

1 **REQUEST APPROVAL OF A RESOLUTION TO SUPPORT AFFORDABLE HOUSING**  
2 **IN PARTNERSHIP WITH COSMOPOLITAN AME CHURCH, GOOD PLACE, AND**  
3 **COLLABORATIVE HOUSING SOLUTIONS BY APPROVING A GRANT FROM**  
4 **FUNDS PREVIOUSLY SET ASIDE TO AID IN THE CONSTRUCTION OF A 70-UNIT**  
5 **NEW CONSTRUCTION MULTIFAMILY DEVELOPMENT IN VINE CITY THAT**  
6 **INCLUDES 63 AFFORDABLE UNITS AND 7 MARKET RATE UNITS, AND FOR**  
7 **OTHER PURPOSES.**

8  
9 **WHEREAS**, Fulton County faces a growing housing affordability crisis, with  
10 thousands of low-income families—particularly seniors, people with disabilities, and  
11 working households—struggling to maintain stable and adequate housing due to rising  
12 rents, aging housing stock, and increasing cost burdens; and

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

16 **WHEREAS**, Cosmopolitan AME Church, Good Place, and Collaborative Housing  
17 have partnered to form Cosmopolitan Village Partners, LP to address affordable  
18 housing by repurposing underutilized parking and open space owned by the church to  
19 build Cosmopolitan Village, a new 70-unit apartment building in which ninety percent of  
20 the units will provide deep affordability for 30 years; and

21 **WHEREAS**, Cosmopolitan Village is a new build that will not displace any legacy  
22 residents; and

23 **WHEREAS**, the budget for Cosmopolitan Village is \$23.7M which includes  
24 Construction Debt of \$3,650,000 (15.4%), Federal Tax Credit Equity \$10,800,000  
25 (45.57%), State Tax Credit Equity \$6,750,000 (28.48%), and a Westside Tax Allocation  
26 District (TAD) Grant \$2,500,000 (10.55%); and

1           **WHEREAS**, the Fulton County portion of the Westside TAD Grant which has  
2 been approved for this affordable housing project is \$625,000 (or 2.64% of the total  
3 investment); and

4           **WHEREAS**, the Westside TAD Grant funding is necessary in its entirety to  
5 ensure the project qualifies for the needed state and federal tax credits; 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  
10 tax increment to fund the Westside TAD through December 31, 2038; and

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

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

18           **WHEREAS**, the Fulton County Board of Commissioners recognizes that the  
19 highest and best use of all tax increment dollars contributed to the Westside TAD is to  
20 fund projects that will grow the tax base, address affordability, and protect legacy  
21 residents; and

22           **WHEREAS**, the \$625,000 portion of the Westside TAD Grant that would come  
23 from Fulton County’s tax increment is already being held by Invest Atlanta, does not

1 impact Fulton County's 2026 budget, and cannot be repurposed by Fulton County for  
2 any other purpose through 2038.

3 **NOW, THEREFORE BE IT RESOLVED**, that the Fulton County Board of  
4 Commissioners hereby consents to the use of \$625,000 of its Westside TAD tax  
5 increment dollars to be granted to Cosmopolitan Village Partners, LP as part of a \$2.5M  
6 Westside TAD Grant for the purpose of constructing the Cosmopolitan Village project as  
7 described herein.

8 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,  
9 Georgia, this 18<sup>th</sup> day of February 2026.

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**FULTON COUNTY  
BOARD OF COMMISSIONERS**

**Sponsored by:**

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Dana Barrett, Commissioner  
(District 3)

**ATTEST:**

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Tonya R. Grier,  
Clerk to the Commission

30 **APPROVED AS TO FORM:**

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Y. Soo Jo, County Attorney