposition to the United States Department of Housing and Urban Development ("HUD").

The City of Sandy Springs understands the Authority's decision to dispose of the Property consisting of a total of 100 residential units [(98) ninety eight-(1) one bedroom units and (2) two-(2) two bedroom units] with common areas and associated amenities. The Property has become functionally obsolete and no longer provides viable affordable housing to the residents of Fulton County. Thus, it is the intent of Authority to seek permission from HUD to remove the Property through disposition from the Annual Contributions Contract (ACC) and thereby deregulate their use, and to redevelop the Property into a new modern mixed finance community to serve elderly residents of North Fulton County.

If you need further assistance, please contact my office.

Sincerely,

Eva Galambos, PhD  
Mayor, City of Sandy Springs



April 19, 2011

Office of Affordable Housing  
Georgia Department of Community Affairs  
60 Executive Park South, N.E.  
Atlanta, Georgia 30329-2231

RE: Allen Road Senior  
144 Allen Road NE #617  
Atlanta, GA 30328-48911

Dear Sir or Madam:

The Benoit Group, LLC, the developer of the referenced proposed development, has notified the City of Sandy Springs of its intention to develop and 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 2011 Qualified Allocation Plan. The details are as follows:

Project Name:	Allen Road Senior I
Project Address and/or Lot Number:	144 Allen Road NE #617 Atlanta, GA 30328
Owner/Developer Name:	Owner: Fulton County Housing Authority Developer: The Benoit Group, LLC
Owner/Developer Address:	Owner: 4273 Wendell Drive, SW Atlanta, GA 30336 Developer: 7000 Central Parkway, Suite 1100 Atlanta, GA 30328
Total Number of Units:	up to 100 units
Total Number of Units Set Aside for Low Income Residents:	up to 90
Project Type (New Construction/Rehabilitation):	Rehabilitation
Tenancy (Family/Elderly/Special Needs):	Elderly (62 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 Sandy Springs City Council:

- 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

Prepared for the Regular Meeting of  
the Board of Commissioners to be held  
Thursday, March 17, 2011

**DISPOSITION OF THE ALLEN ROAD PUBLIC HOUSING COMMUNITY**

**ITEM NO: FY2011-009**

To consider and approve the disposition by the Housing Authority of Fulton County, Georgia (the "Authority") the property known as the Allen Road Public Housing Community located at 144 Allen Road, Atlanta, Fulton County, Georgia (the "Property").

**BACKGROUND:**

The Authority owns a 100 unit apartment property known as the Allen Road Public Housing Community ("Allen Road"). The purchase of the property was funded by the United States Department of Housing and Urban Development ("HUD"), and is designated as "public housing". Constructed in 1984, the property is a single high-rise building consisting of a total of 100 residential units [(98) ninety eight-(1) one bedroom units and (2) two- (2) two bedroom units] with common areas and associated amenities. Allen Road is within the incorporated boundaries of the newly created City of Sandy Springs. Currently there are 57 (fifty-seven) parking spaces with the entire site consisting of approximately 3.68 acres of land. The Property continues to be funded through the Annual Contributions Contract (ACC), in exchange for a commitment from the Authority to maintain those units for low-income use under the system of rules that governs federally funded public housing. However, Allen Road is functionally obsolete and no longer provides viable affordable housing to the residents of Fulton County. Thus, it is the intent of HAFC to redevelop the property into a new modern mixed finance community to serve elderly residents of North Fulton County. In order to do so, the authority will seek permission from HUD to remove the Property through disposition from the ACC and thereby deregulate their use.

**RESOLUTION:**

**WHEREAS**, the Authority believes it is in the best interest of the Authority to begin the disposition process with HUD to dispose of the Property; and

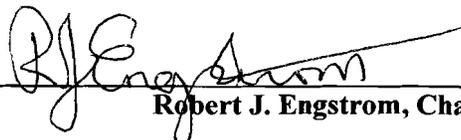
**WHEREAS**, the Authority seeks the approval of the Authority's Board of Commissioners (the "Board") to begin the process of disposition of the Property; and

**WHEREAS**, the final disposition of the Property will not be completed without the final approval of the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF FULTON COUNTY:**

Considers and approves the Authority moving forward with the application process for the disposition of the Allen Road Public Housing Community located at 144 Allen Road, Atlanta, Fulton County, Georgia, with the final resolution of support of the application to be entered upon completion of the stated application process.

**BE IT RESOLVED THIS 17<sup>th</sup> DAY OF MARCH, 2011**

  
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Robert J. Engstrom, Chair