

1 **A RESOLUTION TO SUPPORT AFFORDABLE HOUSING IN THE ENGLISH AVENUE**  
2 **NEIGHBORHOOD BY APPROVING A GRANT FROM FUNDS PREVIOUSLY SET**  
3 **ASIDE TO AID IN THE CONSTRUCTION OF A 20-UNIT AFFORDABLE MULTIFAMILY**  
4 **DEVELOPMENT, AND FOR OTHER PURPOSES.**

5  
6 **WHEREAS**, Fulton County faces a growing housing affordability crisis, with  
7 thousands of low-income families, seniors, people with disabilities, and working  
8 households struggling to maintain stable and adequate housing due to rising rents, limited  
9 housing supply, and increasing cost burdens; and

10 **WHEREAS**, the Fulton County Commission is dedicated to addressing affordable  
11 housing by leveraging public-private partnerships, grant programs, and other tools that  
12 make the most efficient use of taxpayer dollars; and

13 **WHEREAS**, Clifford Palmer (Palmer Equity Group LLC), an experienced  
14 developer, and long-time resident of the English Avenue community, will construct a new  
15 20-unit multifamily development located at 392 and 396 James P. Brawley Boulevard NW  
16 (“English Commons”) in the English Avenue neighborhood, in which 16 of the 20 units will  
17 be affordable for 30 years at 60 percent, 70 percent, and 80 percent AMI; and

18 **WHEREAS**, the English Commons project will be constructed on currently vacant  
19 property and will contribute to the redevelopment and activation of the James P. Brawley  
20 corridor without displacing legacy residents; and

21 **WHEREAS**, the funding sources for the English Commons project budget of  
22 \$4,530,000 include construction debt of \$1,500,000 (33.1%), Vine City Housing Trust  
23 Fund support of \$600,000 (13.2%), owner equity of \$850,000 (18.8%), deferred  
24 development fees of \$580,000 (12.8%), and a Westside Tax Allocation District (TAD)  
25 Grant of \$1,000,000 (22.1%); and

1           **WHEREAS**, the Fulton County portion of the Westside TAD Grant for this  
2 affordable housing project is \$250,000 (or 5.5% of the total investment); and

3           **WHEREAS**, the Westside TAD Grant funding is necessary to ensure the financial  
4 feasibility of the project and to support the long-term affordability commitments associated  
5 with the development; and

6           **WHEREAS**, pursuant to Resolution 98-1452, adopted on November 18, 1998, as  
7 amended by Resolution 05-0851 adopted on July 20, 2005, and Resolution 08-1010  
8 adopted on December 17, 2008, collectively, the “County Resolution,” the Board of  
9 Commissioners of Fulton County consented to the inclusion of its ad valorem property tax  
10 increment to fund the Westside TAD through December 31, 2038; and

11           **WHEREAS**, the County Resolution requires that projects financed after December  
12 31, 2018, with Fulton County property tax increment generated within the geographical  
13 boundaries of the Westside TAD shall be subject to approval by Fulton County; and

14           **WHEREAS**, Fulton County is a party to the bond obligations committed to by the  
15 Westside TAD and as such, must continue to contribute its tax increment payments to the  
16 Westside TAD until such bond obligations are paid in full through 2038; and

17           **WHEREAS**, the Fulton County Board of Commissioners recognizes that the  
18 highest and best use of all tax increment dollars contributed to the Westside TAD is to  
19 fund projects that will grow the tax base, address affordability, and protect and strengthen  
20 Westside Atlanta communities.

21           **NOW, THEREFORE BE IT RESOLVED** that the Fulton County Board of  
22 Commissioners hereby consents to the use of \$250,000 of its Westside TAD tax  
23 increment dollars to be granted to Palmer Equity Firm, LLC for the construction of a 20-

1 unit multifamily housing development in the English Avenue neighborhood as described  
2 herein.

3 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,  
4 Georgia, this 3<sup>rd</sup> day of June 2026.

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**FULTON COUNTY  
BOARD OF COMMISSIONERS**

**Sponsored by:**

12  
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Dana Barrett, Commissioner  
(District 3)

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**ATTEST:**

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Tonya R. Grier,  
Clerk to the Commission

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**APPROVED AS TO FORM:**

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Y. Soo Jo, County Attorney

## English Commons – Multifamily Development

392 & 396 James P. Brawley Blvd – Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD Funds

<b>Summary</b>	To authorize the release of \$250,000 of the Fulton County increment set aside in the Westside TAD Fund to aid in the construction of a new 20-unit multifamily housing development in the English Avenue Neighborhood.
<b>Funding Source</b>	Westside TAD Fund
<b>Location</b>	392 & 396 James P. Brawley Blvd, NW <b>Council District:</b> 3 <b>NPU:</b> L <b>APS District:</b> 2 <b>Fulton County District:</b> 6
<b>Timeline</b>	12-months Est. Construction Start Date: July 2025
<b>Type</b>	New Construction Multifamily
<b>Affordability Period</b>	30 years
<b>Ownership Entity/Developer</b>	Palmer Equity Firm, LLC
<b>Description</b>	The proposed development consists of 20 new construction multifamily units located along James P. Brawley Blvd. in the English Avenue neighborhood. The project will construct two (2) buildings, each with 10 units. All units are 2-bedrooms, 1-bath with a combined kitchen and living room area. Each building will open to a pathway with a rain garden feature. Twenty (20) parking spaces are designated at the rear of the property and are accessible by alleyway from Proctor or Neal Street.

The developer, Clifford Palmer, has been a resident of the English Avenue community for more than a decade and began constructing/redeveloping homes in the neighborhood in 2007. The developer owns about 50 properties in the neighborhood (both vacant land and redeveloped parcels) and has sought to use these resources to provide affordable rents in an effort to mitigate the displacement of his neighbors. The Palmer Equity Firm was founded in 2004, and Mr. Palmer has nearly 20 years of experience in real estate as a broker and appraiser.

### Unit Mix

AMI	# of Units	Unit Floorplan	Unit Size	Unit Rental
<b>6 units @ 60% AMI or below</b>				
60%	6	2BR	594	\$1,452
<b>4 units @ 70% AMI or below</b>				
70%	4	2 BR	594	\$1,694
<b>6 units @ 80% AMI or below</b>				
80%	6	2BR	594	\$1,936
<b>Unrestricted Units</b>				
Unrestricted	4	2 BR	594	\$1,936
<b>Total Units:</b>	<b>20</b>			

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### Community Benefit

- The project contributes to the redevelopment and activation of concentrations of vacant property in the James P. Brawley corridor.
- The project provides long-term affordability for 16 out of a total 20 units.

### Development Budget

#### Sources

Construction Debt	\$1,500,000
Vine City Housing Trust Fund	\$600,000
Owner Equity	\$850,000
Deferred Development Fee	\$580,000
Westside TAD Grant	\$1,000,000
<b>Total Sources</b>	<b>\$4,530,000</b>

\* Fulton County's contribution will be \$250,000 (5.5% of the total investment).

#### Uses

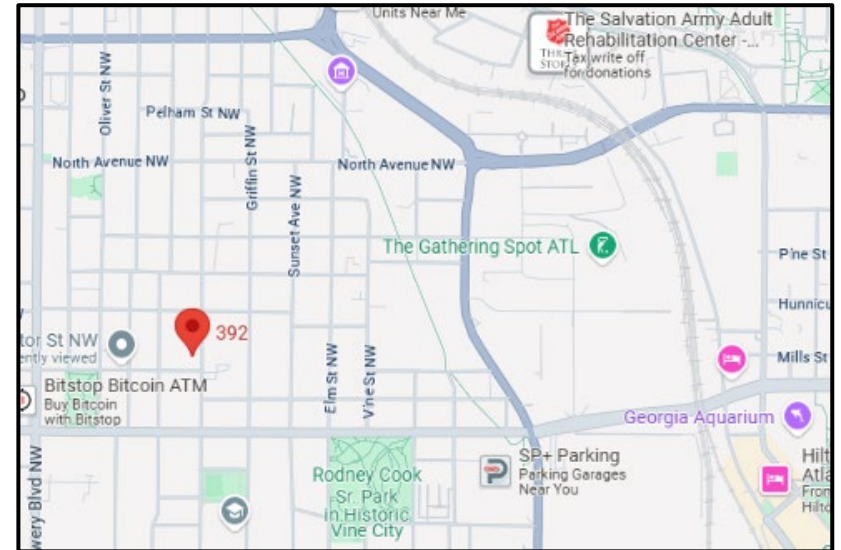
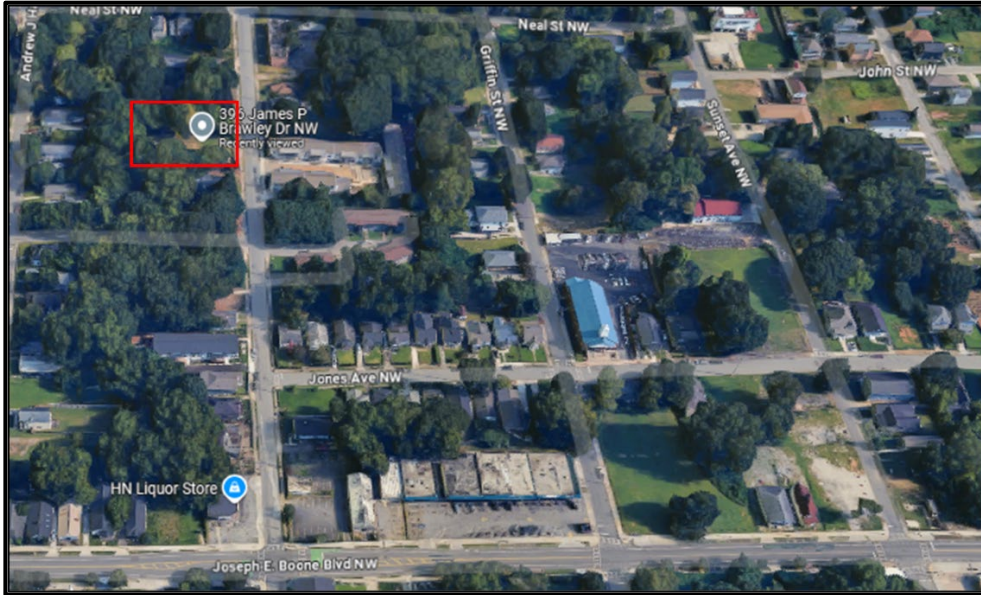
Acquisition	\$450,000
Hard Costs	\$3,218,600
Soft Costs	\$200,000
Financing	\$81,400
Developer Fee	\$580,000
<b>Total Uses</b>	<b>\$4,530,000</b>

# English Commons – Multifamily Development

392 & 396 James P. Brawley Blvd – Fulton County District 6

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## Project Location Map

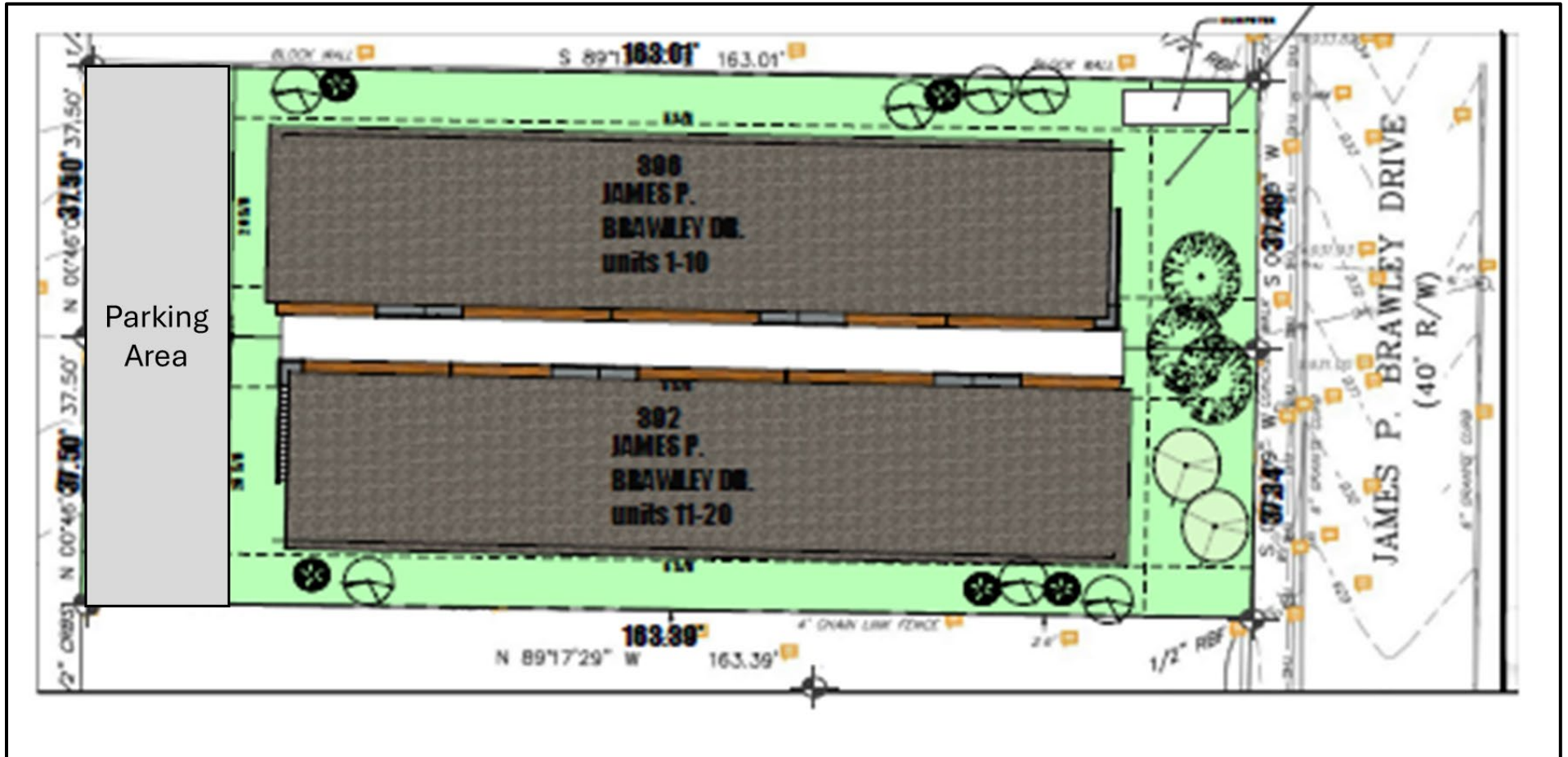


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## Project Site Plan

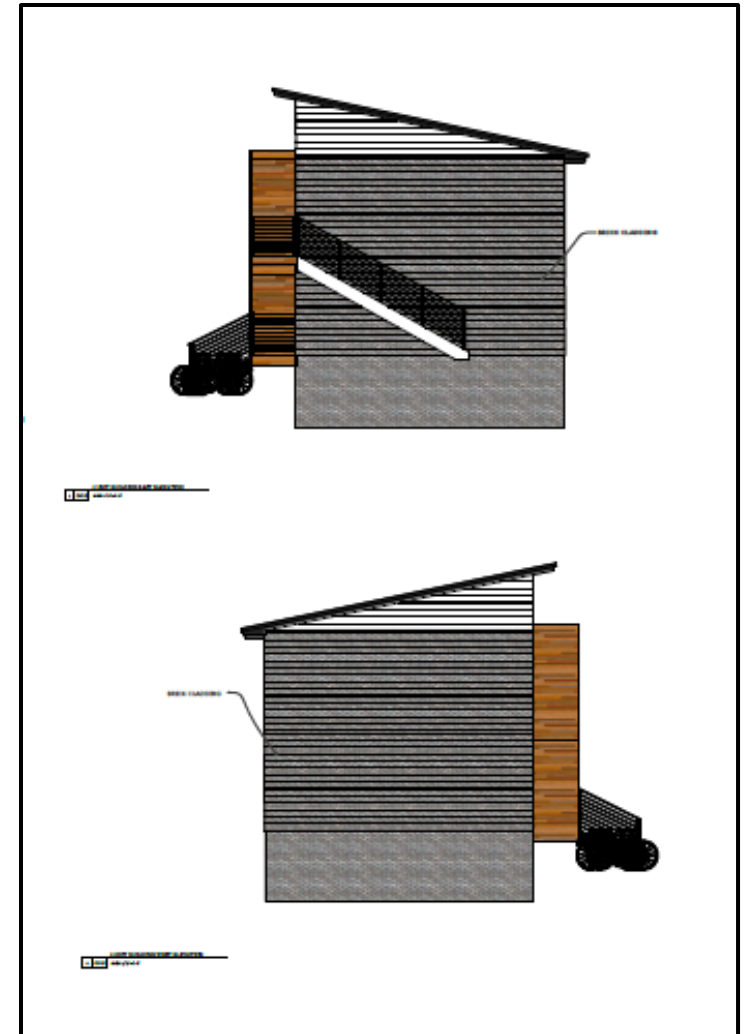


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## Project Elevations



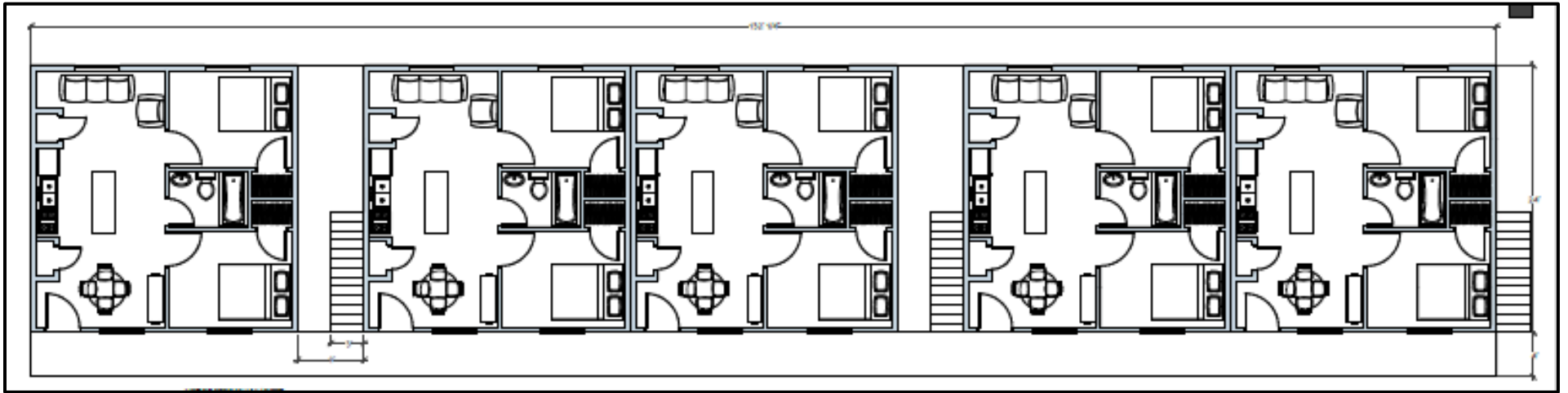
**English Commons – Multifamily Development**

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**Project Floorplan**



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## Conceptual Design



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### Existing Conditions

