

**Resolution**  
**Conveying the Policy of the DeKalb County Governing Authority Concerning Property Tax Abatement for the Manor Druid Hills Apartment/Hotel/Medical Office Project in the City of Brookhaven**

**WHEREAS**, the proposed Manor Druid Hills Apartment/Hotel/Medical Office Project (the Project) is located in the City of Brookhaven Georgia, and

**WHEREAS**, the City of Brookhaven Municipal Code legally mandates certain roadway and streetscape improvements for such new construction within their jurisdiction, and

**WHEREAS**, the City of Brookhaven Municipal Code legally mandates all new multifamily development to include a minimum proportion of units to be reserved and priced to be affordable to income qualified residents, and

**WHEREAS**, The Related Companies, a private developer has entitled an Apartment/Hotel/Medical Office Project (the Project) within Brookhaven that falls under these mandates, and

**WHEREAS**, The Related Companies has applied to the Decide DeKalb Development Authority for a Taxable Lease Purchase Incentive Bond Transaction (the Transaction) to offset the cost of public improvements and additional affordable housing over and above that required by the Brookhaven Municipal Code, and

**WHEREAS**, the City of Brookhaven is responsible, under the mutually ratified DeKalb County Service Delivery Strategy for the upkeep and improvement of its roadway network and public realm improvements, and

**WHEREAS**, DeKalb County supports the provision of additional affordable housing to complement the requirements of its municipalities, prioritizing additional housing for those earning very low incomes, and

**WHEREAS**, The DeKalb County Board of Education has formally notified Decide DeKalb that it has no policy commitment or statutory responsibility for affordable housing or municipal public works for the Project.

**NOW BE IT THEREFORE RESOLVED**, the DeKalb County Governing Authority opposes the Transaction as reflected in the Fact Sheet: Manor Druid Hills as presented on the Decide DeKalb Development Authority Agenda of March 11, 2021 and attached hereto, and

The DeKalb County Governing Authority will support a Transaction so presented to it with the following provisions:

1. The Transaction will be structured to the standard graduated schedule with a ten year term, starting at 50% taxable, and increasing 5% per year until fully taxable in the 11<sup>th</sup> year, and
2. The Transaction shall provide for a Payment in Lieu of Taxes in an amount to ensure that the DeKalb County School District receives revenue in an amount equal to all tax revenues normally due were the project fully taxable to the DeKalb County School District over the term of the Transaction, and
3. Recognizing that there is a benefit to providing reduced rental rates on the Project, DeKalb County will agree to a tax abatement schedule which creates a net savings in ad valorem property taxes payable to DeKalb County in an amount equal to the difference between prevailing multi-family market rents and rents affordable to those earning 80% and 60% of regional Average Median Income for Metropolitan Atlanta under HUD guidelines for like units within five miles of the Project over the term of the Transaction, as calculated by the DeKalb County Community Development Department, for only those affordable units provided in excess of Brookhaven's Municipal mandate, and
4. The DeKalb County Governing Authority defers to the policy of the City of Brookhaven as to the commitment or reimbursement of its municipal taxes affected by the Transaction, in recognition of the City's responsibility for its streets and public realm and other service delivery.

**ADOPTED** by the DeKalb County Board of Commissioners, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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STEVE R. BRADSHAW  
Presiding Officer  
Board of Commissioners  
DeKalb County, Georgia

**APPROVED** by the Chief Executive Officer of DeKalb County, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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MICHAEL L. THURMOND  
Chief Executive Officer  
DeKalb County, Georgia

**ATTEST:**

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BARBARA H. SANDERS, CCC, CMC  
Clerk to the Board of Commissioners and  
Chief Executive Officer DeKalb County, Georgia

APPROVED AS TO SUBSTANCE:

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APPROVED AS TO FORM:

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VIVIANE H. ERNSTES  
County Attorney