



Al Thurman
Mayor

June 6, 2016

Georgia Department of Community Affairs
Office of Affordable Housing
60 Executive Park South, NE
Atlanta, GA 30329

RE: Zoning Certification for Abbington Trail - Phase II
Parcel #19080500080 located on Florence Road and Richard D. Sailors Pkwy, Powder Springs, and Trillium Drive
Cobb County

The above referenced property is currently zoned MXU (Mixed Use) and designated a part of a Community Activity Center within the Powder Springs Comprehensive Land Use Plan (the "Land Use Plan") The Land Use Plan classification and the approved zoning on the property allows for a 80-unit age restricted independent living facility.

The application to develop the facility was presented to the City of Powder Springs in a public hearing before the Mayor and Council. The developer has been approved to construct 80 units of senior housing in a 3-story elevator building. The property is sufficiently zoned for that proposed use.

The City is supportive of the proposed development and looks forward to receiving word of approval from DCA. Please let me know if I can be of further assistance or provide any additional information.

Sincerely,

Al Thurman
Mayor

C: Wendy Butler, Esq.
Community Development Department, Powder Springs



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Dear Sir or Madam:

Rea Ventures Group, LLC, the developer of the referenced proposed development has notified the City of Powder Springs of its intention to develop and to apply to the Georgia Department of Community Affairs (DCA) for tax credits under IRC Section 42 for the development of units affordable to qualifying residents under such rules.

The purpose of this letter is to convey our understanding of the details of the project, as presented at the regularly scheduled public hearing on June 6, 2016. The details are as follows.

Project Name: Abbington Trail Phase II
Project Address and/or Lot Number: Parcel #19080500080 on Florence Rd and Dallas / Powder Springs Rd / Trillium Drive
Owner/Developer Name: Powder Springs Abbington Trail II, LP (Owner) Rea Ventures Group, LLC (Developer).
Owner/ Developer Address: 2964 Peachtree Rd NW, Suite 200, Atlanta GA 30305
Total Number of Units: 80
Total Number of Units Set Aside for LIHTC Residents: 64
Project Type (New Construction/Rehabilitation): New Construction – Senior
Tenancy: Senior

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Mayor

C: Wendy Butler, Esq.
Community Development Department, Powder Springs