



Administrative Services Committee Meeting

Meeting Date: 04/29/2025

HCD_The Villages at Meadowbrook Phase II of Augusta Letters of Support

Department: HCD

Presenter: HCD Director. and/or HCD Staff

Caption: Motion to approve HCD's request for the Augusta GICH team and the Mayor of Augusta to provide a letter of support for the Villages at Meadowbrook Phase II for the purpose of the Georgia Department of Community Affairs (DCA) Low-Income Housing Tax Credit (LIHTC) project for 75 1-and 2-bedroom age-restricted, 55 and older units.

Background: *GICH Background:*

Georgia Initiative for Community Housing (GICH) helps communities improve their quality of life and economic vitality through the development of locally driven housing and revitalization strategies. In 2023, the GA Department of Community Affairs (DCA) selected Augusta as a GICH Community. The Augusta GICH team has been working diligently to advance housing initiatives in the Turpin Hill area. The main goals are to assess housing, expand outreach and education, empower the neighborhood association, secure resources to improve housing conditions, and build partnerships. Walton Communities, in partnership with Augusta Housing Authority, has extensive experience in providing quality housing through Low Income Housing Tax Credit (LIHTC) projects.

Building on this strong foundation, the project team brings extensive experience collaborating with GICH teams and Public Housing Authorities across Georgia to successfully support and develop impactful affordable housing initiatives.

Project Background:

Walton Communities was formally procured by the Augusta Housing Authority to develop affordable housing on ~19 acres at 3255 Deans Bridge Road. Since procurement, the project team was selected under the 2023, 4% Low Income Housing Tax Credit ("LIHTC") competitive funding cycle and has closed on the financing as of March 2025. While the project is not under the Walton Communities brand, 3 Walton principals hold the majority of the developer's ownership interest in this project as described in more detail below. The project team is applying for LIHTC under the 2025, 9% round in May of 2025 and is therefore formally seeking the support of the Georgia Initiative for Community Housing ("GICH") Team's support. This project is indicative

of the GICH community’s mission and meets several of the goals identified within the GICH Action Plan. This project will enable the team to develop a comprehensive housing plan that can guide future development activities and contribute to an increase in the affordable housing stock in Augusta. The Villages at Meadowbrook Phase 2 will be complimentary and can be replicated as part of the greater GICH team’s mission.

<u>Address</u>	<u>Budget</u>	<u>Project Type</u>
3255 Deans Bridge Road	\$21.3M	New construction

Project Overview Information

The Villages at Meadowbrook Phase 2 (the “Project”, or “Phase 2”) is the second phase of The Villages at Meadowbrook multi-phased master planned community being developed in partnership by the Villages at MB Phase 2 Developer, LLC (“The Developer”) and the Augusta Affordable Housing Corporation ("AAHC"), collectively the “Project Team”. The first phase, the Villages at Meadowbrook Phase 1 (“Phase 1”), was awarded tax credits in 2023 and closed on the construction financing in March of 2025. AAHC is an instrumentality of the Housing Authority of the City of Augusta, Georgia (“AHA”), the landowner and lessor applicable to The Villages at Meadowbrook Phase 2. Due to succession planning reasons within existing Walton Communities leadership, the project is being developed in a joint venture structure in which the Developer partnership is comprised of current and recently former Walton Communities principals. The General Contractor will be Walton Construction Group, and the property manager will be a joint venture structure between current and recently former Walton Communities principals using Walton Communities’ management infrastructure.

The Project will consist of 75 1- and 2- bedroom, age-restricted (55+) units, all of which will be income restricted and qualify for Low Income Housing Tax Credits (LIHTC). Of the 75 total units, there will be 15 Project-based Voucher (PBV) subsidized units targeting 30% of the Area Median Income (“AMI”) issued by AHA, 42 LIHTC-only units targeting residents with incomes that are 60% of AMI, and 18 LIHTC-only units targeting residents with incomes at 70% of AMI.

When complete, the overall master planned community will consist of 236, non-age restricted units on Phase 1 and 75 age-restricted units on Phase 2 for a total of 311 affordable units. Both phases will be complete by 2027 and 2028.

The mission of the Project Team in the creation of The Villages at Meadowbrook is to utilize the support of civic organizations, governmental authorities, and residential neighbors in providing neighborhoods that matter in a mixed income and multi-generational housing environment with first-class amenities in an aesthetically superior

combination of land planning, architectural elements, and landscaping. The Developer, both through its own philanthropic mission of its principals and through its partnerships cultivated over the years, goes above and beyond to serve each resident in a way that is specifically tailored to each phase of life. We plan to incorporate amenities, programs and services that cater to all ages of the resident population, all of which will be geared towards achieving outcomes of increased access to education, employment, transportation, recreation, healthcare, and health education.

- This development will be a 100% affordable apartment development.
- This development will not be a public housing project but will be in partnership with the Augusta Housing Authority.
- This development's total development costs (TDC) are estimated to be \$21.3M.
 - The funding sources will consist of federal and state low-income housing tax credit equity, conventional financing and soft financing from the AAHC. There will be no additional federal or local funds from the City of Augusta or otherwise.
- If tax credits are awarded, construction would start approximately in the 2nd quarter of 2026 and end in first quarter of 2028.
- Property Location:
 - Parcel ID/Tax Map #: 095-4-001-00-00
- Acres: 3.955 (Phase 2)

Project Specific Information

Location:

- The development team is proposing to develop the final phase of master planned development using low-income housing tax credits on land currently owned by AHA. There are no existing public housing units or structures on the site and will therefore be construction on currently vacant land.
- The subject site is positioned just north of Deans Bridge Road and south of Hampton Drive in Augusta, Richmond County, Georgia. The physical address of the site is 3255 Deans Bridge Road, Augusta, Georgia 30906.
- The subject site is surrounded by a mixture of land uses including schools, places of worship, single-family detached homes, an apartment complex, mobile homes, and commercial uses. The site is just north of Deans Bridge Road, south of Hampton Drive in Augusta, and west of Interstate 520.
- Neighborhood amenities are convenient to the site including a retailer, grocery store, convenience store, restaurants, and pharmacy within 2.5 miles of the site along Deans Bridge Road and Lumpkin Road. Walmart Supercenter is less than one mile east of the site on Deans Bridge Road while Augusta Mall is approximately 4.4 miles north of the site along Wrightsboro Road.

- Villages at Meadowbrook Phase 2 will have high visibility along Deans Bridge Road, a heavily traveled thoroughfare to the south, and Georgetown Drive to the east, a moderately traveled connector street. The site will also have visibility along Hampton Drive, a lightly traveled residential street, to the north.
- The site is located within walking distance (¼ mile) from an Augusta Public Transit Orange line stop.

Building/Project Info:

- Villages at Meadowbrook Phase 2 will offer 75 newly constructed rental units targeting senior renter households aged 55 or older. All units will benefit from Low Income Housing Tax Credits (LIHTC) targeting senior renter households earning up to 30 percent, 60 percent, and 70 percent of the Area Median Income (AMI). Fifteen units at 30 percent AMI will be deeply subsidized with Project Based Vouchers (PBV) allocated by the Augusta Housing Authority. The targeted tenancy of the development is Senior/HFOP (55+). The community will offer 42 one-bedroom units and 33 two-bedroom units.
- The site plan will consist of 1, 4 story building with an elevator and multiple age-appropriate amenities, including a community room, arts and crafts room, covered porch, gazebo and outdoor gathering area and more. There will be multiple beautifully landscaped outdoor green spaces that will create the focal point of the “Main Street” corridor for the entire master planned community.
- Villages at Meadowbrook Phase 2 will offer a refrigerator, range/oven, dishwasher, disposal, microwave, washer and dryer connections, ceiling fans, and central heating and air conditioning as standard in each unit. Additionally, Villages at Meadowbrook Phase 2 will offer LVT throughout the unit, laminate countertops, and tile backsplash in the kitchen and tile in the bathrooms.
- The 2nd Phase will have perpetual cross access into Phase 1 and will be jointly managed as a master planned community.
-

Neighborhood/Community Development:

- The Augusta Commission approved a Deans Bridge Road economic development plan in October 2022 called the Deans Bridge Revitalization Plan. The plan affects the immediate area surrounding the subject site. The intent of the economic development plan is to revitalize the area with an emphasis on increasing the supply of affordable housing, increasing access to education, transportation, healthcare and employment. The investment is expected to include affordable housing (The Villages at Meadowbrook Phase 1 and Villages at Meadowbrook Phase 2) and is intended to spur additional investment activity including, but not limited to, additional new commercial spaces, an early learning center, new pedestrian crosswalks, sidewalks, and bicycle-pedestrian connections to the nearby schools. The project team has engaged a board, called a Community Quarterback Board, to create an action plan with implementation measures to make the Deans Bridge Revitalization Plan come to fruition once the project is underway. The creation of this Revitalization Plan represents just the beginning of a longer process to bring new development, investment, and transformation to the Deans Bridge Road area.
- The development team plans to partner with Mission 1:27, Oaks Ministries and other local / regional partners in order to bring supportive services at the community. For over 12 years, Mission 1:27 has had an ongoing relationship with

members of the Development team (who are also principals of Walton Communities). Mission 1:27 and Oaks Ministries have successfully partnered with Walton Communities to deliver multi-generational services to residents at Walton Green and Walton Oaks.

- Mission 1:27 is a faith based non-profit whose sole mission is to support single parents, senior adults, children, and individuals, as well as the community at large. Mission 1:27 enjoys partnership with a variety of churches, schools, and non-profit organizations to provide individuals and families with needed resources. Below are the various ways Mission 1:27 supports our residents and communities:

- Adventure Centers: After school programs that provide reading tutoring, summer camps, and meals through various community partnerships (250 students served for 2022-2023 school year across 6 communities).
- Summer Camps: In a typical summer, Mission 1:27 impacts more than 200 children and teens by filling their time with 120 field trips over 30 days of summer camp.
- Adventure Teens: Help teens set goals and prepare for college and career readiness. 75+ teens were reached in the 2022-2023 school year.
- Legacy (Senior) Programs: Many social, educational and cultural activities and outings are offered for adults 55 and up. Over the last year:
 - Access to health and health education: 188 flu shots and covid boosters were administered.
- Christmas Market: Provides parents with a way to be able to purchase Christmas gives and toys for their children at greatly reduced prices (nearly 2,000 children served in 2023).
- Other services for individuals and families: Life Groups, community outreach including delivering meals, assistance with moving, car repairs, encouraging calls, emails and more.
- Community Partnerships: Financial Peace University, YMCA, WinShape Camps, Richmond Trauma Counseling Centers and Food Co-Ops in partnership with Food Security for America.
- Food Co-Ops: Over the last year, 180+ households were served, and 120,000+ pounds of food were distributed, which amounts to \$220,000+ in value.

Green Building Practices:

- Our Development Team has broad experience with the variety of Green Building Standards and programs available to the housing industry. We employ a layered & integrated approach to design, engineering efficiency, Energy Star implementation and certification, NEPA compliance, comprehensive stormwater management and hazardous waste management. Our team of consultants specialize in project management of these key standards and have project experience in the Southeast beginning in 2004. Specifically, our Development Team has certified EarthCraft and Energy Star projects for over 15 years where each affordable apartment communities are and have been developed in an environmentally responsible and sustainable manner. We take a comprehensive

approach to master planning and always lead with an audit of opportunity to implement Green Building programs and principles early in the project lifecycle.

- All properties comply with Georgia's Department of Community Affairs strict sustainability standards and each unit is outfitted with Energy STAR appliances. All recent and future affordable developments receive a sustainable building certification from an independent third party, such as the Southface Energy Institute and Greater Atlanta Home Builders Association or the US Green Building Council.

Long Term Affordability:

- The project partnership will enter into a land use restrictive covenant with the Georgia Department of Community Affairs that would restricting the use of this property for low-income housing for 30 years.

Developer Information

Villages at MB Phase 2 Developer, LLC ("Developer"):

- The principals of the Developer have been involved in the acquisition and/or rehabilitation of 56 apartment communities in Georgia since the inception of Walton Communities.
- The principals of the Developer who are also principals of Walton Communities are Keith Davidson, David Knight and Tom Wilkes ("Walton Principals"). Other principals of the Developer team are Jenny Wilkerson and Chase Davidson (collectively the Walton Principals and the other Principals comprise the "Developer").
- The Walton principals currently manage over 6,400 apartment units, with over 3,100 affordable units and nearly 3,300 conventional market rate units.
 - In Augusta, the Walton principals current manage 739 units across 7 phases in Augusta: Walton Green and Walton Oaks, all of which were in partnership with the Augusta Housing Authority.
- Headquarters: Atlanta, GA
- Long-term owners
- Over the last 12 years, the Walton principals have almost exclusively developed LIHTC communities in partnership with Public Housing Authorities. Twenty-six (26) of the owned, LIHTC communities are in partnership with a Public Housing Authority in Georgia. To date, we have developed or are under construction on 3,393 units, renovated/resyndicated 511 units and have an additional 65 units in predevelopment stages with local PHAs.

Please see below for a list of the Walton Principals' Development history:

No.	Project	Location	Community Type	Financing	Type of Tax Credits	Type	Total Units
1	Walton Trail	Marietta, GA	Affordable	Bond/Tax Credit/TBRA Agmnt	4%	Acquisition/Rehab	404
2	Rosewood	Cartersville, GA	Market Rate	Conventional	N/A	Developed	148
3	Walton Park	Smyrna, GA	Affordable	Bond/Tax Credit	4%	Developed	419
4	Walton Green	Kennesaw, GA	Affordable	Bond/Tax Credit	4%	Developed	236
5	Rose Park	Marietta, GA	Market Rate	Conventional	N/A	Developed	216
6	Walton Grove	Smyrna, GA	Market Rate	Bond/PBRA Agmnt	N/A	Acquisition/Rehab	180
7	Hampsons at East Cobb	Marietta, GA	Market Rate	Conventional	N/A	Developed	204
8	Barrett Creek	Kennesaw, GA	Market Rate	Conventional	N/A	Developed	232
9	Walton Vinings	Smyrna, GA	Market Rate	Conventional	N/A	Developed	216
10	Walton Falls	Dunwoody, GA	Affordable	Bond	N/A	Developed	232
11	Walton Centennial	Roswell, GA	Market Rate	Bond	N/A	Developed	250
12	Walton Reserve	Austell, GA	Affordable	Bond/Tax Credit/TBRA Agmnt	4%	Developed	250
13	Walton Ridenour	Kennesaw, GA	Affordable	Bond/Tax Credit/TBRA Agmnt	4%	Developed	261
14	Walton River	Atlanta, GA	Market Rate	Conventional	N/A	Acquisition	370
15	Walton on the Chattahoochee	Atlanta, GA	Market Rate	Conventional	N/A	Acquisition	584
16	Walton Village	Marietta, GA	Affordable	Bond/Tax Credit	4%	Developed	208
17	Legacy at Walton Village	Marietta, GA	Affordable	Tax Credit/PBRA Agmnt	9%	Developed	125
18	Walton Ashwood	Atlanta, GA	Market Rate	Conventional	N/A	Developed	160
19	Walton Lakes	Atlanta, GA	Market Rate	Bond	N/A	Developed	305
20	Legacy at Walton Lakes	Atlanta, GA	Affordable	Tax Credit/RHF Funds/PBRA Agmnt	9%	Developed	126
21	Walton at Columns Drive	Marietta, GA	Market Rate	Conventional	N/A	Acquisition	384
22	Legacy at Walton Oaks	Augusta, GA	Affordable	Tax Credit/RHF Funds/RAD	9%	Developed	75
23	Legacy at Walton Village (Phase 2)	Marietta, GA	Affordable	Tax Credit/PBRA Agmnt	9%	Developed	78
24	Legacy at Walton Overlook	Acworth, GA	Affordable	Tax Credit/PBRA Agmnt	9%	Developed	108
25	Walton Oaks (Phase 1)	Augusta, GA	Affordable	Tax Credit/RHF Funds/RAD	9%	Developed	75
26	Walton Crossing	Marietta, GA	Affordable	Bond/Tax Credit	4%	Acquisition/Rehab	238
27	Legacy at Walton Heights	Marietta, GA	Affordable	Tax Credit	9%	Developed	100
28	Walton Renaissance	Marietta, GA	Affordable	Tax Credit/PBRA Agmnt	4%	Acquisition	150
29	Woodstock West by Walton	Woodstock, GA	Market Rate	Conventional	N/A	Developed	308
30	Walton Riverwood	Marietta, GA	Market Rate	Conventional	N/A	Developed	315
31	Walton Westside	Atlanta, GA	Market Rate	Conventional	N/A	Developed	254
32	Legacy at Walton Mill	Hiram, GA	Affordable	Tax Credit	9%	Developed	105
33	Walton Oaks (Family Phase 2)	Augusta, GA	Affordable	Tax Credit/RHF Funds/RAD	9%	Developed	106
34	Legacy Walton Oaks (Phase 2)	Augusta, GA	Affordable	Tax Credit/RHF Funds/RAD	9%	Developed	62
35	Walton Bluegrass	Alpharetta, GA	Market Rate	Conventional	N/A	Developed	200
36	Legacy at Walton Park	Acworth, GA	Affordable	Tax Credit/RHF Funds	9%	Developed	100
37	Legacy at Walton Bluegrass	Alpharetta, GA	Market Rate	Conventional	N/A	Developed	100
38	Woodstock West by Walton (Phase 2)	Woodstock, GA	Market Rate	Conventional	N/A	Developed	99
39	Walton Summit	Gainesville, GA	Affordable	Tax Credit/PHA Funds/PHA Units	9%	Developed	84
40	Walton Ridge	Marietta, GA	Affordable	Tax Credit/CDBG/PBV Agmnt	9%	Developed	72
41	Walton on Chattahoochee - Riverside	Atlanta, GA	Market Rate	Conventional	N/A	Developed	26
42	Legacy at Walton Green	Augusta, GA	Affordable	Tax Credit/RHF Funds/RAD	9%	Developed	80
43	Legacy at Walton Summit (Phase 2)	Gainesville, GA	Affordable	Tax Credit/PHA Funds/PHA Units	9%	Developed	90
44	Walton Summit (Phase 3)	Gainesville, GA	Affordable	Tax Credit/PHA Funds/PHA Units	9%	Developed	78
45	Legacy at Walton Green (Phase 3)	Augusta, GA	Affordable	Tax Credit/RHF Funds	9%	Developed	90
46	Walton Ridge (Phase 3)	Marietta, GA	Affordable	Tax Credit/PBV Agmnt	9%	Developed	108
47	Walton Reserve 2	Austell, GA	Affordable	TE Bond/Tax Credit	4%	Acquisition/Rehab	250
48	Legacy at Walton Ridge (Phase 2)	Marietta, GA	Affordable	TE Bond/Tax Credit/CDBG/PBV Agmnt	4%	Developed	171
49	Legacy at Walton Heights (Phase 2)	Marietta, GA	Affordable	Tax Credit/HOME/PBV Agmnt	9%	Developed	90
50	Walton Harbor (Phase 1)	Gainesville, GA	Affordable	Tax Credit/CDBG/PHA Funds/PHA Units	9%	Developed	81
51	Legacy at Walton Trail (Phase 1)	Villa Rica, GA	Affordable	Tax Credit/PHA Funds/RAD	9%	Developed	90
52	Walton Fayetteville	Fayetteville, GA	Market Rate	Conventional	N/A	Developed	270
53	Walton Green (Family Phase 2)	Augusta, GA	Affordable	TE Bond/Tax Credit/DDTF/PBV Agmnt	4%	Developed	250
54	Walton Ridenour 2	Kennesaw, GA	Affordable	TE Bond/Tax Credit	4%	Acquisition/Rehab	261
55	Legacy at Walton Harbor (Phase 2)	Gainesville, GA	Affordable	Tax Credit/PHA Funds/PHA Units	9%	Developed	85
56	Walton at Kennesaw Mountain	Kennesaw, GA	Market Rate	Conventional	N/A	Developed	75
57	Walton Crossing Phase 1	Norcross, GA	Affordable	Tax Credit	9%	Under Construction	90
58	Walton Trail Phase 2	Villa Rica, GA	Affordable	Tax Credit/PHA Funds/ RAD	4%	Under Construction	143
59	Legacy at Walton Crossing Phase 2	Norcross, GA	Affordable	Tax Credit	9%	Pre-Development	76
60	Walton Holly Springs	Holly Springs, GA	Market Rate	Conventional	N/A	Pre-Development	241
61	Walton Woodstock at Main	Woodstock, GA	Market Rate	Conventional	N/A	Acquisition/Rehab	23
62	Walton Fields (Phase 1)	Dalton, GA	Affordable	Tax Credit/PHA Funds	9%	Pre-Development	90

Please see below for recent development history with more detail for the Development Team:

Project Name	Location	State	Total Units	Date of Award	New Constr./Rehab	Completion/Status	Partner	PHADisposition	TaxCredits	Bond Issuer	Equity	Financing	Public Subsidy	Income Level Served	Total Dev. Cost
The Villages at Meadowbrook	Augusta	GA	236	2023	New Const.	Pre-Dev	Augusta HA	N/A	4% w/ Tax Exempt Bonds	Augusta Housing Authority	Truist	Freddie Mac TEL, PHA Funds, Conventional Bank	Project Based Vouchers	Mixed (30% - 70% AMI)	\$61.1MM
Legacy at Walton Crossing Phase 2	Norcross	GA	76	2023	New Const.	Under Const.	Norcross HA	Section 18	9%	N/A	Truist	Conventional Bank, AFPA Funds	AFPA	Mixed (50% - 60% AMI, Market)	\$24.4MM
Walton Trail Phase 2	Villa Rica	GA	143	2022	New Const.	Under Const.	Villa Rica HA	RAD	4% w/ Tax Exempt Bonds	Villa Rica Housing Authority	Truist	Freddie Mac TEL, PHA Soft Debt, Conventional Bank	RAD Project Based Rental Assistance	Mixed (30% - 70% AMI)	\$41.2MM
Walton Crossing Phase 1	Norcross	GA	90	2022	New Const.	Under Const.	Norcross HA	Section 18	9%	N/A	Truist	Conventional Bank, AFPA Funds	AFPA	Mixed (50% - 60% AMI, Market)	\$24.4MM
Legacy at Walton Harbor (Ph. 2)	Gainesville	GA	85	2021	New Const.	2024	Gainesville HA	Section 18, Faircloth to RAD	9%	N/A	Truist	PHA Soft Debt, Conventional Bank	RAD PERA (Faircloth to RAD)	Mixed (60% AMI, Market)	\$20.6MM
Walton Green (Family Ph. 2)	Augusta	GA	250	2020	New Const.	2024	Augusta HA	Section 18	4% w/ Tax Exempt Bonds	Augusta Housing Authority	Truist, Sugar Creek	DDTF Funds, Fannie Mae MTEB, Conventional Bank	PHA PSB & ACC	Low Income (60% AMI)	\$53.4MM
Walton Renaissance	Kennesaw	GA	261	2020	Acq./Rehab	2022	Cobb HA	N/A	4% w/ Tax Exempt Bonds	Kennesaw Development Authority	Wells Fargo, Sugar Creek	Fannie Mae MTEB, Bridge Financing, Seller Note, Conventional Bank	N/A	Low Income (60% AMI)	\$50.2MM
Legacy at Walton Trail (Ph. 1)	Villa Rica	GA	90	2019	New Const.	2022	Villa Rica HA	RAD	9%	N/A	Enterprise Bank of America	PHA Soft Debt, Conventional Bank	RAD Project Based Rental Assistance	Mixed (30% - 60% AMI)	\$20.6MM
Walton Harbor (Ph. 1)	Gainesville	GA	81	2019	New Const.	2022	Gainesville HA	Section 18, Faircloth to RAD	9%	N/A	Truist	PHA Soft Debt, CDBG Funds, PHA Soft Loan, Conventional Bank	ACC (New RAD Project Based Vouchers)	Mixed (30% - 80% AMI)	\$17.9MM
Legacy at Walton Heights (Ph. 2)	Marietta	GA	90	2018	New Const.	2021	Marietta HA	N/A	9%	N/A	Truist	HOME Funds, CDBG Funds	Project Based Vouchers	Mixed (60% AMI, Market)	\$20.5MM
Legacy at Walton Ridge (Ph. 2)	Marietta	GA	171	2018	New Const.	2021	Marietta HA	N/A	4% w/ Tax Exempt Bonds	Housing Authority of Cobb County	Truist	HUD 231, CDBG Funds, PHA Soft Loan	Project Based Vouchers	Mixed (50% - 80% AMI)	\$30.8MM
Walton Reserve	Austell	GA	250	2019	Acq./Rehab	2020	Cobb HA	N/A	4% w/ Tax Exempt Bonds	Housing Authority of Cobb County	Enterprise	Private Placement Bond, Seller Financing	N/A	Low Income (60% AMI)	\$47MM

Analysis: Motion to approve HCD's request provide a letter of support from the Augusta GICH team and the Mayor of Augusta.

Financial Impact: There is no cost or financial obligation from the City of Augusta.

Alternatives: Deny HCDs Request.

Recommendation: Motion to approve HCD's request for the Augusta GICH team and the Mayor of Augusta to provide a letter of support for the Villages at Meadowbrook Phase II for the purpose of the Georgia Department of Community Affairs (DCA's low-income tax credit project) (LIHTC) for 75 1-and 2-bedroom age-restricted, 55 and older units.

Funds are available in the following accounts:

N/A

REVIEWED Procurement
AND Finance
APPROVED Law
BY: Administrator
Clerk of Commission

