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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED by the Board of Commissioners of Fulton County, Georgia, this 17 day of June 2026.

FULTON COUNTY
BOARD OF COMMISSIONERS

Sponsored by:

Dana Barrett, Commissioner
(District 3)

Co-Sponsored by:

Khadijah Abdur-Rahman, Vice-Chair
(District 6)

Marvin S. Arrington, Jr., Commissioner
(District 5)

ITEM #26-0331 SRM 06/17/26
SECOND REGULAR MEETING

ATTEST:

Tonya R. Grier,
Clerk to the Commission

BOARD OF COMMISSIONERS FULTON COUNTY FOUNDED, 1853

APPROVED AS TO FORM:

Y. Soo Jo,
County Attorney

ITEM #26-0331 SRM____ /____ /____
SECOND REGULAR MEETING

English Commons – Multifamily Development
392 & 396 James P. Brawley Blvd – Fulton County District 6
Approval to Release Fulton County Portion of Westside TAD Funds

Summary
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.

Funding Source
Westside TAD Fund

Location
392 & 396 James P. Brawley Blvd, NW
Council District: 3 **NPU:** L **APS District:** 2
Fulton County District: 6

Timeline
12-months
Est. Construction Start Date: July 2025

Type
New Construction Multifamily

Affordability Period
30 years

Ownership Entity/Developer
Palmer Equity Firm, LLC

Description
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
		6 units @ 60% AMI or below		
60%	6	2BR	594	$1,452
		4 units @ 70% AMI or below		
70%	4	2 BR	594	$1,694
		6 units @ 80% AMI or below		
80%	6	2BR	594	$1,936
		Unrestricted Units		
Unrestricted	4	2 BR	594	$1,936
Total Units:	**20**			

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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
Total Sources	**$4,530,000**

* 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
Total Uses	**$4,530,000**

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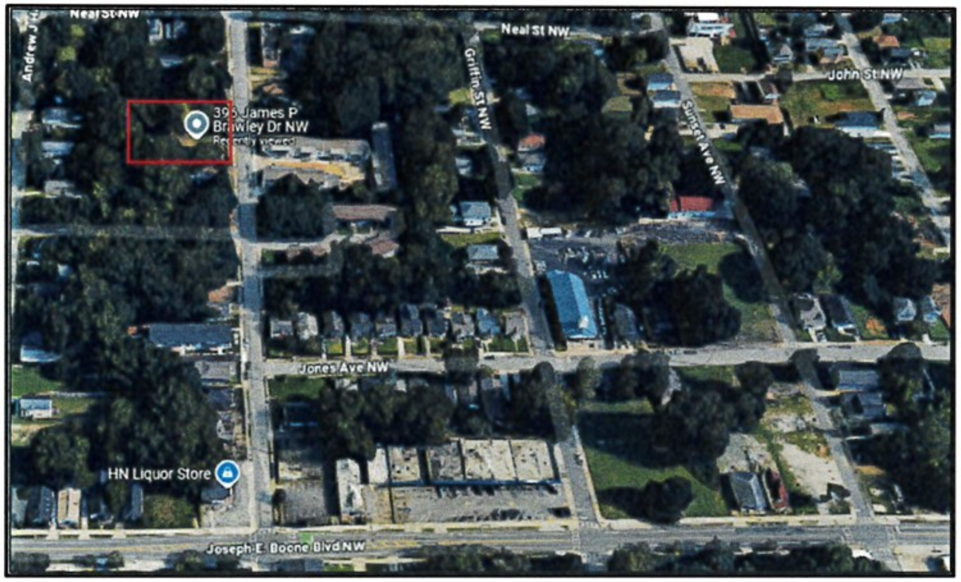
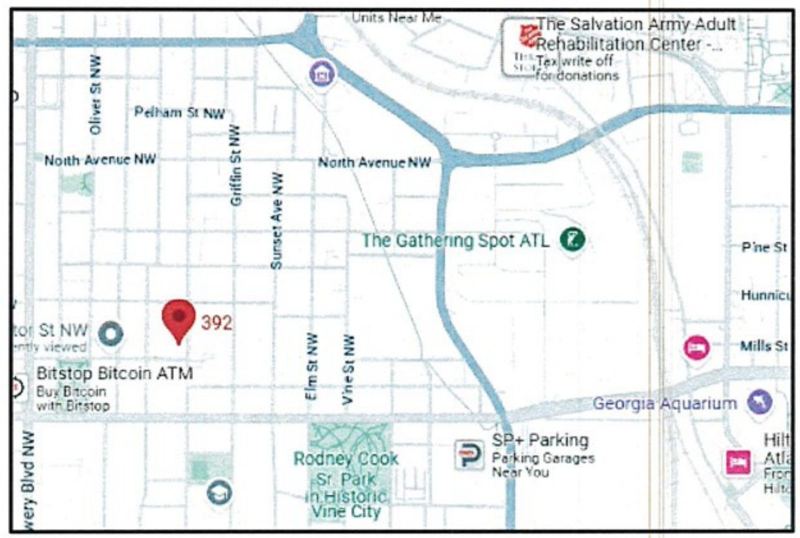
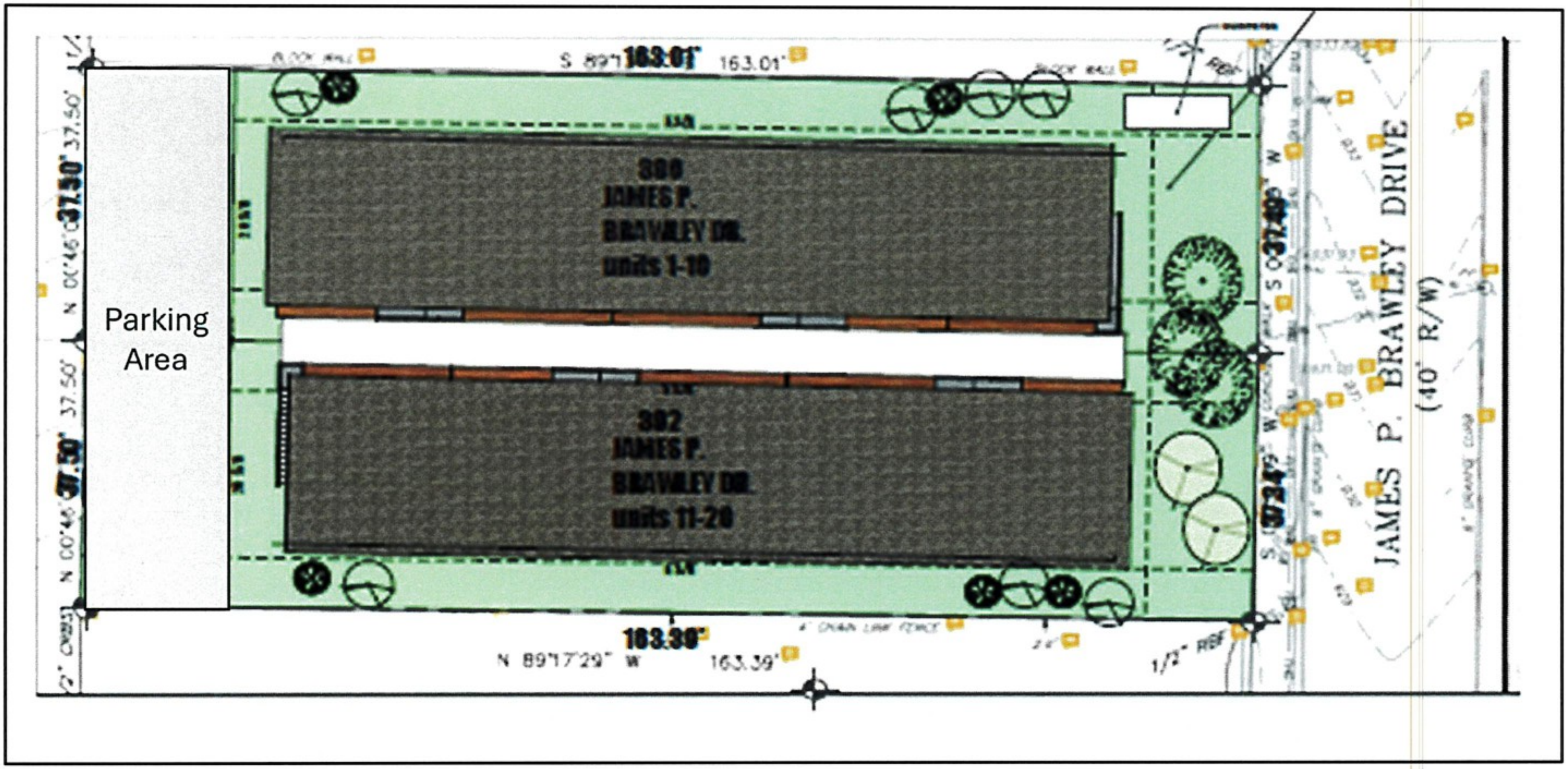
Project Location Map





Project Site Plan



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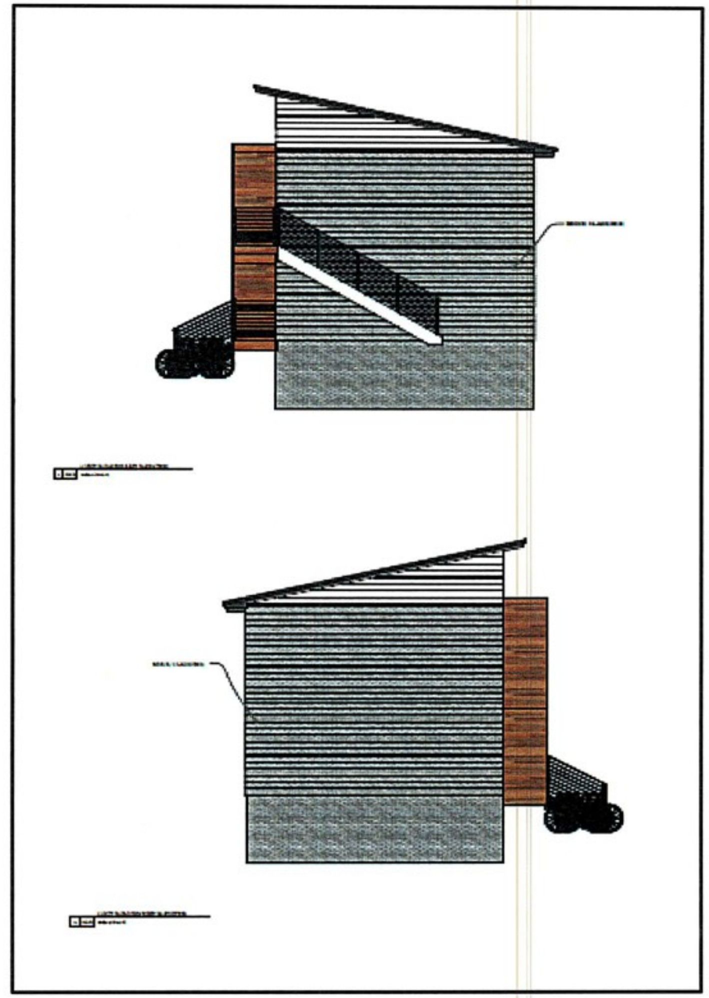
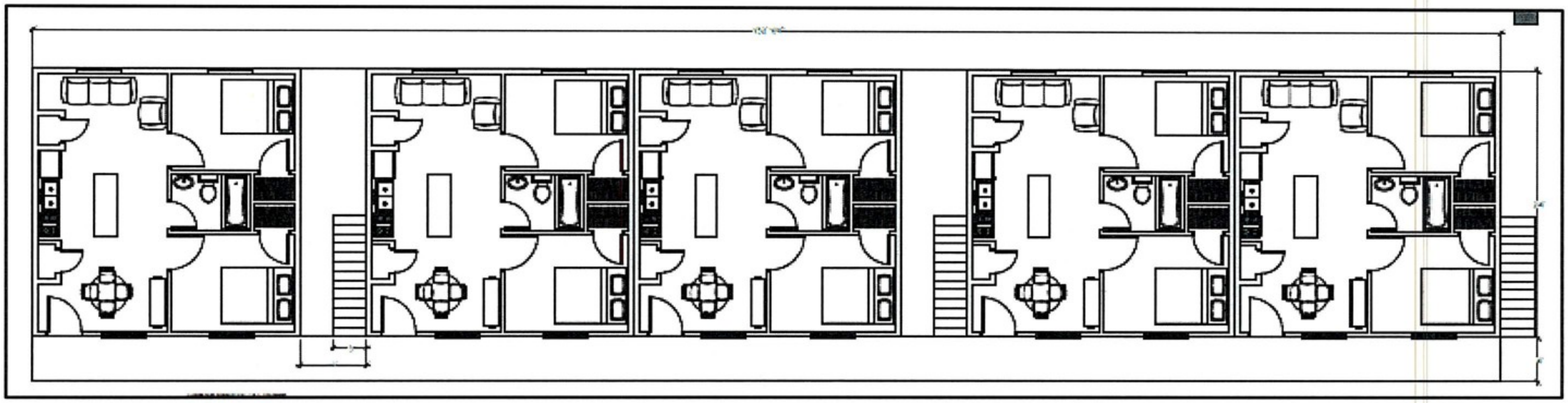
Project Elevations



Project Floorplan



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Conceptual Design

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Existing Conditions