

HOUSING RESOURCES COMMITTEE

Jan. 15, 1969

Total Dwelling Units Permitted in Atlanta:

1963 - 9,129 1966 - 2,382
 1964 - 3,829 1967 - 4,630
 1965 - 2,656 1968 - 5,333

SUMMARY

STATUS OF ACCELERATED LOW-INCOME HOUSING PROGRAM
 (Commenced Nov. 15, 1966)

Dwelling Units Demolished under Housing Code:

Nov. & Dec. 1966 -- 144
 During 1967 -- 1,272
 During 1968 -- 1,053
 TOTAL 2,469

5 yr. Program, 1967-71

Goals:

% established for first 2 yrs.	100%	(57%)	(13%)	(30%)	(0%)
(Same % used for 5 yr. period)	16,800	(9,576)	(2,184)	(5,040)	(0)

Status	*No. Units		P.H. & TK		FHA 221		Pvt. Devel. (Conv.)		Elderly & N.H.	
	1-15-69	1-15-68	1-15-69	1-15-68	1-15-69	1-15-68	1-15-69	1-15-68	1-15-69	1-15-68
Completed (New Constr.)	3,365	1,312	(650)	----	(864)	(400)	(1693)	(912)	(158)	----
Under Construction	6,559	3,701	(1412)	(790)	(1514)	(565)	(3392)	(2346)	(241)	----
In Planning	<u>8,335</u>	<u>6,582</u>	<u>(2239)</u>	<u>(2220)</u>	<u>(5229)</u>	<u>(3868)</u>	<u>(418)</u>	<u>(48)</u>	<u>(449)</u>	<u>(446)</u>
Total In Sight Plus Leasing Program	18,259	11,595	** <u>(4301)</u> <u>(1019)</u> <u>(5320)</u>	<u>(3010)</u> <u>(281)</u> <u>(3291)</u>	(7607)	(4833)	(5503)	(3306)	(848)	(446)
Increase or Deficit Being Considered(all cat.)	+1,459 7,630	4,481	(-4256)		(+5423)		(+463)		(+848)	

Did Not Materialize (See Note A attached)

*Figures in this column are basic and represent the entire program; () in columns to the right, indicate breakdown by programs of figures included in basic column. **In addition, 1,019 units have been leased for P.H.; 800 of these are now occupied or available for occupancy as Public Housing. Also 20,215 units have been reported by the Housing Code Division as repaired (rehabilitated). However, those figures include units found in compliance on original inspection. It is estimated that 75% of this figure, or 15,165 sub-standard units have been brought into compliance through actual rehabilitation. 378 units have been rehabilitated by the H.A. in the West End U.R. area. These rehabilitated units do not increase the number of housing units available, but do increase the supply of standard units.

Note: Includes only units financed under Federal assisted low and medium income housing programs; and units constructed under conventional financing as follows:

Multi-family units costing not more than \$10,000, exclusive of land	
Duplex units " " " "	\$12,000, " " "
Single Family " " " "	\$15,000, " " "

- Encls: 1. Summary of Public Housing in Atlanta
 2. Notes

Respectfully submitted,

Malcolm D. Jones
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 Housing Coordinator

SUMMARY OF PUBLIC HOUSING IN ATLANTA

8,874 Existing Units in operation - filled.
-1,140	Units in Development stage, as follows:
*(650)	Units off McDaniel St., in Rawson-Washington U.R. Project (310) of these units completed 7-25-68; remainder completed 11-10-68.
(140)	Units under construction in Perry Homes Extension - South of Procter Creek. (78) 3 Bedroom (46) 4 Bedroom Bids opened March 7, 1967. Permit issued May '67. Construction behind Schedule. 85% completed 11-10-68. Estimated completion date February 1, 1969. (16) 5 Bedroom
(350)	Units under construction in Thomasville U.R. Project (40) 1 Bedroom (16 Elderly) Bids opened May 15, 1968. Contract signed July 1, 1968. (120) 2 Bedroom Ground broken July 17, 1968. Will try to have part delivered before final scheduled completion date Jan.1970. (80) 3 Bedroom (80) 4 Bedroom (30) 5 Bedroom
4200 (2381)	Units reserved to Atlanta by HUD. (Allocations made by HUD to date; Hollywood Road, 202; Bankhead Hwy., 500; Gilbert Rd., 220; Prison Cr.-Leila Lane, 175; East Lake Golf Course #2, 800; Jonesboro Rd., 160; Wellswood Apts., 324. (730 units of this reservation are approved for use in the leasing program.) (1089 units of this reservation are already utilized in tentative commitments as follows, which <u>exceed current reservations by 764 units:</u>) Bedford-Pine U.R. area, 453; Boulder Park, 300; Browntown Rd., 450; and Kimberly Rd., 650.
(730) (1089)	Units allocated for leasing program (Leased units can only be utilized for P.H. occupancy as they become vacant. Total Units under lease 1,019.)
300	Total under Development and In Planning
5,640	5,640
(1,019)	Units under lease (9 locations); most of these are occupied or available for occupancy as Public Housing. On September 18, 1968, Bd. of Ald. approved Resolution authorizing H.A. to request allocation from HAA of 2,000 additional units of Public Housing. Request prepared and submitted by H.A.; not yet approved by HAA.
2,000	Total Public Housing Potential
16,514	

*Figures in () in this column are included in figure above not in ().

NOTES

- A. 13,764 units proposed did not materialize, of which 13,260 were included in the previous report of Nov. 15, 1968, and 504 additional units are listed in this report, as Lost. (The majority, but not all, of these losses was due to disapprovals of sites and proposed rezoning.)
- B. Proposed locations for low-income housing are coordinated through the Plan. Dept. for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Department for adequacy of school facilities.
- C. The Travelers Insurance Company has financed 75 new single family low-cost houses in the Thomasville Urban Renewal project area under the FHA 221 d(2) insured mortgage program. Equitable has made \$1,000,000 available to Atlanta Mortgage Brokerage Co. for financing low-cost homes at favorable rates. Interest is still increasing in development of home-ownership housing.
- D. In view of difficulties encountered in zoning and getting other approvals on sites proposed for large multi-family developments, it is apparent that the Low-income Housing Program will have to lean heavily on Developers and Builders providing a substantial portion of the requirement on small scattered sites by both Conventional and Federal assisted financing. Also Public Housing in small projects, to include small developments on scattered sites is strongly advocated, for future development.
- E. No proposal had yet been made for construction of units (even efficiency or 1 bedroom) to rent or sell for as low as \$50 per month, although the London Towne Houses, a 221 d(3) co-op development now under construction, is approaching this, with its one bedroom unit selling at \$69 per month. The City's greatest need is in the \$30-%50 per month rental-purchase range, which appears to have little chance of accomplishment, with substantial governmental subsidy.
- F. Prefab distributors and conventional builders have interesting potential houses to offer but, because of fear of local Codes, difficulties are currently erecting very few single-family houses in Atlanta to sell in the \$10,000-\$15,000 range for which there is a strong demand and market. Perhaps the greatest difficulty is availability of suitably priced land within the City Limits. Economics for this price-range sales housing requires land which will not cost the developer more than \$1,500 per unit. (A 5,000 sq. ft. lot is considered ample for this type house; most houses in this price range are currently being erected in Atlanta on R-5 lots having a minimum size of 7,500 sq. ft.)
- G. Imperial Homes of Griffin, Ga., manufacturers of pre-cut sectionalized frame houses, has developed a 24'x36', 3 bedroom & bath house designed to sell, to the occupant for \$8,000 to go on his land; and is developing a 4 bedroom & bath house to sell similarly for about \$9,000. National Homes of Lafayette, Ind. is erecting 200 units of pre-built, 4 bedroom, bath and $\frac{1}{2}$ units in Chicago and is doing the site planning and landscaping. This firm was recently successful bidder, through design competition, for construction of 600 medium and low-income housing units on the Honor Farm #1 site.
- H. The nonprofit Greater Atlanta Housing Development Corporation is now in business. The CACUR's nonprofit corporation to rehabilitate existing units under 221 (h) has completed its first group of 5 houses in Lindwood Park. Vanguard Housing Corporation has obtained FHA commitment for rehabilitation of 6 units under 221 (h). Morris Brown College is another such sponsor. North West Community Forum has also filed applications for 4 projects under 221 (h).
- I. Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430).