

*Mr. Sweet
For your information*



GEORGIA STATE COLLEGE

33 GILMER STREET, S. E. • ATLANTA, GEORGIA 30303

September 19, 1968

Mr. Malcolm D. Jones
Housing Coordinator
City Hall
Atlanta, Georgia 30303

Dear Malcolm:

Thank you for your kind letter and I anticipate reading the enclosed material. This summary will be most helpful and I will appreciate your telling me of anything we might do at Georgia State to solve many urgent problems.

- ✓ Dean Lacy and his staff have been recruited to study urban involvement and I am looking forward to hearing from you.

With kindest personal regards, I am

Sincerely yours,

A handwritten signature in cursive script that reads "Noah Langdale, Jr.".

Noah Langdale, Jr.
President

cc: Dean Alex Lacy

NL/ec

Mr. Sweet



Interfaith, Inc.

P. O. Box 9715
Atlanta, Georgia 30319
Phone 404/237-6154

September 6, 1968

Mr. R. Earl Landers, Administrative Assistant
City of Atlanta
City Hall
Atlanta, Georgia 30303

Re: Removal and Rehabilitation
of Houses From the Atlanta
Airport Expansion Site

Dear Mr. Landers:

We respectfully request, on behalf of Interfaith, Inc., your review and approval of our proposal in connection with the above-captioned project.

Interfaith, Inc., is a nonprofit corporation organized under the laws of the State of Georgia; the membership is composed of Atlanta area churches and church associations which represent a broad cross section of the concerned religious leadership in Metropolitan Atlanta.

One of the major objectives of Interfaith, Inc. is to provide improved living conditions for low to moderate income families within the metropolitan area. In the furtherance of this objective, Interfaith, Inc. is proposing to serve as the contractor for the above-captioned project. Our present plan is to provide for comprehensive residential developments, utilizing special financing assistance available by virtue of the 1968 Housing and Urban Development Act. This legislation enables acceptable nonprofit organizations to obtain financing equal to 100 per cent of the total development cost of housing and related facilities, developed in accordance with the provisions of this legislation. Families of low to moderate incomes will be eligible to purchase the completed housing at a monthly rate within their ability to pay.

Interfaith's concern is with the general welfare of the less fortunate residents of Metropolitan Atlanta and has dedicated its efforts to provide improved housing opportunities on a nonprofit basis. All members, officers and directors of Interfaith serve without financial compensation and offer their considerable skills voluntarily. This effort of Interfaith represents the first cooperative effort in the Greater Atlanta area to provide a united

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attack by private nonprofit organizations on one of the major problems confronting our city, namely, substandard housing.

There are approximately 500 houses on the land adjacent to the Atlanta Municipal Airport that are to be removed within the next few months, and for which no contract has been let. In addition to these there will probably be more such removals at a later date.

We would like to offer the services of our organization to become a nonprofit sponsor of an F.H.A. project to remove, relocate and rehabilitate these houses for F.H.A. qualified low to moderate income families. Under this project we would accept ownership of these houses as you make them available, and move them to an F.H.A. approved site, rehabilitate them to the high standards of F.H.A. and resell them to low to moderate income families under the F.H.A. financing of 1% interest and 35 year mortgage.

If the city feels that some payment should be received for these houses a mutually agreed upon amount, the same for each house, can be paid at the time we accept ownership. We would suggest that this payment per house (if needed) be kept as small as feasible since it is a direct addition to the sales price that the new owner must pay, and as this cost goes up the income the family must have to afford the purchase must be higher. The lower the final cost of these houses the lower the income group that can be served.

If the city of Atlanta can enter into this agreement with Interfaith, Inc. we feel that the following advantages will be realized:

- 1.) A large number of houses for low and moderate income families would be put on the market very quickly and in a number of locations throughout the Atlanta area.
- 2.) Because of the extensive rehabilitation work more of the houses will be put back in use.
- 3.) Better houses will be made available because of the F.H.A. standards and constant inspection.
- 4.) This program will provide houses for the low to moderate income families at the best available financing with 35 year mortgage at 1% interest.

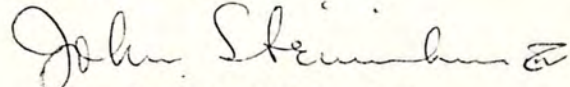
September 6, 1968

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- 5.) Priority in purchasing these houses will be given to the qualified families that are being displaced.
- 6.) The total clearing operation would be speeded up since essentially the same movers will be used plus additional ones obtained by Interfaith, Inc.
- 7.) The contracting for the work will be speeded up because each house can be released to Interfaith, Inc. just as soon as it is cleared by your land agent.
- 8.) One contractor, Interfaith, Inc., means one responsibility in effecting priorities of moving, scheduling and timing of all phases of the work.
- 9.) And finally, of inestimable value, will be the services of a concerned and interested group of church people to help these families, by counseling and otherwise, as they make this relocation and transition.

We will appreciate your consideration of this proposal and we will be glad to meet with you to answer any questions you might have.

Sincerely,



John Steinichen, III
Chairman
Board of Trustees

JS/mc

cc: Charley Davis
Paul Ivy
Cecil Alexander
Morton Davis

September 16, 1968

MEMORANDUM

TO: Mr. Cecil A. Alexander, Chairman
Housing Resources Committee

Enclosed is a copy of addendum issued by the Housing Authority in late August postponing the date of submission of proposals for the development of the Federal Pen Site and changing the requirement for development of at least 300 dwelling units for use for the "lowest income families," which proposal was result of a formal resolution by our Housing Resources Committee and supported by Mayor Allen in written communication to the Housing Authority.

Paragraph(2)of this addendum infers that this requirement can be met through the 221 and other Federally assisted programs, other than Public Housing. This concept, I believe, is erroneous in that our experience to date has indicated that the 221 program is designed to house the medium income families and not those in the lowest income brackets. The one possible exception to this might be 221 d(3) Rent Supplement. However, it is my understanding that the Rent Supplement program even today is extremely limited on a funding basis nationally and I do not feel can be counted upon to meet the requirements of Public Housing in the Federal Pen Site.

As for the Leasing Program for Public Housing, I fear that the Resolutions introduced by Mr. Leftwich and adopted by the Board of Aldermen September 4, may even preclude that program being utilized in the Federal Pen Site.

I am of the opinion that the changes indicated by the Housing Authority in Item 2 of this addendum has been inspired by political pressure from a certain source and will confuse developers, extremely limit their flexibility in proposed development and will not meet our greatest need in Atlanta for housing for the lowest income families nor accomplish what the Housing Resources Committee desires and recommended.

I feel that, the Housing Resources Committee, with whom these changes were not coordinated, should not let these changes go through unchallenged.

Malcolm D. Jones
Housing Coordinator

Encl: Undated bidding addendum - Project Ga. - R- 22

cc: ✓ Mr. Dan E. Swest, Jr.

SUBJECT: ADDENDUM
DEVELOPMENT COMPETITION ON FEDERAL SURPLUS
LAND TO MEET CRITICAL NEEDS
GA. R-22 - THOMASVILLE URBAN REDEVELOPMENT AREA

Dear Sir:

This letter constitutes an Addendum to an Invitation to Buy and Develop land in the Thomasville Urban Redevelopment Area, Project Georgia R-22, dated June 10, 1968. The Offering is an invitation to bid on a development competition encompassing approximately 96 acres of Federal Surplus Land lying in two parcels designated BB-1 and CC-1. The Offering states that proposals will be opened September 5, 1968. The opening date is hereby changed to OCTOBER 24, 1968 at 10:00 A. M. at the offices of the Atlanta Housing Authority, 824 Hurt Building, Atlanta, Georgia, 30303.

The Housing Act of 1968 contains provisions which prospective Redevelopers may wish to use in this competition. It is anticipated that most of the pertinent details concerning this Act, and particularly Sections 235 and 236, will be known within the next few weeks. It is anticipated also that the supplemental Appropriations Act, funding the new Sections, will be passed on or before October 1. We are announcing the new bid opening date of October 24, 1968, to provide an opportunity for Redevelopers to submit proposals based on the possibilities provided in the new Housing Act.

During the past several weeks a number of prospective Redevelopers have asked questions, the answers to which we believe should have general circulation. These answers are to be considered Addenda to the Offering, and are as follows:

(1) The price for the land offered has been questioned. In clarification, we point out that it is our desire that the Redeveloper should have the most complete freedom possible in his approach to land use. Some commercial land will be necessary to serve the convenience needs of the immediate neighborhood. We have limited this to six acres. Part of this six acres may be utilized for service stations located near the on and off ramps of the Lakewood Extension Freeway, which use would increase the value of the commercial land greatly. The commercial usage should be subordinate to the shopping center to be built at the corner of Moreland Avenue and McDonough Boulevard.

It is our belief, shared by FHA, that the land for lowest income housing should be included in housing development costs at the lowest possible value in order to achieve the lowest possible rents or sales prices. For that reason, we have stipulated that this land would be accepted by FHA at a maximum value of \$4,500 per acre for Section 221 d(3), Section 235 and Section 236 developments. The remaining residential land might be acceptable for mortgages under other programs, including conventional financing, at a somewhat higher value.

When the foregoing considerations are lumped together, we arrived at an average price per acre of \$7,650. We believe that the Redeveloper and his advisers should be able to allocate values to individual portions for each portion. We realize that this (average price of \$7,650) approach to the sale of land will mean that the Redeveloper will need more than usual capital since he will buy residential land prior to the purchase and development of the commercial land. It is our hope that this disadvantage will be outweighed by the many advantages gained by having complete freedom to develop land uses for the total area.

The Offering requires development of 300 dwelling units available to the lowest income families. The wording "lowest income families" is deliberate, and is in contrast to the words "low-rent public housing". It is our belief that the use of Section 221 d(3) in its various applications, Section 235 and/or Section 236, together with use of the Rent Supplement Program, can provide for many of these families. It may be that

Handwritten notes and scribbles in the upper left margin, including numbers like 42000 and 19000.

Handwritten notes and scribbles in the middle left margin, including numbers like 61000, 33000, 17200, and 1175.

Handwritten notes and scribbles in the lower left margin, including numbers like 23560, 87120, 261300, 178200, and 83100.

Some quantity of low-rent public housing may be found necessary. Each prospective Redeveloper should analyze this phase of the development in order properly to arrive at a solution. It is our hope that no low-rent public housing will be necessary to meet this goal of the development. However, if public housing, either Turn-key or preferably Leased, is considered necessary, it should not exceed 50% of the 300 dwellings. } ?

Our analysis of the low-rent public housing situation in Atlanta, as it concerns high-rise for elderly, leads us to the conclusion that this type of public housing would not be acceptable in this development. We do not, however, rule out high-rise for one and two person families financed through other programs. } ?

- (3) After the bid opening, all proposals will be delivered to a Jury composed of nationally recognized authorities in the field of housing. The Jury is being supplied with the same information as that supplied to prospective Redevelopers. This Jury will review all proposals and will select the successful proposal to recommend to the Housing Authority Board of Commissioners for the award.
- (4) It should be apparent from the foregoing that the criteria for judging the proposals will be based solely on the written information which has been supplied both to the prospective Redevelopers and to the Jury. The types of questions, therefore, that our staff is prepared to answer relate to the methods of submitting proposals rather than to the contents of the proposals.

Sincerely yours,

M. B. Satterfield
M. B. Satterfield
Executive Director

MBS:hcn

SHEETZ AND BRADFIELD
ARCHITECTS/INC./AIA

AUG 29 1968

ATLANTA, GEORGIA

September 20, 1968

MEMORANDUM

To: Col. Malcolm Jones

From: Dan Sweat

The attached letter from Bill Wofford to Mayor Allen raises certain problem areas which you are well familiar with.

I believe, however, that certain provisions of the new Housing Act will allow us to overcome some of the problems with enforcing the code in areas which might become future urban renewal projects.

I believe the new Housing Act will allow us to go ahead with code enforcement without jeopardizing any urban renewal credits and will now also allow application of the loan and grant program.

Would you give me your thoughts along these lines?

DS:fy



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

800 CITY HALL

Atlanta, Georgia 30303

September 12, 1968



WILLIAM R. WOFFORD, P.E., R.A.
INSPECTOR OF BUILDINGS
ELMER H. MOON, E.E., P.E.
ASST. INSPECTOR OF BUILDINGS

To Dan Sweet

In New - OK }

[Signature]

Honorable Ivan Allen, Jr.
City of Atlanta Mayor
Atlanta, Georgia

Dear Sir:

Re: Report Concerning Cooper-Glenn Area

The Building Department Housing Code Division is making every effort to eliminate hazardous and unsafe conditions in the above area by making inspections and notifying the owners of requirements necessary to make structures safe and sanitary or to demolish the building.

We have not insisted upon full compliance with the Housing Code in the above area inasmuch as most of the property is slated for acquisition and demolition under the Model Cities Program.

To date, the Department has sent out notices effecting one hundred and seventy-seven structures consisting of approximately four hundred living units. Forty-seven buildings have been complied by rehabilitation and thirty-five have been demolished. Thirteen owners have been in court and eighty-one buildings are currently being repaired.

Housing Code enforcement in the above area has been most difficult because:

(a) Delay in approval of funds for the acquisition of properties by the Housing Authority for the purchase of a school and park site located east of Whitehall Terrace, S. W.

(b) Property owners and residents of the area are aware of future Model Cities plan and feel that their property may be acquired and that rehabilitation might cause them an undue expenditure which they may not later recover if the property is acquired.

Honorable Ivan Allen, Jr.

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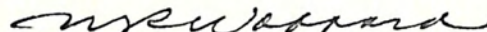
September 12, 1968

(c) Lending institutions are reluctant to lend money in the above disadvantaged area for home improvement purposes.

(d) Insurance policies have been canceled on structures because of the possibility of civil disturbances.

We are continuing to make every effort to improve the above area. By riding through this section many vacant lots where buildings have been demolished can be seen and improvements in housing is progressing under the handicaps mentioned above. Some bad housing is being demolished to make way for future commercial projects.

Very truly yours,



W. R. Wofford
Building Official

WRW:gs

September 20, 1968

Mr. R. Earl Landers
Administrative Assistant
Office of the Mayor
City Hall
Atlanta, Georgia 30303

Dear Mr. Landers:

Recently I have been reliably informed of a Very Low Cost Experimental Housing Project which is being developed in Ashburn, Georgia under the special sponsorship of HUD; and which would be well worth looking into in connection with Atlanta's Low-Income Housing Program.

It is reported that the principal features of this project are single-family, sales houses, equipped with major appliances, on 1/5 acre of land designed to sell for not to exceed \$8,000. It is understood that the initial concept was for a \$4,500 selling price, which proved to be impractical; and that the concept has now been changed to an increased price of \$8,000; that the house is designed to sell under F.H.A. Insured Mortgage for monthly payments of \$55.00 including taxes and insurance.

Also, that another low-income housing project which is also under the special sponsorship of HUD is being developed in Pinellas County, Dunedee, Florida. The developer is Arnold Smith of Arnold Smith Associates. This project is apparently a type of park development designed as a Golden Age Rent Supplement project, built in accordance with national standards and which is 100% insured by F.H.A., with minimum rent payments of \$21.00 per month and \$70.00 monthly subsidy per unit.

Upon completion, it is contemplated that a Federal lease will be placed on the project for 10 years, after which a clear title to the project will be turned over to the developer, which he may continue to own and operate free of any additional payment of Federal restrictions what so ever. This is supposed to be an incentive to developers to initiate this type of low-income housing projects.

Both of these projects are reported to be under the direct supervision of Mr. Chuck Dieman, Director of Technical Services, HUD-FHA in Washington. I understand that both of these projects are experimenting with so called "Manufactured Mobile Homes" and if successful are intended as the forerunners of a substantial portion

Mr. R. Earl Landers

September 20, 1968

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of HUD's 10 year, \$6 billion low-income housing program to get under way early in 1969.

Request that I be authorized to visit these projects by private automobile at City expense for not to exceed four (4) days, including travel time.

Respectfully,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

cc: ✓ Mr. Dan E. Sweat, Jr.
Mr. Cecil A. Alexander

September 13, 1968

MEMORANDUM

TO: Mayor Ivan Allen, Jr.

Reference is made to my Memorandum of August 7, 1968, pertaining to the need for an Out Fall Sewer in the vicinity of County Line Road, North of Campbellton Road, to serve LL 64, 14th District (FF) to permit development of low-income housing in the general area; and recommending that the Construction Department of the City and Public Works Department of Fulton County be requested to formulate an agreement as to cost participation and to commence construction of such sanitary sewer line as soon as possible.

This office was informed September 9 by a representative of a local construction company that he has recently filed a rezoning petition to rezone a 16 acre tract in the southwest corner of LL 44 from R-5 to A-1 for a low-income housing development project.

Again, the key to development of this and other tracts in this general area for low-income housing is construction of proposed Out Fall Sewers: West Kimberly Road Out Fall (an extension of Niskey Lake Out Fall) to serve LL 44; and the County Line Out Fall, to serve LL 64.

Representatives of the City's Water Pollution Control Division have advised that the City has had plans for the West Kimberly Road Out Fall and the County Line Road Out Fall since 1962 and could probably start on these when an agreement can be reached with Fulton County as to its share of cost participation. (The major portion of both Out Falls would be in Fulton County); and that this is necessary before the City of Atlanta's Comptroller will authorize expenditure of the necessary funds for the City's portion of this project. Furthermore, that in order for the City to start its portion of these important projects during 1969, the deadline for requesting inclusion of funds for this purpose in the 1969 Budget, is October 1, 1968.

The Fulton County Health Department has advised that it will not approve installation of septic tanks in this area for apartments; or even on single-family lots as small as 7,500 sq. ft. (R-5, for which the area is now zoned); and that the minimum size lot for which it will approve installation of septic tanks in the City of Atlanta for single-family houses is 15,000 sq. ft. Thus, the development of this

Mayor Ivan Allen, Jr.

September 13, 1968

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area for housing, single-family and or multi-family is prohibited until the Out Fall Sewers can be provided.

This date I have been approached by a Builder, Home Manufacturer, and Landscape Architect who are seriously interested and ready to go in purchasing and developing the 112 acre tract in LL 64, to which my Memorandum of August 7 pertained; this development would be under a complete pre-planned mixed-type housing development for the entire 112 acre tract, to be worked out in advance with the Planning Department

As brought out in my previous Memorandum, installation of these Out Fall Sewers should open up several hundred acres of undeveloped land for low-income housing, for which purpose the major portion of LL 64 and LL 44 was reserved several years ago when 25 land lots of the 7th Ward were rezoned from R-5 to R-4 to keep out 221 housing projects.

I have also been reliably informed that the Director of F.H.A. has stated that F.H.A. will entertain now proposals for development of F.H.A. insured low-income housing in this area, whereas, several years ago F.H.A. considered this area too far out.

In addition, Dr. Womack of the School Department has informed me that the School Board is currently considering construction of a High School on a 48 acre tract in LL 44, now zoned R-4, and adjacent, on the East, to the 16 acre tract mentioned above on which Zoning Petition has already be filed; that an Out Fall Sewer in this area will be necessary before the proposed new High School can be operational. The Planning Department has recently recommended against proposed use of this particular site (which is also on the market) for low-income housing, because its being reserved for the School Department.

All in all it appears that prompt initiation of these Out Fall Sanitary Sewers is so important, particularly to the low-income housing program as well as to the school program, that every possible effort should be made to start them as soon as possible.

Recommend that I be authorized to contact the Chief of Construction, City of Atlanta, and Director of Public Works, Fulton County, with the City's Administration's blessing and support, in an effort to get an agreement on cost participation worked out between the City of Atlanta and Fulton County in time for these Out Fall Sewer Projects to be included in the 1969 Budgets.

Respectfully,

Malcolm D. Jones
Housing Coordinator

cc: Mr. Dan E. Sweat, Jr.
Mr. Cecil A. Alexander

MINUTES

HOUSING RESOURCES EXECUTIVE COMMITTEE AND LOW-INCOME HOUSING COORDINATING GROUP MEETING

September 5, 1968

The regular monthly meeting of the Housing Resources Committee Executive Group and the Low-income Housing Coordinating Group was held at 10:00 a.m., this date, in Committee Room 2, Second Floor, City Hall.

Fifteen (15) members of the Housing Resources Committee Executive Group; Eleven (11) key individuals concerned with Low-income Housing; Seven (7) other invited guests and members of the Press attended the meeting. List of those invited, with attendance indicated, agenda, and other related documents are attached to the file copy of the minutes.

Chairman Alexander presided.

Mr. Alexander opened the meeting by stating the following six proposals that were submitted by the HRC to the Planning and Development Committee and the Zoning Committee of the Board of Aldermen at the August 2 Special Meeting:

1. Establishment of a Committee of Aldermen to be responsible for housing.
2. Revise the Building Codes to permit innovations in new techniques and materials, particularly in Experimental Housing in the Model Cities area.
3. Revise the Non-Conforming Use Ordinance to permit structural changes in residential units, to meet requirements of the Housing Code.
4. Stepped-up Urban Renewal program in existing slum areas.
5. 2,000 more Public Housing units.
6. Updated District Zoning Map, including adequate areas for low-income housing.

The Chairman expressed disappointment that two meetings of the Board of Aldermen have been held since the August 2 meeting with no apparent action taken on any of the HRC proposals. He then stated that there was going to be a meeting of the Planning and Development Committee on September 13 to consider the Housing Resources Committee's proposals, and the next meeting of the whole Board of Aldermen would be held on the 16th of September.

The Chairman asked that the Construction and Design Panel of the Housing Resources Committee arrange a meeting with Mr. William Wofford, Building Official, to discuss the "Codes", and to offer any help to the Building Department in proposing appropriate specific changes and report back to the Committee.

Mr. Alexander stated that there were three sources by which the Committee could find out about the Codes: (1) Mr. Wofford, Building Official, (2) Metropolitan Planning Commission - has a complete study of the Building Codes throughout the City of Atlanta and Metropolitan Atlanta and, (3) Mr. Johnny Johnson, Director of Model Cities.

The Chairman then introduced Attorney Freeman Hutton. Attorney Hutton, speaking for the Legal Panel of the Committee, made a presentation in brief of the principal features contained in the National Housing Act of 1968. A copy of his presentation is attached to the file copy of these minutes.

Mr. Cary Hooks, Director of Federal Housing Administration stated that the 221 (h) program is funded and that it may have interest rates as low as 1, 2 or 3% on the mortgages; that the minimum number of units has now been reduced from 5 to 4 and may include duplexes, if the owner lives in one side. He also stated that Atlanta is now operating under Section 235 and that maximum mortgages have been increased in the Atlanta area to \$15,000 and in high cost areas to \$17,500. He stated the 221 d(2) applications can be transferred to 235. Mr. Hooks stated, however, that the program is in need of counselors. Mr. Alexander suggested that Interfaith, Inc. be contacted.

Mr. William Howland, Executive Director of CACUR, stated that construction would start Monday on CACUR's 221 (h) project in Lindwood Park.

Dr. Benjamin E. Mays stated that 6,000,000 dwelling units out of a total of 26,000,000 in the President's ten year Housing Program is insufficient for low-income housing. He also asked if people making \$3,000 could buy single-family housing?

Mr. Hooks explained that the program is designed to accomplish this under certain situations and that this is where the need for counseling comes in.

Dr. Mays suggested that all members of the Housing Resources Committee be furnished a copy of the Housing Act of 1968.

Mr. Alexander suggested that a long-range Planning Committee should be set up to work with the Legal Panel. He also called attention to the financial impact of the low-income housing program on the City and stated that this has not been adequately emphasized; that at an average cost of \$12,000 per unit, this program alone, money wise, amounts to the equivalent of five First National Bank Buildings.

Mr. J. E. Giblin, representing Mr. Wells of the Business Participation Panel, informed the group that Sylvia Porter had just started a series of articles in the Atlanta Journal on the impact of the changes in the National Housing Act of 1968.

Mr. Alexander suggest that Mr. Archer Smith, Legal Panel, work with Mr. W. W. Gates, HRC Consultant, in preparing for the Committee and the Public high lights of principal changes in the National Housing Act of 1968.

Mr. Robert C. Watkins explained the general purpose of Atlanta's newly formed Housing Development Corporation and commented on a project on which the Corporation is working involving the houses being moved from Atlanta Airport Expansion area; that a local nonprofit organization proposes buying the houses; moving them and rehabilitating them under the FHA 221 (h) program.

Mr. Alexander commented on the Federal Pen Site proposals, submission of which to the Housing Authority of the City of Atlanta has been changed from September 5 to October 14, to enable adequate consideration of the new features contained in the Housing Act of 1968.

In the absence of comment from the Planning Department, Mr. Alexander called on Mr. Johnny Robinson, Community Development Coordinator, to comment on the progress being made on improvement plans for the NASH-BANS area.

Mr. Robinson stated that Mr. Bob Weymer of EOA is working with the people in Vine City. He stated that the people should be involved in the planning and in discussion of development plans with City Officials. He also stated that the area has been divided into four sectors and that the tentative officers of Vine City are: Chairman - Mrs. Helen Howard and Co-Chairman - Mr. John Brown.

Mr. Alexander suggested that the City ought to have a time schedule for improvement plans and development of the different proposed Urban Renewal areas and that after due notice and ample time for citizen participation, the City should go ahead and act if the situation is deemed critical.

There was general assent from Committee members.

Mr. Robinson stated that a time table has been established for NASH-BANS only on organizational structure and that 18 months have already been lost.

After considerable discussion, Mr. Archer Smith made a motion that the HRC protest to the Mayor and Board of Aldermen, and request consideration of rescinding, of an Aldermanic Resolution introduced September 3 and approved September 4, calling on the Atlanta Housing Authority to notify the Board of Aldermen at least 30 days in advance of any lease agreements which it proposes making for Public Housing. The motion was seconded by Mr. Harvey and duly adopted without any dissenting votes.

The meeting was adjourned at 11:30 a.m.

Respectfully submitted,

Malcolm D. Jones

Malcolm D. Jones
Housing Coordinator

Encls: Invitational notice
Agenda
List of those invited and in attendance
Brief of Mr. Freeman Hutton's presentation of the
National Housing Act (All with file copy only)

Mr. Smeat.

September 16, 1968

MEMORANDUM

TO: Mr. Cecil A. Alexander, Chairman
Housing Resources Committee

The attached paper was used today by Rodney Cook in explaining to the Board of Aldermen actions taken on the August 2 proposals by the Housing Resources Committee.

The request for 2,000 additional units of Public Housing was presented in what appeared to be a sort of backhanded manner in a Finance Committee paper requesting Federal Grant Reservation of \$800,000 to support 2,000 units of Public Housing.

It was my understanding that last Friday the recommendations of the Housing Resources Committee for revision of the Non-Conforming Use Ordinance were finally turned over to the Planning Department for study. However, Rodney Cook stated to the Board of Aldermen that the Planning and Development Committee would not go along with the proposal of the Housing Resources Committee to permit structural changes in non-conforming use residential buildings and had instructed the Planning Staff to make the Planning and Development Committee's position known to the Zoning Committee and other Departments and Committees of the Board of Aldermen which might be affected.

Rodney stated twice on the floor of the Board of Aldermen that the Housing Resources Committee had recommended that a new Committee of the Board of Aldermen be established and given responsibility for housing. He further stated that the Planning Staff and Planning and Development Committee felt that this could be better handled by the existing Planning and Development Committee; and he introduced a Resolution which he said that was designed to accomplish this, the Resolution was adopted. I asked Collier Gladin for a copy of the Resolution, but he said he did not have any. As I understood the Resolution from hearing it read in the Board of Aldermen, the Planning and Development Committee is assigned responsibility for Housing and is further charged with providing guidance and direction to the Housing Resources Committee. I would prefer for the guidance and direction portion not to be included in the Resolution in that it may be considered as placing our Committee under greater influence of the Planning Department and direction of the Planning and Development Committee than it has been in the past. I have requested a copy of the Resolution from the City Clerk, but have not yet received it.

No mention was made of our request of revision of the District Zoning Ordinance.

Encl:

Recommendation by Housing Resources Committee:

2,000 more public housing units.

Aldermanic Committee review and action:

1. The request for a reservation of 2,000 additional units of public housing to the Housing Assistance Administration of the Department of Housing and Urban Development is in line with the city's goal of creating 18,429 public housing units in the city by 1971. ?
2. To date we have obtained and utilized reservations totaling 4,500 units. Thus, we currently have reached an accumulative total of 14,514 units or 79% of our goal.
3. The proposed reservation of an additional 2,000 units would bring us an accumulative total of 16,514 units or 90% of our goal.
4. The Planning and Development Committee recommends adoption of the resolution.

Recommendation by Housing Resources Committee:

Stepped-up urban renewal.

Aldermanic Committee review and action:

Eventually, every neighborhood in Atlanta must be involved to some degree and in some form of renewal improvement. While we have long supported a stepped-up renewal program, we have tempered our recommendations by the realities which administrative, financial and housing limitations as well as social problems have imposed. It is purely wishful thinking to believe that Atlanta can step up its renewal program and ignore the limitations which are real not imaginary. In addition, many of the limitations are couched in legal requirements which are difficult to overcome.

We have been working in the Nash-Bans Area for approximately one and a half years, attempting to organize the community in support of renewal improvements. Again, this takes time to develop and is a legal mandate the city must fulfill.

The expressed objectives of the recently adopted Neighborhood Development Program would also support a locally stepped-up renewal program. The Neighborhood Development Program was authorized by Section 501 of the Housing and Development Act of 1968. However, while the Neighborhood Development Program may provide the framework by which to accelerate local renewal efforts and soften some of our limitations, it will in no way resolve local financial limitations. The Planning Department has been instructed to pursue this program further and report back to the Planning and Development Committee.

Recommendation by Housing Resources Committee:

Revised Non-Conforming Use Ordinance.

Aldermanic Committee review and action:

1. The Housing Resources recommendation was specifically oriented to dilapidated housing in industrial zoned districts. The Planning and Development committee did not share the idea that major structural improvement of residential structures in industrial districts should be allowed. The committee felt that prolonging the life of a residential structure in a slum environment where residential standards and services (parks and schools) are not being provided, is no solution.
2. The committee requested the staff to bring to the attention of the Zoning Committee and the joint Planning Board their feelings concerning the non-conforming Sections of the Zoning Ordinance. The Zoning Ordinance is under review at the present time with minor revisions expected to be brought before the Board in mid-October.

Recommendation by Housing Resources Committee:

Revised Building Code.

Aldermanic Committee Review and Action:

1. The committee supports the position to revise the Atlanta Building Code to enable the greater use of new techniques and materials as long as Atlanta's building standards are improved not compromised.
2. The committee felt that recommendations for change should be specific and be addressed to the Building Inspector and his Technical Advisory Board.
3. The committee recommended that the professionals associated with building in the Atlanta Area be summoned to demonstrate and document the need for change based on their actual experience with the existing code. And further recommends that the Housing Resources Committee coordinate and work with this group of professionals and the Building Inspector in the review of Atlanta's Building Code and its interpretation.

Recommendation by Housing Resources Committee

A committee of the Aldermen concerned with Housing.

Aldermanic Committee review and action

1. Recommended the utilization of the existing Planning and Development Committee to be responsible for the continuing development of housing policy and to provide greater direction and guidance to the Housing Resources Committee. This position was taken because the composition of this committee is broad consisting of representation from all other aldermanic committees concerned with community development, redevelopment, and improvement.
2. A resolution was recommended which officially documents and emphasizes this position (to be submitted Board of Aldermen September 16, 1968).
3. The committee also felt that the Housing Resources Committee (a citizen group) has and can continue to have the most effective body for gaining citizen support and understanding for low-income housing in Atlanta as well as the Atlanta regional area. The continuing efforts and advice of this committee will be of great assistance to the Planning and Development Committee.

CITY OF ATLANTA



August 28, 1968

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

Dear Members: Executive Group, Housing Resources Committee and
Housing Coordinating Group

The regular meeting for September of the Executive Group, HRC and the Low-income Housing Coordinating Group will be held as regularly scheduled, Thursday, September 5, at 10:00 a.m. in Committee Room 2, Second Floor, City Hall.

We appreciate the support given the HRC presentation on August 2, before the Planning and Development Committee and the Zoning Committee of the Board of Aldermen and wish to thank you for your participation. We will endeavor to bring you up to date on developments since that meeting.

We also expect to have available for you a current revised Summary of Status of the Low-income Housing Program.

Any thoughts or suggestions which you may have for improving the program are solicited and will be most welcomed.

Several new members recently added to the Committee are being invited to this meeting. We would like for you to meet them.

We hope that you will be able to attend this meeting. A return addressed postal card is enclosed for your convenience in informing us whether you plan to attend.

Sincerely,

Malcolm D. Jones
Housing Coordinator

Encl: Return address postal card.

*No -
Conflict w/
mtg. of Louis
Stets & Jack Delius*

Mr. S. S. S. S.

Constitution Aug 12

Put 'Package Plan' to Test

Interest of private developers in building low-rent housing in Atlanta has been waning recently, not because of the lack of funds, but because of scarcity of suitable land zoned for such housing and the problems of getting suitable land rezoned for such use.

There is capital available right now, and there will be much more available under the \$1.3 billion housing bill just passed by Congress.

The major problem remaining is zoning, and the city's Housing Resources Committee has come up with a proposal that might overcome that problem. HRC has submitted to the Board of Aldermen a "package plan" whereby land in all sections of the city now zoned industrial and single-family would be considered for rezoning for apartments at one time.

It is hoped that under such a program complaints that some sections are getting more than their "fair share" of apartments—especially low-rent apartments—would be overcome.

Mayor Ivan Allen, although the city's leading advocate of low-rent housing, opposes the "package plan." He claims that the present

method of attempting to rezone individual tracts as developers express interest in those tracts arises, is the preferable approach. He expressed fear that by attempting wholesale rezoning at one time, opposition to low-rent housing would be able to concentrate its forces.

However, past experience shows us that there is usually enough opposition to individual rezoning proposals to thwart the mayor's housing problem anyway. It also is obvious that forces in this city which support an effective housing program for the poor—and these forces are likely to be underestimated—are not likely to be drawn in substantial numbers to individual rezoning hearings. But they are likely to be drawn to a hearing on the "package plan."

Already, substantial groups, from the Atlanta Chamber of Commerce to the League of Women Voters and the Christian Council of Metropolitan Atlanta, Inc., have endorsed the "package plan."

Here is an opportunity to test the will of the people of this city to provide decent housing for all its citizens. It is a test that should be made.

Mr. Swoot

*File
Package 2ensing*



CITY OF ATLANTA

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING

COLLIER B. GLADIN, Director

August 9, 1968

Mr. Malcolm Jones
Housing Resources Committee

Dear Mr. Jones:

Attached is a copy of my letter to Alderman Gilliam which you requested.

Sincerely,

William F. Kennedy, Jr
Administrative Assistant

WFK:pr

Enclosure

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

July 30, 1968

Mr. E. A. Gilliam
2460 Alston Drive, S. E.
Atlanta, Georgia 30317

Dear Mr. Gilliam:

Below are statistics on the Low Income Housing Program that you requested:

NORTH SIDE OF I-20:

Approved	4474 units
Denied	932 units
Proposed	3996 units

SOUTH SIDE OF I-20:

Approved	2540 units
Denied	3615 units
Proposed	3357 units

PROPOSED PACKAGE PLAN FOR ENTIRE CITY:

Units proposed North of I-20	6247 units - 533 Acres
Units proposed South of I-20	6740 units - 781 Acres

Total	12,987 units 1314 Acres
-------	-------------------------

If I can be of further assistance, please feel free to call me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. F. Kennedy, Jr.".

W. F. Kennedy, Jr.
Administrative Assistant

WFKJr/jp

HOUSING RESOURCES COMMITTEE

August 15, 1968

Total Dwelling Units Permitted in Atlanta:
 1963 - 9,129 1966 - 2,382
 1964 - 3,829 1967 - 4,630
 1965 - 2,656 1968 - 2,962 (thru July)

SUMMARY

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

Dwelling Units Demolished under Housing Code
 Nov. & Dec. 1968 - 144
 During 1967 - 1,272
 During 1968 (thru July) - 354
1,770

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.	
	Aug 15	May 15	Aug 15	May 15	Aug 15	May 15	Aug 15	May 15	Aug 15	May 15
Completed (New Const.)	3,002	2,031	(310)	(82)	(700)	(510)	(1760)	(1439)	(232)	-----
Under Construction	5,831	5,108	(1532)	(910)	(1174)	(1188)	(3125)	(3010)	-----	-----
In Planning (Incl. Doubtful) (Firm 6301 & In Difficulty 1411)	<u>7,712</u>	<u>7,151</u>	<u>(2608)</u>	<u>(2914)</u>	<u>(4234)</u>	<u>(3651)</u>	<u>(424)</u>	<u>(140)</u>	<u>(446)</u>	<u>(446)</u>
Total Possible (Not Probable)	16,545	14,290	** (4450)	** (3906)	(6108)	(5349)	(5309)	(4589)	(678)	(446)
Total In Sight	15,134									
Plus Leasing Program			(1026)	(658)						
Increase or Deficit (More Likely)	-255 (-1,666)	-2,510	(-4100)	(-5670)	(+3824)	(+3165)	(+269)	(-451)	(+678)	(-446)
Being Considered (all categories)	5,205	2,594								

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, 1,026 units have been leased for P.H.; 600 of these are now occupied or available for occupancy as Public Housing. Also 16,177 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 12,132 sub-standard units have been brought into compliance through actual rehabilitation. 266 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, " " "

Respectfully submitted,

Malcolm D. Jones
 Malcolm D. Jones
 Housing Coordinator

- Encls: 1. Summary of Public Housing in Atlanta
 2. Notes
 3. Inventory of Low and Medium Cost Housing in Atlanta (with office copies only)
 4. Project Index (with office copies only)

SUMMARY OF PUBLIC HOUSING IN ATLANTA

8,874 Existing Units in operation - filled.

1140 Units in Development stage, as follows:

*(650) Units under construction off McDaniel St., in Rawson-Washington U.R. Project (Scheduled for completion in '68)

(248) Spring '68 310 of these units completed (7-25-68)

(402) Fall '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

(16) 5 Bedroom schedule. Estimated completion by Dec. 31, '68; 48% completed 5-15-68.

(350) Units planned for Thomasville U.R. Project

(40) 1 Bedroom (16 Elderly) Bids opened May 15, 1968. Contract signed July 1, 1968. Ground

(120) 2 Bedroom broken July 17, 1968. Will try to have part delivered before final

(80) 3 Bedroom Scheduled completion date Jan. 1970.

(80) 4 Bedroom

(30) 5 Bedroom

4200 Units reserved

(1372) (Allocations made by HUD to date; Hollywood Rd., 202; Bankhead Hwy., 500; Gilbert Rd., 220; and Honor Farm #1, 450.)

(730) (730 units of this reservation are approved for use in the leasing program.)

(1313) (1,313 units of this reservation are tentatively committed; East Lake #2, 800; Jonesboro Rd., 160; Bedford-Pine U.R. area, 353.)

(785) (785) units of this reservation are tentatively proposed for commitment to projects in planning.

300 Units allocated for leasing program (Leased units can only be utilized for P.H. occupancy as they become vacant.)

5,640 5,640 Total under Development and In Planning

(1,026) Units under lease (9 locations); 600 of these occupied or available for occupancy by Public Housing tenants.

14,514 Total Public Housing Potential

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

NOTES

- A. 12,339 units proposed did not materialize, of which 11,022 were shown in the previous report of May 15, 1968 and 1,317 additional units are listed in this report, as Lost. (The majority of these losses were due to disapprovals of sites and proposed rezoning.)
- B. Proposed locations for low-cost housing are coordinated through the Planning Dept., for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Department for adequacy of school facilities.
- C. An engineering firm from Savannah, McNamara & Associates, Consulting Engineers, has made presentations in Atlanta of a "patent applied for" low-cost housing method of construction with flexible design, which is claimed can be constructed quickly on site, employing mostly untrained labor and at a savings of 10%-15% under conventional construction. This firm established connections with a reputable construction firm in Atlanta and a local architect. This team is anxious to acquire a 10 acre tract in the Model Cities area to construct an experimental Housing project.
- D. The Travelers Insurance Company has financed 70 or more 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 Company for financing low-cost homes at favorable rates. Interest is increasing in development of this type housing.
- E. 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, with or without Federal assistance.
- F. 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 close, 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.
- G. Richard L. Fullerton Associates proposed a fibre glass "manufactured" patented process, 3 bedroom and bath house (900 sq. ft. & car port) with w-to-w carpeting and air conditioning, which he claims can sell for \$9,000-\$9,500, including land estimated to cost \$1,500.
- H. Prefab distributors and ^{very few} conventional builders have interesting potential houses to offer but, because of fear of local Codes difficulties, are producing ~~single-family~~ houses in Atlanta to sell in the \$10,000-\$12,500 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).
- I. The non-profit Housing Development Corp. of Metropolitan Atlanta is now in business. CACUR recently formed a non-profit corporation to rehabilitate existing 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).
- J. Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430.)

HOUSING RESOURCES COMMITTEE

DATE Aug. 15, 1968

An Inventory of
 LOW AND MEDIUM INCOME HOUSING IN ATLANTA
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-6		1113 9044 3826 2194 <u>16,177</u>	Nov.&Dec. 1966 During 1967 Jan.-Apr. 1968 May-July 1968 Total	Throughout City (other than in U.R. Projects)	H.C. Enf.									Units rehabilitated thru the Housing Code Division. These do not provide additional housing, but do increase the supply of standard housing units. These have been reported by the Housing Code Division as repaired (rehabilitated). However, these figures include units found in compliance on original inspection. It is estimated that 75% of this figure, or 12,132 substandard units have been brought into compliance thru actual rehabilitation.
C-7		48 151 19 48 <u>266</u>	Nov.&Dec 1966 During 1967 Jan-Apr. 1968 May-July 1968 Total	West End U.R. Project	Rehab. Fed. Assist.									Rehabilitation completed by Housing Authority

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	New	Exist				1	2	3	1	2	3			
C-8		30		Scattered	Conv. Rehab.							Now		Enterprise Corp., 130 Piedmont Ave., NE is interested in buying dilapidated low cost structures and rehabilitating them. Proprietor-George P. Hart, has rehabed 30 units.
C-9	96		Apts.	1991 DeLowe Dr. S.W.	Conv.				Completed	Feb. '68	\$528,000		Owner - Naples Co. D.L.	
C-10	400		Apts.	200 Alden Ave. N.W.	Conv.				Completed	Feb. '68	\$2,000,000		Owner-F. H. Kilgore, Jr. D.L.	
C-11	310	(See UC-6)	McDaniel St. P.H.	McDaniel St., SW	P.H.								Public Housing - 310 units Completed (7-25-68)	
C-12	76		Apts.	1145 Constitution Rd., S.E.	Conv.					Completed	6-68	\$400,000	Permitted in November 1966 Developer-Polar Rock Dev. Corp	
C-13	80		Apts.	1895 Plaza Lane S.W.	Conv.					Completed	6-68	\$600,000	Owner-E.M. Keappler	

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	New	Exist				1	2	3	1	2	3			
UC-1#2	26		Park West Apts #2	(3751 Gordon Rd NW)	221 d(3) L.D.	20		6		84	96	Per. Oct 1967	Permit \$185,000 FHA Com. \$247,900	#2 Appl. filed with FHA 9-20-67. Construction started 2-14-68 82% completed 7-1-68
#3	<u>52</u> 78	Total	Park West Apts	(3751 Gordon Rd NW)	221 d(3) L.D.					72	83		Permit \$416,635 FHA Com. \$496,000	#3 Committed by FHA and 2% completed 7-1-68
UC-2#1	36		London Towne Houses	3242 Cushman Cir SW (Off Boulder Park Dr.)	221 d(3) Co-op	8	61	122	63	69	84	Jun 1968 to Jul '69	FHA Com. \$486,500 Permit \$216,000	Committed by FHA 8-14-67 (4phases) 20A. Sponsor-FCH, Inc. (Same people who developed Eastwych) 6 different monthly pmts. 1,2,3,4 brs., some with basements. Down payments \$135. 6 model units compl. (3-25-68). Work started on all 4 projects as of 7-1-68
#2	48		"	"	"			4BR. 9*				May 1967	FHA Com. \$661,000 Permit \$287,300	
#3	48		"	"	"							Mar. '68	FHA Com. \$745,700 Permit \$302,300	#1 - 61% complete 7-1-68 #2 - 20% " 7-1-68 #3 - 11% " " #4 - 9% " "
#4	<u>68</u> 200	Total	"	"	"								FHA Com. \$923,000 Permit \$405,100	*4 bedroom Towne Houses Builder - Diamond & Kaye

HOUSING RESOURCES COMMITTEE

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	New	Exist				1	2	3	1	2	3				
UC-3	*13	Dec '67	Single Family	Various through- out City	Conv. & 221 d(2)							8 months after permit		*Permitted Single Family houses permitted prior to Dec. '67 (more than 8 months) are assumed to have been completed and included in Item C-2.	
	*22	Jan '68													
	*62	Feb '68													
	*18	Mar '68													
	*49	Apr '68													
	*33	May '68													
	*16	Jun '68													
<u>213</u>	Total														
UC-7(a)	2D		Small Apt. Bld. Duplexes and small Apt. developments NOTE: A-Apartments D-Duplexes	1803 White Oak Hollow NE	Conv.							Spring '68		Owner-Jefferson DeShaza D.L.	
	8D			1521, 27, 33, 39 Longston Ave. SW	Conv.								Spring '68		Owner-MINE Enterprise D.L.
	2D			1753 Boulevard Dr. SE	Conv.								Per. Jan 1968	Under \$12,000	Owner-Frieda Creed Builder-D.L.
	2D			494 Norfolk St. NW	Conv.								Per Aug. 1967.	\$14,900	Owner-Wm. Sims D.L.
	<u>14D</u>	Total													
UC-7(b)	12A			520 Park Ave. SE	Conv.							Spring '68	\$66,000	Owner-Park Apts., Inc. D.L.	
	11A			1152 Sells Ave. SW	Conv.							Spring '68	\$47,300	Owner-Parzan & Assoc. D.L.	
	19A			166 Anderson Ave.	Conv.							Spring '68	\$85,500	Owner-Roy-Jo-Co. Builder- Roy Jones	
	32A			2075 Spink St. NW	Conv.							May 1968 (Per Aug '67)	\$180,000	Owner-Dr. W. O. Stone Builder-Don Fraser	

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	New	Exist				1	2	3	1	2	3			
(Cont.) UC-7 (b)	6A			383 Holderness St., SW	Conv.							Mar 1968 PerAug.'67	\$24,000	Owner-Roy Jones D.L.
	4A			2085 Gordon Rd. NW	Conv.							PerAug'67	\$20,000	Owner-Dr. W. B. Shropshire Builder-John W. LeCraw, Jr.
	4A			1135 Sells Ave. SW	Conv.							PerSep'67	\$20,000	Owner-C.C. Thornton, D.L.
	29A			2175 LenoxRd.NE	Conv.							PerSep'67	\$203,000	Owner-Karl Dzewiowski & Rubin Pichucik
	30A			3545 RoswellRdNE	Conv.							PerOct'67	\$150,000	Owner-Elyse W. Pervis, D.L.
	18A			3151 SimpsonRdNW	Conv.							PerOct'67	\$60,000	Owner-John Atkinson, D.L.
	17A			1580 Dixie St.SE	Conv.							PerOct'67	\$68,000	Owner-Kenneth Johnson, D.L.
	7A			268 Eighth St.NE	Conv.							PerOct'67	\$32,000	Owner-J. Hugh Combs Builder-Bernard Kaplan
	4A			216 DoaneSt.SW	Conv.							PerNov'67	\$16,000	Owner-Rev. W. J. Wynn Builder-Same
	4A			431 Holderness St., SW	Conv.							PerJan'68	\$18,000	Owner-C.C. Thornton, D.L.
	9A			2929 Forrest Hills Ave., SW	Conv.							PerJun'68	\$15,000	Owner-Robert A. Young Builder-Bob Young Devl.Inc.
	4A			395 Holderness St., SW	Conv.							PerFeb'68	\$16,000	Owner-Albert Zeder, D.L.
	20A			2585 BeelerDr.SW	Conv.							PerMar'68	\$90,000	Owner-H.L. Alford&J.M. Sellers D.L.

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	New	Exist				1	2	3	1	2	3			
(Cont.) UC-7(b)	12A			530 Park Ave. SE	Conv.							PerJul'68	\$60,000	Owner-W.L. Williams, D.L.
	20A			38 Fairburn Rd. SW	Conv.							PerJul'68	\$100,000	Owner-Albert Zeber, D.L.
	4A 221A	Total		1150 Grenwich St. SW	Conv.							PerJul'68	\$20,000	Owner-J. T. Williams, D.L.
UC-8	62			140 Mt. Zion Rd., SE	Conv.							Spring'68	\$310,000	Owner-Day Realty Assn, Inc. D.L.
UC-9	30		Chamberlain Realty	419 Chamberlain St., SE	221 d(3) L.D.		30			90		PerMar'68	Permit \$252,489 FHA Com. \$306,400	Owner-Chamberlain Realty, Inc. Builder-Frontier Const. Co. Inc. Legal-Fisher & Phillips 11% completed 6-10-68
UC-10	134		Apts.	1101 Collier Rd. NW	Conv.							Sum.'68 PerMay'67	\$804,000	Owner-Edwin F. Edward, Jr. D.L.
UC-11	250		Apts.	1185 Collier Rd. NW	Conv.							PerJun'67	\$1,409,000	Owner-W. T. Towles et.al. Builder-W.T. Towles

HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
UC-12#1	150		Apts.	1991 DeloweDr.SW	Conv.							PerJul'67	\$750,000	Owner-Maples Co. D.L.
#2	54		"	"	"							PerMay'68	\$270,000	"
UC-13	58		Apts.	1910 Bixby St.SE	Conv.					10750 11900		PerAug'67	\$225,000	Owner-Thos. Reaves D.L. Being constructed for leasing as P.H.
UC-14	76		Apts.	1051 Beauregard Ave., SE	Conv.							PerAug'67	\$380,000	Owner-PolarRock Devel. Corp. Builder-Piedmont Engineer & Construction Co.
UC-15	76		Apts.	1935 Allison Ct SW	Conv.							PerAug'67	\$423,630	Owner-Crew, Pope & Carter Constr. Co., D.L.
UC-16	192		Apts.	914 Collier Rd. NW	Conv.							PerSep'67	\$1,050,000	Owner-Jade East Corp. D.L.
UC-17	139		Apts.	2722 GordonRd.NW	Conv.							PerSep'67	\$828,000	Owner-Peyton Place Apts. D.L.
UC-18	108		Apts.	2950 Springdale	Conv.							PerSep'67	\$800,000	Owner-CPR Engineers & Dev.Co. D.L.

HOUSING RESOURCES COMMITTEE

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LOW AND MEDIUM INCOME HOUSING IN ATLANTA
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
UC-19	80		Apts.	2390 Palmour Dr NE	Conv.							PerOct'67	\$440,000	Owner-Fagan, Burson & Dougal, D.L.
UC-20	92		Apts.	1090 Hollywood Rd., NW	Conv.							PerOct'67	\$393,000	Owner-Parzan & Assoc. D.L.
UC-21	48		Apts.	2113 DeFore Ferry Rd., NW	Conv.							PerOct'67	\$300,000	Owner-B.S. Ivey Builder-B.L.I. Construction Co.
UC-22#2	84		Wheat St. #2 Gardens	Butler St. U.R. Project 180 Jackson St. NW	221 d(3)	48		36	79		98	PerNov'67	FHA Com. \$916,600 Permit \$720,975	FHA Rent Supplement tentatively established @ \$960/yr. per unit. Reduced from 240 units. Had difficulty on tax structure. Legal-Lewis Cenker Builder-Ranger Const. Co. Finance-Life of Georgia. #2- 43% completed 7-1-68. #3- 38% completed 7-1-68.
#3	108		"	390 Irwin St. NW	108 U.- Rent Supl 221 d(3) 6% int.			108			145		FHA Com. \$1,350,100 Permit \$1,037,408	
	192	Total												
UC-23	45		Apts.	3379 Stone Rd. SW	Conv.							PerDec'67	\$225,000	Owner-Kimberly Corp. D.L.
UC-24	64		Apts.	1073 Hollywood Rd., NW	Conv.							PerDec'67	\$288,000	Owner-Melvin Warshaw, D.L.

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	New	Exist				1	2	3	1	2	3			
UC-25	400		Apts.	2901 Campbellton Rd., SW	Conv.							PerJan'68	\$2,000,000	Owner-Greenbriar Village Builder-D.L.
UC-26	92		Apts.	2400 Campbellton Rd., SW	Conv.							PerFeb'68	\$552,000	Owner-Kermit Warren, D.L.
UC-27	72		Apts.	50Mt.Zion Rd.SW	Conv.							PerMar'68	\$350,000	Owner-Dewoy Zelle et.al. D.L.
UC-28	202		Hollywood Rd. Project	1580 Hollywood Rd., NW	Turnkey	6	196					PerApr'68 Aug31,'69	Permit \$2,500,000 HUD Com. \$3,467,538	Owner-Claridge Towners Inc. Builder-The Whiting-Turner Const. Co. Contract signed 4-19-68. Broke ground May 9, 1968 (Reduced from original proposal of 250 units)
UC-29	208		Friendship Center (Friendship Baptist Church)	99 N.Side Dr.SW	221 d(3) Non-profit	34	95	30	\$750			PerApr'68	Permit \$1,564,000 FHA Com. \$2,250,000	Owner-The Celotex Corp. Builder-Rogers Const. Co. Sponsor-Friendship Bapt. Ch. Closed-Mar. 28 Work started 4-23-68 1% completed 7-1-68.

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	New	Exist				1	2	3	1	2	3			
UC-30	208		Allen Temple #3	3175 Gordon Rd. SW	221 d(3) Non-profit		✓	✓		8850	9950		Permit \$1,950,000 FHA Com. \$2,405,700	Owner-Allen Temple Dev. Inc. Builder-DeSoto Const. Co. Sponsor-Allen Temple Management-Williamson Co. Legal-McCredy Johnston 2% completed 7-1-68
UC-31	241		Apts.	479 East Paces Ferry Rd., NE	Sec. 202								Per Apr '68 \$2,200,000	Housing for Elderly Owner-Atlanta Area Presbyterian Home, Inc. Builder-Abco Builders Construction started 7-1-68. 10% complete
UC-32	54		Apts.	3136 Gordon RD SW	Conv.								\$270,000	Owner-D.L. Knox & Assoc.
UC-33	100		Gun Club Apts.	1033 Hollywood Rd. Between Hollywood Rd. & Gun Club Road	NW 221 d(3)								Permit \$805,000	Owner-Hollywood West Co. Builder-Gartrell Const. Co. 20A. Res. (Low Rent) 7 1/2 A. Com. Proposed FHA financing Promoter-Joe Anderson, Roy D. Warren. Re-zoning approved 1-3-68 (Tied in with Item B-2). Preliminary application presented to FHA for consider- ation (11-21-67). Additional 104 expected later. Const. started 7-1-68.

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	New	Exist				1	2	3	1	2	3			
UC-34	32		Town Houses	390 West LakeDr NW	Conv.								Permit \$242,452	Owner-H. J. Russell Builder-H.J. Russell
UC-35	128		Apts.	200 PeytonPl.SW	Conv.								Permit \$576,000	Owner-Mendel Romm, Jr. Builder-Same
UC-36	48		Apts.	330 BrownleeRd. SW	Conv.								Permit \$400,000	Owner-C.C. Thornton Builder-Day Labor
UC-37	32		Apts.	1930 Honeysuckle Lane, SW	Conv.								Permit \$300,000	Owner-Fred Schwacmmle Builder-Day Labor
UC-38	350		Public Housing	ThomasvilleU.R. Project	P.H.	40	120	80				Jan 18'70	Av. Cost \$14,500/u.	See summary of Public Housing, attached for breakdown. Bids let in spring 1968; opened May 15. Four Bids received: 1. Lake-McDonda \$5,587,000 2. Thompson-Street \$5,932,000 3. Algona-Blair \$6,677,400 4. Basic Const. Co. \$6,850,000 Contract granted 7-1-68 Broke ground 7-17-68.

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	New	Exist				1	2	3	1	2	3			
UC-39	500			Both sides Bankhead Hwy. Near River at Maynard Rd.	Turnkey								HUD Com. \$9,998,868 Developers cost to HA \$9,356,094 Overall cost \$5,000,000	35A. South of Bankhead 10.5A. N. of Bankhead; zoned M-1&M-2. Developer-Jack Jones, H.L. Coble Const. Co., Greenboro, N.C. Rezoning approved by Zon. Com. 12-5-67 Option ext. 1-15; Allocation of 500 units made by HUD 1-15. HUD requires const. to start by 3-1 and 25% compl. by 9-30. Contract signed 5-7-68. Ground broken 5-27-68.
			#1	132 units scheduled for completion					Nov. 25, 1968					
			#2	108 units scheduled for completion					May 25, 1969					
			#3	148 units scheduled for completion					Oct. 25, 1969					
			#4	112 units scheduled for completion					Apr. 12, 1970					
IP-1	259		Rockdale Sec.1	Rockdale U.R. Project	221 d(3)								FHA Com. \$3,959,000	Bid on land awarded May 15, to David L. Rosen Const. to start in 10da. from closing; const. phase planned for 4 yr. A portion of this site(150units) is to be devel. in collaboration with the Union Bapt. Ch. and FCH. Allocation of 221d(3) funds for 400 units approved. 10-25-67 FHA Feasibility letter issued 12-5-67 (400/u). Preliminary Appl. to FHA 12-19-67. Being processed by FHA 564 units in process 7-5-68. FHA Market Reservations issued 836 additional units, probable. Sponsor revising plans. Condt. Com. processing.
	105		" Sec.2	"	221 d(3)								FHA Com. \$1,151,100	
	100		Rockdale Town Houses #3	"	221 d(3) co-op								FHA Com. \$98,472	
	564		Total Committed by FHA											
	836		Additional Planned											
	1,400		Total										\$701,000 price for res. land.	
				Original contract provided for closing with H.A. by June 15, and starting construction within 90 days thereafter. Development plan submitted to FHA not consistent with competitive proposal to H.A. on which contract was awarded. Developer held conference with H.A. and FHA June 11. RESULT: H.A. amended contract to permit 90 days delay in closing and 10 days delay thereafter to start construction. Plans being revised.										

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	New	Exist				1	2	3	1	2	3			
IP-2 #1	180		Etheridge Pk. Apts.	Off Etheridge Dr. NW	.221 d(3)	38	244		65	75			\$1,000,000	18.6A. appl. submitted to FHA Dec. 28; Density 15U/A Sponsor-I. Saporta. Proposed rent includes utilities. Preliminary appl. submitted to FHA 12-1-67. FHA feasibility letter extended to 8-3-68.
#2	162		Additional requested.	FHA originally reluctant to approve because of rough terrain and proximity to Rockdale. Has subsequently expressed willingness to reconsider.										
IP-3	220			Gilbert Rd. & Flynn Rd. SE	Turnkey								Spring '69	20A. site zoned for apts. considered favorably by H.A. Promoter-Bill Woodward of Adams-Cates, Builder-Whiting-Turner. To be developed at density of 11u. perA. Approved by HUD 5-5-68. Ltr. of Intent issued by HA. Revised priced approved by HAA 7-5-68. Revised ACC submitted to HAA 7-12-68. Forwarded to HUD, Wash. 7-26-68. Sales contract expected momentarily. Expect to break ground in August.

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	New	Exist				1	2	3	1	2	3				
IP-10	48			N. side of Gordon Rd., SW, W. of Adamsville Dr.	Conv.										3 1/2 A. Site. Sponsor-C.C. Thonton. Favorable rec. by Plan. Bd. Oct 11 to Zon. Com. Nov. 16 Approved. No further information.
IP-11	450		Browntown Rd. Site	N. of Brownville Rd. Between Jackson P'way & Bolton Rd., NW	Turnkey										51A. site Zon. M-1. Whiting-Turner has option. Approved by HA & HUD; Plan. Bd. recommended favorable action; Zon. Com. denied unanimously 8-1; Bd. Ald. denied 8-21. Plan. Dept. sponsored reopening the proposed rezoning. Zon. Com. agreed Nov. 9 to permit project to be reintroduced. Plan. Bd. favorable recommendation Nov. 15 Zon. Com. re-considered & deferred to 7-1-68

Letter written 5-14-68 by Dan Sweat to Robert Dobos, Chairman
 Neighborhood Action Committee in area pointing out accomplishments in general neighborhood and requesting withdrawal of opposition. Site included in Package Zoning; favorably reported by Planning Dept. Scheduled for informal discussion with Zon. Com. Aug. 22 '68.

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	New	Exist				1	2	3	1	2	3			
IP-12	216		Butler St. YMCA Project	W. of Hollywood Rd. NW, N. of Magnolia Cemetery	221 d(3) Nonprofit	72	72	72					FHA \$2,845,000	50A. tract purchased by Laridon's Foundation. 15A. Site planned for Apts. S Sponsor-Butler St. YMCA Owner-J.A., S.H. & W.P. Hudson Architect-John Cherry Legal-Hall Ware Favorable rec. by Plan. Bd. Oct. 11, to Zon. Com. Nov. 16. Deferred (Z-67-200-D). Zon. Com. reconsidered Dec. 7 and deferred indefinitely. Reconsidered by Zon. Com. Feb. 22 and approved by Bd. Ald. Mar. 4. FHA has under feasibility study. Site plan for entire tract has been prepared and reviewed by several Depts. & Agencies; reaction very favorable.
	46		Town Houses											
IP-13	160		Z-68-33-S	West side of Jonesboro Rd., SE S. of McWilliams St.	Turnkey									15A. (Plus possibly 4 add. acres) Zoned M-1. Developers-Zimmerman, Evans & Leopold. Arch.-Charles E. McCard. Site has tentative approval of HA & HUD. Rezoning Appl filed Feb. 26 '68. Plan. Bd. made favorable recommendation 3-13 to Zon. Com. Approved by Zon. Com. 5-9, for 160 units.
									5-23-68 Zon. Com. reaffirmed previous favorable action					
									6-4-68 Bd. Ald. deferred action					
									6-6-68 Zon. Com. again confirmed its approval					
									6-17-68 Rezoning approved by Bd. Ald. "A-1-C" at density of 11 u/A.					
									Site approval appl. being processed by HUD. H.A. is awaiting proposal from developer.					

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	New	Exist				1	2	3	1	2	3			
IP-17	450			Fed. Honor Farm #1 McDonough Blvd., SE	P.H. Turnkey								1970	Part of Community Unit Plan on 95A. tract. Announcement of Fed. participation and allocation of 450 P.H. units made Dec. 12.
	<u>150</u> 600	Total			221 d(3)									Bd. Ald. agreed to accept and develop as expansion of T'ville U.R. Project (5-6-68) H.A. called for proposals 6-10-68; due in H.A. 9-5-68; to include not less than 300 units for lowest income families.
IP-18	32		Westlake Manor	Westlake Ave. NW	221 d(3) L.D.			32			102		FHA \$467,500	FHA feasibility letter issued 1-4-68. FHA Committed(3-25-68)

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	New	Exist				1	2	3	1	2	3			
IP-19	800		East Lake Golf Course#2 (Z-68-30-S)	N. of Glenwood Ave.	Turnkey (2)&(3)									Proposed on 99A. for Com. Unit. Devel. zoned R-4; requested to rezone to C-1, R-6, A-1&A-2. 72A proposed for Housing; density 10.68u/A. Owner-James Maye et.al. Appl.-Hamilton Douglas; Promoter-Jim Goldin, Atlanta JC's. Developer-Paul Andrews, South-eastern Devel. Corp. Nashville. Architects-Allen W. Hall, Hall & Baugherg, Dallas. Consultant-John Wiersma, Ford Foundation, Washington. Federal Interest-Cecil L. Yarborough, Field Rep.-Program Officer, Adult Education U.S. Office of Education, Region IV. 5-23-68 Zon. Com. approved rezoning under Com. Unit Plan. Approved by Bd. Ald. 6-3-68. March Co. designated developer 6-27-68. Appraisals obtained (8-21-68).
IP-20	72		C.C. Thornton Apts.	S. side Gordon Rd., SW 800' E. of Lynhurst Dr.	Conv.									5A. tract rezoned from M-1 to A-1. Approved by Zon. Com. 6-20-68.

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	New	Exist				1	2	3	1	2	3			
IP-21	8			W. side Harwell approx. 900' N. of Gordon Rd.	Conv.									Owners-Carl, Goldstein & Stone 1/2 A. rezoned from R-5 to A-1. Approved by Zon. Com. 6-2-68.
IP-22	124			W. side of Harwell Rd., SW, 150' N. of Gordon Rd., LL 237, 14th Dist.	Conv.									SU Permit in C-1. Appl.-Carl, Goldstein & Stone. Approved by Zon. Com. 6-2-68.
IP-23	8			Rear of property on Gordon Rd., LL 14, 14th Dist. F. Co.	Conv.									Owner-Red Heart Oil Co. Rezoned from C-1 to A-1. Approved by Zon. Com. 6-20-68. Appl.-Tom Musgrove.
IP-24	163		Flipper Temple Homes	Arno Court N. of Magnolia Cemetery	221 d(3)							FHA \$1,712,000		FHA feasibility letter issued Sponsor restudying proposal Promoter & Arch.-I. Saporta.
IP-25	175		Prison Cr. & Leila Lane.	LL5, 14th Dist. F. Co.	Turnkey									Architect proceeding with const. drawings. Appraisals being obtained by HAA. Preliminary plans approved 8-2-68.

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	New	Exist				1	2	3	1	2	3				
IP-26	300			Hartrampf prop. LL204, 14th Dis. F. Co.	221 d(3)										A portion of original tract (70 acres) under option to Bill Moore for development. Having trouble getting construction loan. Negotiating with IDS for long term mtg; this is apparently progressing satisfactorily.
	569				Co-op										
IP-27	72		Z-67-242-S	LL68, 14th Dist. F. Co. NW side of Waters Rd., SE SW from Cor. of Cleveland Ave.	Conv.										6.7A Zoned R-4. Owner-Mrs. Viola Jackson. Appl.-R.S. Young. Plan. Bd. deferred Feb. 14, 1968. Approved by Zon. Com. Mar. 21. Approved by Bd. Ald. Apr. 1.
BC-1	26	Single Family		Thomasville U.R. Project	lots uncommitted for disposal. 221 d (2)										Originally 157 unsold lots. 53 lots sold to Natl. Homes Const. Corp. 20 lots committed to another builder. 19 lots committed to Natl. Homes Corp. 39 lots sold to Natl. Homes Corp. and Cousins.
BC-2	150			E. of Gun Club Rd., S. of Alvin Dr., NW Similar situation to UC-33											Approx. 12A. (Tied in with Item UC-33). Rezoned from R-5 to A-1. Approved 3-20-67. Promoter-Joe Anderson of Roy D. Warren Co.

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	New	Exist				1	2	3	1	2	3			
BC-5	80		Apartment use for the major portion of this site appears more practical than single family, for which area is now zoned.	Harwell Rd. at Oakcliff, NW	221 d(3)									6½A. tract. Cenker & Kingloff-Owners-Developers, Density 12.5u/A zoned R-5; Previously approved by Zon. Com. 6/23/66 Denied by Bd. Ald. 7/8/66 on objections from Q.V. Williamson as inconsistent with original Adamsville plan. Denied by Plan. Bd. 8-1. Deferred by Zon. Com. 10-16. Variance granted by Bd.Ald. Denied by Zon. Com. Included in Package Zoning proposal. Reported favorably by Plan. Dept.
BC-3	35 30 140		In view of currently undetermined future of this limited area, it appears that erection of prefabs on existing lots and construction of a small high rise apartment development on former County owned land in this area, is the most feasible solution at this time.	Railroad Ave.NE	221 (h) 221 d(2) Turnkey									Approx. 6.5A.(incl.school site for about 2.5A) Promoter-Noyes Collinson, American Friends Service Committee. Architect-Henry Norris. Is now interested in prefabs for this area, pending possible ultimate acquisition by City for Rapid Transit. Petition submitted to Plan. Dept. to rezone from R-3 to A-2,small tract (about 6A) of vacant land for high rise (possibly 140U). Promoter-Bill Litchfield Adams-Cates.

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	New	Exist				1	2	3	1	2	3			
BC-10	250			S. of Oak Dr. SE E. of Empire Dr.	221 d(3) Co-op									25A site now zoned M-1. Promoter -Robert Laxon. Owner- Lee Fore. Builder-Victoria Maslia. Developer-FHA, Inc. FHA thinks OK. Ward Aid. strongly opposed to rezoning. Owner wants property placed in "package" rezoning program for low-income housing. Recommended to Plan. Dept. Plan. Dept. reported negatively. Political opposition.
BC-11	16			W.side of Gilbert Conv. Rd. SE(at Clayton Co. Line)										1A. tract; zoned A-1. Co-owners-Keith Elmore & Wm. Merritt. Owners desire to retain ownership & operate. These owners have contacted FHA which is not interested in 221 d(3) development on such a small tract. Most B&L Assn. and several banks in the City have also been contacted; all declined to finance. Should be able to get assistance thru recently formed Housing Development Corp. of Metropolitan Atlanta.
BC-12	20			W.side of Fair- burn Rd.SW near Bakers Ferry Rd.	Conv.									Before Zon.Com. 3-23; Held over awaiting submission of Plans (now submitted) Promoter David Berry. No additional information (8-15-68).

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BC-13	600			E. of Kimberly Rd. in Fulton Co. (LL 29FF)	Turnkey									Owner-Atty. Fine & others propose to annex to City. Petition submitted. Public Hearing held July 31; approved. Annexation scheduled for Jan. '69.
BC-14	152			Queen Mill Rd. Cobb County	Turnkey or 221 d(3) RS	76	76							17A. tract on paved road; zoned Apts. Has water; sewer anticipated this year. Owners- Leonard Hall & F. Franklin Lee. Jack Hurt (521-3171) of Southern Acceptance Corp. interested in this project.
BC-15	700		Franklin Lee & Leonard Hall property	N. of Sewell Rd. SW, bet. ACLRR and I-285	Turnkey (600) Conv. (100)									126.32A. zoned A-1, R-5, R-B, M-1 & M-2. Promoter-Nicholos Berryman, Adams-Cates Co. Proposing Apts, Duplexes, and Single Family <u>without</u> change in zoning. Promoters seeking political acceptance; prospect are discouraging. Strong political opposition.

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	New	Exist				1	2	3	1	2	3			
DNM-0	11,022		(Proposed projects;	locations, number of units each and reasons for not materializing shown in previous reports)										
DNM-1	200			16.3A.off DeKalb Ave.NE bet. DeKalb and McLendon at Hampton Terr. and Southerland Dr.	Turnkey(3)				105	120	140			Property owned by Catholic Archdiocese of Atl. Wm. Litchfield-Adams-Cates was sponsoring development by builder-from Knoxville(Vector Co.) Zoned R-5 and R-4. Denied by Zon. Com Aug.8.
DNM-2	360		Rev. R.F. Jackson Property	W. side Wilson Mill Rd.SW opp. Park.	221 d(3) &(2) (Com.Unit Plan)									Approx. 30A tract zoned R-5. Denied by Zon. Com. 6-20 on basis that nearest sewer is on Line Dr. and cannot serve the project.
DNM-3	757			Plainville Dr., SW, LL26, 14th Dist. F. Co.	221 d(3)									75A. tract owned by Kingsboro Mtg. Corp. Rezoning petition by Sanders, Hester, Holley Ashmore & Boozer. Denied by Zon. Com. 6-20-68.

HOUSING RESOURCES COMMITTEE

PROJECT INDEX

To accompany Low-income Housing Inventory Report of August 15, 1968

<u>Item No.</u>	<u>No. Units</u> <u>New - Existing</u>	<u>Designation</u>	<u>Location</u>	<u>Program</u>	<u>Page</u>
<u>Completed</u>					
C-1	373	Allen Temple	Gordon Rd. Near Harwell	221 d(3)	1
C-2	477	Single Family	Scattered	Conv. & 221 d(2)	1
C-3	112	Duplexes & Small Apts.	Scattered	Conv.	2
C-4	594	Apts.	Scattered	Conv.	2
C-5		Leased for P.H.	9 Sites	Leasing for P.H.	2
C-6		Rehab. H.C. Div.	Throughout City	H.C. Enf.	3
C-7		Rehab. by H.A.	West End U.R. Project	U.R.	3
C-8		Rehab. by Pvt. Ent.	Scattered	Conv. Rehab.	4
C-9	96	Apts	1991 DeLowe Dr., SW	Conv.	4
C-10	400	Apts.	200 Alden Ave., NW	Conv.	4
C-11	310	Public Housing	McDaniel St., SW	P.H.	4
C-12	76	Apts.	1145 Constitution Rd., SE	Conv.	4
C-13	80	Apts.	1895 Plaza Lane, SW	Conv.	4
C-14	96	College Plaza Inc.	1017 Westview Dr., SW	221 d(3) LD	5
C-15	100	Park West Apts. #1	NW cor. Gordon & Bolton Rds.	221 d(3) LD	5
C-16	232	Happy Haven Nursing Home	1875 West Anderson, SW	Sect. 232	5
C-17	56	Stone Hinge Apts.	S. Expressway, 12 mi. S. City Limits	Conv.	5
Total	3,002	13,454			
<u>Under Construction</u>					
UC-1	78	Park West No. 2&3	3751 Gordon at Bolton	221 d(3) LD	6
UC-2	200	London Towne Houses	3242 Cushman Cir., SW	221 d(3) Co-op	6
UC-3	108	Gartrell Ct.	38-88 Younge St., SE	221 d(3) LD	7
UC-4	140	Perry Homes Ext.	1730 Kerry Dr., NW	P.H.	7
UC-5	340	McDaniel St.	R-W UR Project	P.H.	7
UC-6	213	Single Family	Scattered	Conv. & 221 d(2)	8
UC-7	235	Duplexes & Small Apts.	Scattered	Conv.	8
UC-8	62	Apts.	140 Mt. Zion Rd., SE	Conv.	10
UC-9	30	Chamberlain Apts.	419 Chamberlain St., SE	221 d(3) LD	10
UC-10	134	Apts.	1101 Collier Rd., NW	Conv.	10
UC-11	250	Apts.	1185 Collier Rd., NW	Conv.	10

HOUSING RESOURCES COMMITTEE

PROJECT INDEX (Continued)

<u>Item No.</u>	<u>No. Units</u> New - Existing	<u>Designation</u>	<u>Location</u>	<u>Program</u>	<u>Page</u>
<u>Under Construction (Continued)</u>					
UC-12	204	Apts.	1991 DeLowe Dr., SW	Conv.	11
UC-13	58	Apts.	1910 Bixby St., SE	Conv. for lease as P.H.	11
UC-14	76	Apts.	1501 Beauregard Ave., SE	Conv.	11
UC-15	76	Apts.	1935 Allison Ct., SW	Conv.	11
UC-16	192	Apts.	914 Collier Rd., NW	Conv.	11
UC-17	139	Apts.	2722 Gordon Rd., NW	Conv.	11
UC-18	108	Apts.	2950 Springdale Rd., SW	Conv.	11
UC-19	80	Apts.	2390 Palmour Dr., NE	Conv.	12
UC-20	92	Apts.	1090 Hollywood Rd., NW	Conv.	12
UC-21	48	Apts.	2113 Defore Ferry Rd., NW	Conv.	12
UC-22	192	Wheat St. Gardens 2&3	Butler St. UR Project	221 d(3) & RS	12
UC-23	45	Apts.	3379 Stone Rd., SW	Conv.	12
UC-24	64	Apts.	1073 Hollywood Rd., SW	Conv.	12
UC-25	400	Apts.	2901 Campbellton Rd., SW	Conv.	13
UC-26	92	Apts.	2400 Campbellton Rd., SW	Conv.	13
UC-27	72	Apts.	50 Mt. Zion Rd., SW	Conv.	13
UC-28	202	Hollywood Rd. Project	1580 Hollywood Rd., NW	Turnkey	13
UC-29	208	Friendship Center	99 Northside Dr., SW	221 d(3)	13
UC-30	208	Allen Temple #3	3175 Gordon Rd., SW	221 d(3)	14
UC-31	241	Apts. Efficiency	479 East Paces Ferry Rd., NE	Sec. 202	14
UC-32	54	Apts.	3136 Gordon Rd., SW	Conv.	14
UC-33	100	Gun Club Apts.	Between Hollywood Rd. & Gun Club Rd.	221 d(3)	14
UC-34	32	Town Houses	390 West Lake Dr., NW	Conv.	15
UC-35	128	Apts.	200 Peyton Pl., SW	Conv.	15
UC-36	48	Apts.	330 Brownlee Rd., SW	Conv.	15
UC-37	32	Apts.	1930 Honeysuckle Lane	Conv.	15
UC-38	350	Public Housing	Thomasville UR Project	P.H.	15
UC-39	500	Turnkey	Bankhead Hwy. at Maynard Rd.	Turnkey for P.H.	16
Total	5,831				

In Planning

IP-1	1,400	Cérex Atlanta Corp.	Rockdale U.R. Project	221 d(3) Co-op, 221d(3), BMIR, MIR16	
IP-2	342	Etheridge Park Apts.	Off Etheridge Dr., NW	221 d(3)	17
IP-3	220	Gilbert Rd. Turnkey Project	Gilbert Rd. at Flynn Rd., SE	Turnkey	17
IP-4	193	Martin Luther King, Jr. Village	Between Capital Homes & I-20	221 d(3) & RS	18
IP-5	20	Single Family	Thomasville U.R. Project	221 d(2)	18
IP-6	250	Ashbury Hills Nursing Home	Gammon Theological Sem. Site	Hill-Burton Act; 323; 202	18

HOUSING RESOURCES COMMITTEE

PROJECT INDEX (Continued)

Item No.	No. Units New - Existing	Designation	Location	Program	Page
<u>In Planning (Continued)</u>					
IP-7	500	Fairburn Rd. Site	Fairburn Rd. N. Of Holy Family	221 d(3) Co-op	19
IP-3	41	Single Family Lots	Thomasville U.R. area	221 d(2)	19
IP-9	588	Central Methodist Ch. Project	E. of Fairburn, N. of Sewell	221 d(3) & Elderly	19
IP-10	48	Apts.	N. of Gordon, W. of Adamsville Dr.	Conv.	20
IP-11	450	Browntown Rd. Site	N. side of Browntown Rd., NW	Turnkey	20
IP-12	262	Butler St. YMCA Site	W. side Holywood Rd.	221 d(3)	21
IP-13	160	Jonesboro Rd. TK. Project	W. of J'boro Rd., S. of McWilliams	Turnkey	21
IP-14	353	Apts & Elderly	Bedford-Pine U.R. Project	P.H.	22
IP-15	52	Apts.	3750 Gordon Rd. NW (W. of Adamsville Dr.)	Conv.	22
IP-16	40	Apts.	E. of Brownlee Rd., SW, N. of Scott	Conv.	22
IP-17	600	Honor Farm #1	Off McDonough Blvd.	PH; Turnkey & 221 d(3), (2)	23
IP-18	32	West Lake Manor	Westlake Drive, NW	221 d(3) LD	23
IP-19	800	East Lake Golf Course #2	Bet. Glenwood Av. & Memorial Dr.	Turnkey	24
IP-20	72	C.C. Thornton Apts.	S. side Gordon Rd. SW, E. of Lynhurst	Conv.	24
IP-21	8	Apts.	W. of Harwell Rd., NW, N. of Gordon	Conv.	25
IP-22	124	Apts.	W. of Harwell Rd., N. of Gordon	Conv.	25
IP-23	8	Apts.	R. of property on Gordon Rd. (LL14)	Conv.	25
IP-24	163	Flipper Temple Homes	Arno Ct., N. of Magnolia Cemetery	221 d(3)	25
IP-25	175	Turnkey	Prison Cr. & Leila Lane	Turnkey	25
IP-26	869	Hartramph property	Willis Mill Rd. (LL 204)	221 d(3) & Co-op	26
IP-27	72	Apts.	LL 68, 14th Dist. F.Co.	Conv.	26
Total	7,712				
<u>Being Considered</u>					
BC-1	26	Single Family Lots	Thomasville U.R. area	221 d(2)	26
BC-2	150	Joe Anderson Project	E. of Gun Club Rd., S. of Alvin Dr. NW	221 d(3)	26
BC-3	50	S. side Westview Dr. SW	West End U.R. area	221 d(3) LD	27
BC-4		36 Seminole Ct. Apts.	Near N. Highland & N. Ave.	Turnkey Rehab.	27
BC-5	80	Cenker & Kingloff Project	Harwell Rd. at Oakcliff NW	221 d(3)	28
BC-6	205	Railroad Ave. (Johnsontown)	Railroad Ave., NE	221 (h); d(2) & Turnkey	28
BC-7	500	Duvall tract	E. of Jonesboro Rd., SE	Turnkey; 221 h; 221 d(2)	29
BC-8	240	Wellswood Apt. area	S. of Englewood Ave., SE	Turnkey	30
BC-9	225	Ga. Teacher's Develop. Inc.	Harwell Rd., S. of Bankhead Hwy.	221 d(3)	30
BC-10	250	Lee P. Fore property	E. of Empire Dr., SW, S. of Oak Dr.	221 d(3) co-op	31
BC-11	16	Keith Project	W. side Gilbert Rd. at Co. Line	Conv.	31
BC-12	20	David Berry Proposal	W. side of Fairburn Rd. near Bakers Fy.	Conv.	31
BC-13	600	Multi-family	E. of Kimberly Rd., Fulton County	Turnkey	32

HOUSING RESOURCES COMMITTEE

PROJECT INDEX (Continued)

<u>Item No.</u>	<u>No. Units</u> <u>New - Existing</u>	<u>Designation</u>	<u>Location</u>	<u>Program</u>	<u>Page</u>
<u>Being Considered (Continued)</u>					
BC-14	152	Proposal in Cobb Co.	Queen Mill Rd., S. of Bankhead	Turnkey	32
BC-15	700	Former Sewell Rd. Project	N. of Sewell Rd. Bet. ACL & I-285	Turnkey; 221d(3); Conv.	32
BC-16	750	Old Natl. Homes Property	Bet. Proctor Cr. & Gun Club Rd., NW	221 d(3); 221 d(2)	33
BC-17	500	Old Natl. Homes Property	LL64, W. of County Line Rd., SW	221 d(2) & Turnkey (SF & Apts)	33
BC-18	102	Fairburn & Gordon Apts.	NE quadrant; intsec. Gordon & F'burn	221 d(3) RS	33
BC-19	162	Lakeside North Apts.		FHA 207	33
BC-20	61	Holiday Park Town Houses		221 d(3)	33
BC-21	206	Previous Cunningham Site	W. of Jonesboro Rd., S. of Macedonia	Turnkey	34
BC-22	100	PH for Elderly	Pittman & Hilliard	Turnkey	34
BC-23	110	Herman Levin Property	Greendale Dr., SE	Turnkey; 221 d(3); Conv.	34
Total	5,205				<u>36</u>
<u>Did Not Materialize</u>					
DNM	11,022	Shown on previous report of May 15, 1968			35
DNM-1	200	Catholic Archdiocese property	DeKalb Ave. at Hampton Ter.	Turnkey (3)	35
DNM-2	360	Rev. R.F. Jackson property	W. side of Wilson Mill Rd. SW, op. Pk.	221 d(3) & (2); (Com. Unit Plan)	35
DNM-3	757	Sanders, Hester, Holly, etc.	Plainville Dr., SW (LL26, 14th Dist)	221 d(3)	35
Total	12,339	proposal			

HOUSING RESOURCES COMMITTEE

August 7, 1968

Proposed Procedure for Selection of Sites for
Public Housing Under the Turnkey Program

1. Promoters and developers should initially contact the Housing Authority (Mr. M. B. Satterfield or Mr. Gilbert Boggs) relative to proposed sites.
2. After consideration by the Housing Authority, if deemed suitable, the Housing Authority will request tentative approval from HUD (Housing Assistance Administration) as to site location.
3. If looked upon favorable by HUD the Housing Authority will then call upon the City in writing (Planning Director, with information copy to Housing Coordinator) for report as availability of facilities and if the proposed development is consistent with the Land Use Plan.
4. Planning Department will then determine from appropriate Departments and Agencies, without delay, if adequate facilities are available or can be made available during the development of the project to serve the project when completed; if proposed development is consistent with the Land Use Plan; and so informed the Housing Authority, in writing, with copy to the Housing Coordinator.
5. If the above is favorable, the Housing Authority will then entertain serious consideration of the site with the developer, who will be advised to apply for appropriate rezoning, if required.
6. The Planning Department (Zoning Division) will notify the Housing Coordinator when rezoning petitions have been filed for low-income housing developments and when plans are submitted for Planning Department approval on low-income housing projects.

August 12, 1968

MEMORANDUM

TO: Mayor Ivan Allen, Jr.
Mr. Cecil A. Alexander
Mr. Dan E. Sweat, Jr.

Action by the Zoning Committee August 8 in denying rezoning petition Z-68-69-N (16 acre Catholic Archdiocese of Atlanta tract on DeKalb Avenue, at Hampton Terrace) is illustrative and another typical example of why we have not been able to get sufficient sites approved to meet the requirements of the Low-income Housing Program.

This site has the necessary community facilities and the proposed rezoning is consistent with the City's recently adopted Land-Use Plan. It had the favorable recommendation of the Planning Department, formal written endorsement of the Housing Resources Committee and earlier strong favorable recommendation of the Chairman of the Zoning Committee, who is now out of the country. It is also included in the list of sites proposed for the "package rezoning".

In the Public Hearing, about 50 people appeared "For" the project and about 150 "Against". Of those residing within $\frac{1}{2}$ mile of the proposed project, the count was 5 "For" and about 50 "Against".

Several promoters and prospective developers were watching the outcome of this rezoning petition very closely. The result has been most discouraging to them. It is extremely difficult to keep developers interested in the Low-income Housing Program in face of such difficulties.

The outcome of this petition is indicative of the need for some more positive approach to site selection for the Low-income Housing Program. Suggestions as to other procedure which may be more promising of success, would be most welcomed.

The next important project at stake is the 450 unit Browntown Road Turnkey project which is tentatively scheduled for informal discussion with the Zoning Committee on August 22, for reconsideration. This site is also included in the list of sites for the proposed "package rezoning".

Mayor Ivan Allen, Jr.
Mr. Cecil A. Alexander
Mr. Dan E. Sweat, Jr.

August 12, 1968

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Although substantial improvements have been made in community facilities (both actual and planned) for this general area since initial consideration of the project, when action was deferred by the Zoning Committee last Fall, nevertheless, it is anticipated that there will still be strong opposition to the project from single-family and other low-income residents of the general area. However, approval of this project is believed warranted and in the best interest of the City as a whole, in spite of local objections, some of which are not longer justified.

Respectfully,

Malcolm D. Jones
Malcolm D. Jones
Housing Coordinator

MDJ/mc

MINUTES

SPECIAL MEETING

HOUSING RESOURCES COMMITTEE WITH
ZONING COMMITTEE AND
PLANNING AND DEVELOPMENT COMMITTEE
OF THE BOARD OF ALDERMEN

August 2, 1968

The Special Meeting of the Housing Resources Committee with the Zoning Committee and the Planning and Development Committee of the Board of Aldermen was held at 2:00 p.m., Friday, in the Aldermanic Chambers, Second Floor, City Hall.

Agenda, invitational notices, minutes taken by the Planning Department, resolutions, and other related documents are attached to the file copy of the minutes.

Attendance by Members of the Board of Aldermen was as follows:

Present: Rodney M. Cook, Chairman
George Cotsakis
Charles Leftwich
G. Everett Millican
Jack Summers
Q. V. Williamson
Sam Massell, Jr., President

Absent: John M. Flanigen
Richard C. Freeman
E. Gregory Griggs

Alderman Rodney M. Cook opened the meeting by telling the group the purpose of the meeting. He then introduced Mr. Cecil A. Alexander, Chairman of the Housing Resources Committee.

Mr. Alexander stated that the purpose of the Housing Resources Committee was to assist by all possible means the construction of 16,800 units of low and moderate income housing. These units were to serve as relocation for persons to be moved by urban renewal, new roads, schools and other government action.

Mr. Alexander urged the Zoning Committee and Planning and Development Committee of the Board of Aldermen to support the following (a copy of his presentation is attached to the file copy of these minutes):

1. Establishment of a Committee of Aldermen to be responsible for housing.
2. Revise the Building Codes to permit innovations in new techniques and materials, particularly in Experimental Housing in the Model Cities area.

3. Revise the Non-Conforming Use Ordinance to permit structural changes in residential units, to meet requirements of the Housing Code.
4. Stepped-up Urban Renewal program in existing slum areas.
5. 2,000 more Public Housing units.
6. Updated District Zoning Map, including adequate areas for low-income housing.

Draft Resolutions for presentation to the Board of Aldermen to implement the above were presented to the Chairmen of both Aldermanic Committees (and have since been provided each member of the Board of Aldermen).

Resolutions and Letters of 28 prominent Civic, Religious and Educational organizations, supporting the Housing Resources Committee proposal, were presented and have been provided each Aldermen. (List of organizations and documents attached to file copy of these Minutes).

Mr. Alexander then called upon the attending members of supporting organizations to stand to be recognized. About 150 people responded.

Mr. Alexander then introduced Mr. Denver Gray, Vice-Chairman of the Housing and Redevelopment Committee of the Atlanta Chamber of Commerce.

Mr. Gray stated that the Housing and Redevelopment Committee is the Chamber task force for dealing with all matters pertaining to housing in our community. This includes a number of areas: The Urban Renewal Program, Public Housing, Code Enforcement, and the many other government programs related to housing; that the Committee's ultimate goal, condensed to a single phrase, is to help make available decent housing for all our people.

He stated that the Chamber's position is that immediate steps should be taken to adopt an updated Land Use Plan for the City of Atlanta, from which a new Zoning Ordinance could be evolved. Such a zoning plan, said the Chamber, should provide for adequate land for multi-family housing and open up land for increased density of housing in all quadrants of the City.

Mr. Alexander then introduced Dr. Benjamin E. Mays, Co-Chairman of the Housing Resources Committee. Dr. Mays stated that the Aldermen should update the District Zoning Map of the City and provide adequate locations for low-income housing requirements. He also stated that the people should be put in different sections of the City only where it is economically possible.

Mr. Alexander then introduced Mrs. Al Glenn Parham, Jr. President

of the League of Women Voters. She stated that it would seem mandatory to zone areas in all quadrants of the City for different types of housing - low-rent, multi-family, etc. Without this dispersal, the burden becomes too great on certain areas - as regards schools, recreational facilities, shopping complexes, etc. With dispersal some residents would be better able to secure transportation to reach jobs in outlying areas. Sound planning and judicious zoning revisions are necessary for orderly growth. Delay in acting upon a new zoning plan will compound the problems. She urged that careful attention to be given to design (beauty and living quality) - open spaces and park land - supportive community services to reduce danger of isolation and in securing cooperation of both new and old residents.

Mr. Alexander then asked for comments from the different organizations on the NRC proposal.

Mr. Otis Thorpe, President of the Empire Real Estate Board said that the Empire Real Estate Board supports well planned and proper zoning to meet the housing needs of Atlanta. We firmly believe that better housing generates more jobs, economic growth, resulting in citizen participation in raising the standard of living of all Atlantans. We respectfully request your support on this proposal.

Mr. Bob Flanigen, Executive Secretary, Atlanta Branch of the National Association for Advancement of Colored People (NAACP) stated that the NAACP feels that the West of Atlanta already has too many low-income housing units. He said that the NAACP does not want any more housing units in the West area, but perhaps in other sectors of the City, and wants assurance that additional developments will not be approved in the western part of the City until other sectors get their equitable share.

Mr. John Steinichen, III, Chairman of Interfaith, Inc., stated that immediate steps should be taken by the City of Atlanta, through its Planning Department and the Board of Aldermen, to adopt an updated Land Use Plan, and that a new Zoning Ordinance, based on the Land Use Plan, should be prepared for submission to the Board of Aldermen at the earliest possible time. He also stated that equal recommendation should be given to the Zoning Text, because of the food plain and other considerations.

Mr. Milton C. Foster, President, Home Builders Association of Metropolitan Atlanta, Inc. stated that the Home Builders Association calls upon the Board of Aldermen to move immediately toward study, implementation and development of a modern ordinance of land use controls, giving due regard and priority to the necessity for increased and flexible density in all residential categories, which will encourage the production of architectural types known as multi-family buildings, town houses, row houses, and condominium home ownership of any or all of such properties.

Mr. Duane Beck, Executive Director of the Community Council of the Atlanta Area, Inc. stated that the City of Atlanta should adopt immediately an updated Land Use Plan and a new Zoning Ordinance, permitting the development of low-income housing on several sites in all quadrants of the City of Atlanta.

Mr. George Rice, a private citizen, talked about the Railroad Avenue site. He said that he was in favor of developing this area, but that the area was more suitable to single-family housing or garden type apartments rather than high-rise for the elderly.

Mr. C. D. LeBey from the Atlanta Real Estate Board stated that the Atlanta Real Estate Board supports a new Zoning Ordinance for the City, which would update and acknowledge the tremendous changes that have occurred since 1954, and which would stabilize land uses for the future; that it is not only essential but long overdue; that immediate steps should be taken by the City of Atlanta, through its Planning Department and Board of Aldermen, to adopt an updated Land Use Plan.

Alderman Rodney M. Cook then introduced Mr. Collier Gladin, Planning Director. He stated that 16,300 units were needed for relocation; that the first year's housing needs have been met, but all the problems have not been solved. He also stated that Public Housing resources needed to be increased. The proposed plan suggests ideas of continuing efforts for dispersal for the City and region around the City. He said that the Federal surplus land should be used for relocation of families; that timing of building of new housing units should coincide with the displacement of people because of Urban Renewal, roads, etc.; that the Planning Department is ready to assist and support the Housing Resources Committee in its effort. He stated that the Land Use Plan should be set up with an adequate amount of land that will meet the density of people in the next 15 years; that changing of the Zoning District Map is a good sound planning principle.

Mr. Alexander recognized the presence of both Co-chairmen of the Housing Resources Committee, Dr. Sanford S. Atwood, President of Emory University and Dr. Benjamin E. Mays, President Emeritus of Morehouse College (who had already spoken).

Alderman G. Everett Millican questioned Mr. Alexander on several points of the proposal and stated that enough housing units should be built to take care of displacement and gave his views on several aspects of the program.

Mr. Alexander stated that between November 1, 1967 and June 30, 1968, 2,903 people applied for Public Housing in Atlanta and 141 outsiders were turned down because of the residential requirement put on Public Housing.

Alderman Rodney M. Cook stated that time is of the essence.
It is time to do something about this problem now.

Meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Malcolm D. Jones
Malcolm D. Jones
Housing Coordinator

mc

Encls: As Listed (with file copy only)

August 16, 1968

Mr. Frank Carter
Pope, Carter & Co.
John Hancock Building
230 Houston Street
Atlanta, Georgia 30303

Dear Mr. Carter:

Pursuant to our recent telephone conversation and instructions from Mayor Allen, enclosed is a brief outline of Federal Assisted programs which are appropriate for development of low-income housing in unincorporated areas of Counties adjacent to the City of Atlanta.

Certain Federal programs, for example, the FHA insured mortgage 221 d (3) program which has been the work horse of Federally assisted low-income housing through private enterprise, are not legally eligible for commitment in unincorporated areas of adjacent Counties, because they do not have Workable Programs. DeKalb previously had a Workable Program but let it lapse. As a result of this Federal Policy, a number of substantial Federal assisted low-income housing projects have been lost, which could have materially benefited the City of Atlanta and the Metropolitan area.

Under Federal regulations Public Housing (including Turnkey development and the Leasing Program) may be constructed and operated through entities within 10 miles of the City Limits of Atlanta, if not within the jurisdiction of another Housing Authority. Essentially this means Clayton, Fulton, DeKalb and Cobb Counties and possibly Gwinnett, Douglas, Henry and Rockdale Counties.

The County Commissioners are required to give their consent to Public Housing (including Turnkey) programs within their jurisdiction and must also agree to provide the necessary services to serve the project. Public Housing (including Turnkey) does not pay taxes, but makes payments in lieu of taxes, which are usually in excess of taxes collected on the site before development.

As you specifically requested, enclosed also is a copy of Cooperation Agreement between the local Housing Authority and the City of Atlanta and Fulton County. Such cooperation agreements, however, do not now exist between the Housing Authority and other Counties.

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Mr. M. B. Satterfield, Executive Director of the Housing Authority of the City of Atlanta, has suggested that perhaps you or some of your Committee members may want to talk to the Housing Authority Attorney as to some of the legal aspects involved. Their Attorney is Mr. John Izzard, of King & Spalding, Room 434, Trust Company of Georgia Building, Telephone JA-5-0484.

The Housing Act of 1968, recently adopted by Congress and signed into law, contains a number of changes in Federal housing programs. We do not have full details and implementing instructions on these yet. Such changes are therefore not included in the attached summary outline. However, it looks as though some of the new programs may now cause the phasing out during the next couple of years, of several of the currently existing programs, including 221 d (3) and 221 h (purchase, rehabilitation and resale).

Local nonprofit organizations are playing an important role in Atlanta in development and rehabilitation of low-income housing. One of these groups which appears to hold promise for substantial work in this field is a recently formed nonprofit housing development corporation known as Interfaith, Inc., whose activities are not confined to the City Limits of Atlanta, but are Metropolitan in scope. The President is John Steinichen, III. A bulletin pertaining to the organization is attached.

We in the Housing Resources Committee feel that, where circumstances permit, single-family occupancy, particularly home ownership, promotes a much more stabilizing influence than multi-family apartments, particularly for families of relatively low incomes.

In order to keep the price down within the capacity of many families to purchase and at the same time obtain reasonable increase in density over the current normal single-family City of Atlanta R-5 zoning, a minimum size lot of 5,000 sq. ft. with a minimum frontage of 50 ft. is considered desirable and I believe adequate for low-income families. This would in effect permit a 50% increase in density over the current R-5 zoning and a reduction in land cost per single-family lot of 33 1/3% from the current R-5 zoning.

Recently, considerable interest has been shown in developing sites under the single-family concept for Public Housing under the Turnkey program, as well as for sale under the FHA 221 d (2) insured mortgage program, both of which are feasible and are strongly advocated by the Housing Resources Committee.

Mr. Frank Carter

August 16, 1968

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If I can be of further assistance to you in this very worthy and hopeful effort, please call on me.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

cc: Mayor Ivan Allen, Jr.
Mr. Cecil A. Alexander
Mr. Dan E. Sweat, Jr.

Encls: Brief of Pertinent Federal Assisted Programs
Copy of Cooperation Agreement (with original only)
Bulletin pertaining to Interfaith, Inc.

HOUSING RESOURCES COMMITTEE

August 14, 1968

Low-income Housing Programs
Applicable to Unincorporated Areas of Neighboring Counties

Under the National Housing Act, Cities and Counties can participate in all of the Special Housing Programs providing that they have satisfactorily complied with Government regulations and have an approved Workable Program.

The following Cities have complied in all respects and their Workable Programs are presently effective:

Atlanta
College Park
Decatur
Marietta

Other Cities and Counties in the Metropolitan area have either permitted their Workable Program to expire or have never submitted a Workable Program for approval.

RENT SUPPLEMENT PROGRAM - Separate and distinct from the Federal aid programs administered through local housing authorities, but serving the same income group, is the rent supplement program, which was established by the Housing Act of 1965 and administered by FHA.

Under the rent supplement program, a qualified tenant pays 25 percent of monthly income toward rent. His rent supplement, provided by the Federal Government, is the difference between the 25 percent and the full market rent for the dwelling unit he occupies.

To qualify for rent supplement help a tenant must:

1. Have an income within prescribed limits (no more than would be allowed for public housing tenancy in the same geographic area).
2. Have no more assets, aside from income, than \$2,000 (\$5,000 for the elderly).
3. Be one of the following:

62 years of age or older
Physically handicapped
Be displaced from home by government action
Living in substandard housing
A victim of natural disaster to the home in which he is or was living

Sponsors or owners of rent supplement projects must be one of the following:

1. A nonprofit organization (labor, fraternal, church, or other group).
2. A limited dividend corporation (realtors, builders, developers, etc.).
3. A cooperative housing corporation.

Arrangements for rent supplement payments are made under contract between the Department of Housing and Urban Development and the housing owner.

Housing under the rent supplement program is financed with mortgages insured under HUD programs at the market rate of interest. The housing, of whatever type, is built, owned, and managed by private industry.

Must either have a Workable Program in effect or must have approval of City or County Officials having jurisdiction.

FHA - SECTION 221 (h) - Rehabilitation and resale of existing homes (detached, semi-detached or row houses). Workable Program not required.

These projects must be in groups of not less than five units. The program is administered directly by FHA. The local special representative is Mr. Kenneth L. Finn, FHA State Office, 230 Peachtree St., N.W., 3rd Floor, Atlanta, Georgia, Telephone 526-6594.

LEASING PROGRAM - Communities that wish to use housing subsidies to house low-income families through LHA's must meet certain statutory conditions and administrative requirements. The following are the most important:

The locality must have, or must establish, a Local Housing Authority (LHA)

Except for the Leasing Program, the locality must have a Workable Program for Community Improvement approved by the Secretary of HUD and currently in effect.

(A Workable Program includes seven elements of accepted principles of good community development. These interact to deal with the problem of slums and blight and help to establish stable neighborhoods suitable for an adequate family life. HUD publications describing Workable Program requirements are available.)

In the Leasing Program, the local governing body must approve use of the program in the locality. (In other programs, each project must be approved by the governing body, which must also enter into a cooperation agreement with the LHA. The agreement covers such matters as tax

exemption, payments in lieu of taxes, and provision of the usual municipal services.)

Low-rent programs are subject to Title VI of the Civil Rights Act of 1964 prohibiting discrimination.

PUBLIC HOUSING - (Turnkey or Conventional - May be constructed and operated by the Atlanta Housing Authority in unincorporated areas of neighboring counties, which do not have certified Workable Programs, within 10 miles distance of the City Limits of Atlanta. Concurrence of County Commissioners is required and they must agree that necessary community facilities will be provided the projects.

Public Housing (including Turnkey) may consist of a variety of types of structures, i.e., high rise multi-family, garden type apartments, duplexes and single-family houses, or any combination of these in the same or separate developments. There is a very strong desire on the part of many low-income families for single-family houses. Many families of course are not financially able to purchase even the lowest cost (221 d (2)) houses. Such can be developed however as Public Housing (including Turnkey) and later sold to the occupants, as they become financially able to qualify. The Federal Government is currently encouraging this type of development under Public Housing.

221 d (2) SINGLE-FAMILY SALES HOUSING - This FHA insured mortgage program can be placed almost anywhere, where appropriate zoning exists and is not restricted to locations which have Workable Programs. FHA insured mortgages (30-40 years) may be obtained at approximately 100% of appraisal. The down payment is only \$200 for those who hold certificates as displaced by governmental action and slightly more (\$350 to \$400) for anyone who qualifies financially and has a good credit record. The maximum FHA insured mortgages on these houses in the Atlanta Metropolitan area has been \$12,500, but has recently been increased under the Housing Act of 1968 to \$15,000. This should cause a very much needed boost in this program.

FARMERS HOME ADMINISTRATION - An Atlanta family, or one residing in neighboring rural areas, may be able to build a home in a rural area under this program, which is limited to only low and moderate income families, which cannot qualify for conventional loans through local lending institutions.

There is no statutory limitation on size or cost of the homes to be built. However from a practical standpoint such homes do not usually exceed about 1400 sq. ft. of living space and maximum mortgages are about \$14,000. Home are generally within the \$10,000-\$12,000 range. There is no design criteria specified. Interest is 5% straight; 33 year mortgage, which may be as high as 100% of appraised fair value. Loans are insured by the Farmers Home Administration. There is no down payment required. However purchaser must pay for title certificate and recording fees. Mortgage limitations are based on family income, with maximum income considered \$7,000. Payments are on an annual basis, although mortgagors with income of less than about \$5,000 per year are required to make monthly payments.

The Farmers Home Administration is willing to accept applications from

Atlanta residents who qualify and wish to build a low-cost home in a rural area.

State Director of this program is Mr. S. L. VanLandingham, Peachtree-Seventh Building. Details pertaining to this program are contained in Pamphlet PA-476, Rural Housing Loans, U.S. Department of Agriculture, Farmers Home Administration.

CONVENTIONAL FINANCING - In addition to the above Federal assisted programs, apartment developments under conventional financing, with no Federal assistance, are of course feasible and are taking place constantly where land prices are favorable, necessary utilities exist and where appropriate zoning and required permits can be obtained. In fact to date, since Atlanta's accelerated Low-income Housing Program was initiated, November 15, 1966, 50% more units have actually been constructed in Atlanta, under Conventional financing, than under all of the Federal assisted programs combined. These however generally serve the moderate income families (\$5,000 - \$8,000 income) and are not available to the lowest income families (\$3,000 or below). This latter requirement can currently be met only through Public Housing; whereas, the Federal assisted programs generally serve requirements of families in the intermediate \$3,000 - \$5,000 bracket.

INTERFAITH, INC.
Atlanta, Georgia

To: All Interested Persons

From: Trustees

Interfaith, Inc. is now a fact. Incorporation has been completed. The initial meeting of the Board of Trustees was held on December 5th. Routine but necessary organizational actions were taken at that meeting. There will be more meetings of the Trustees soon. Attached is a fact sheet explaining the status of the corporation.

According to the by-laws the annual meeting of the Members of Interfaith, Inc. will be held on the last Tuesday in January (the 30th). Between now and then frequent meetings of the Trustees will be necessary, so we will not be able to mail notices for each meeting to everyone on our mailing list. Listed below is the name, address, telephone number, and member organization of each of the Trustees. Please contact one of the Trustees for meeting dates or other information. Meetings are open to any interested person or organization.

We hope that many more churches and religious organizations will join Interfaith, Inc. The requirements for membership are contained in the by-laws and are summarized in the attached fact sheet.

Catholic Archdiocese of Atlanta:
Noel Burtenshaw
136 W. Wesley Rd., NW
Atlanta, Ga. 30305 261-1000

St. Bede's Episcopal Church:
Claude E. Hancock
3591 Summitridge Drive
Doraville, Ga. 30040 938-0492

Christ Church, United Presbyterian:
Richard Long
1437 Holly Lane, NE
Atlanta, Ga. 30329 636-4734

Church of the Atonement, United
Presbyterian:
Chester Marty
314 Eureka Drive, NE
Atlanta, Ga. 30305 233-5595

Church of the Master, United Pres-
byterian:
Alphonso McGhee
2573 Tilson Drive, SE
Atlanta, Ga. 30317 378-6796

St. Bartholomew's Episcopal Church
Ronald H. Pearce
1861 Crestline Drive,
Atlanta, Ga. 30329 636-6797

Trinity Presbyterian Church:
Horace Sibley
434 Trust Co. of Ga. Bldg.
Atlanta, Ga. 30303 525-0481

Unitarian Universalist Congregation
of Atlanta
John Steinichen III
1863 Merrimac Court, NE
Atlanta, Ga. 30329 636-2723

Interfaith, Inc.

Six metropolitan Atlanta area churches plus the Catholic Archdiocese have recently formed a non-profit housing corporation known as Interfaith, Inc. The objective of the corporation is to help improve housing conditions throughout the metropolitan area, with emphasis on sponsorship of new or rehabilitated housing for low and moderate income families.

The six churches that are the founding members, in addition to the Archdiocese, are: St. Bartholomew's Episcopal; St. Bede's Episcopal; Church of the Atonement, United Presbyterian; Church of the Master, United Presbyterian; Trinity Presbyterian Church; and the Unitarian Universalist Congregation of Atlanta. In addition, Christ Church, United Presbyterian, joined at the initial meeting.

Additional members are welcome. Members can be churches, religious organizations, and similar institutions. Each member organization designates the individual who will represent it on the Board of Trustees of the corporation.

At the organizational meeting of the corporation held by the Trustees in December, by-laws were adopted, and the following officers were elected to serve until the annual meeting on January 30th: John Steinichen III, Chairman and President; Noel Burtenshaw, Secretary; and Chester Marty, Treasurer.

The by-laws specify the following requirements for membership in Interfaith, Inc. The organization desiring membership must officially endorse participation in the corporation and designate its representative on the Board of Trustees. A majority vote of the existing members is required to add new members. Annual membership dues are \$100 per member.

The by-laws also provide for Associate Members. These are organizations that cannot pay the annual membership dues of \$100. Associate Members will not have representation on the Board of Trustees or a vote on policies, although they can otherwise participate in corporate meetings and activities.

Individual Member organizations have no financial obligations other than the membership dues. Legal liabilities are limited to the corporation and do not extend to the Members. The Trustees have neither financial nor legal liabilities as individuals.

Attached is a list of the Trustees, their addresses and their telephone numbers. For additional information, contact one of them.

FLETCHER THOMPSON
MEMBER OF CONGRESS

RICHARD ASHWORTH
ADMINISTRATIVE ASSISTANT

Alan Sweas
1657 LONGWORTH BUILDING
WASHINGTON, D.C. 20515

Congress of the United States
House of Representatives
Washington, D. C.

5TH DISTRICT, GEORGIA
327 OLD POST OFFICE, ATLANTA 30303

August 12, 1968

Honorable Ivan Allen, Jr.
Mayor, City of Atlanta
City Hall
Atlanta, Georgia 30303

Dear Ivan:

Enclosed is a response I've received from the Secretary of Housing and Urban Development concerning Atlanta's inclusion in the list of cities to participate in the In-City Experimental Housing Project.

Be assured that I shall continue to press for Atlanta's inclusion in this project.

With kindest personal regards, I am

Yours very truly,



FLETCHER THOMPSON
Member of Congress

FT/pm

Enclosure



THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D. C. 20410

JUL 31 1968

Honorable Fletcher Thompson
House Of Representatives
Washington, D. C.

Dear Mr. Thompson:

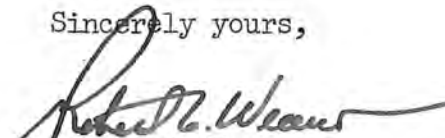
Thank you for your letter of July 9, 1968 in which you expressed a desire to have Atlanta, Georgia selected as a city to participate in the In-City Experimental Housing Project.

As of the present time no cities have been selected or rejected for a role in the experimental project. Kaiser Engineers, the prime contractor, is reviewing the information obtained in Phase I of the contract. When their review is complete, the information will be submitted to the Department of Housing and Urban Development which will make the final selections.

Let me assure you that Atlanta will be given every consideration possible for inclusion.

Thank you for your interest.

Sincerely yours,


Robert C. Weaver

August 7, 1968

MEMORANDUM

TO: Mayor Ivan Allen, Jr.

Several years ago (around 1960) when much of the 7th Ward was rezoned from R-5 to R-4, apparently to keep out 221 single family low-cost housing developments, most of LL 64 and about half of LL 44, 14th District (FF) were left R-5, as previously zoned, expressly for the purpose of permitting development of low-cost housing. However, such development did not occur because of the lack then of adequate sanitary sewer.

Most of the land is now again on the market, at competitive prices, for low-income housing development. However, the sewer problem which requires a joint effort on the part of both the City and Fulton County is essentially the same now as then, as evidence by the attached correspondence.

It appears from the attached letters that both the City and Fulton County now have the financial capacity for the necessary development, but which is dependent on formulation of a formal agreement between the City and the County relative to cost participation in this project.

Accomplishment of this project could open up several hundred acres of useable land to low-income housing development which is badly needed.

Recommend that the Construction Department of the City and the Public Works Department of the County be requested to get together soon in an effort to formalize an agreement and commence construction on this important out-fall sanitary sewer line as soon as possible.

Respectfully,

Malcolm D. Jones
Housing Coordinator

cc: ✓ Mr. Dan E. Sweat, Jr.
Mr. Cecil Alexander

Encls: Copy letter from Sharp-Boylston Co., dated July 19, 1968
Copy letter from Deputy Director, Public Works Department,
dated July 24, 1968



SHARP~BOYLSTON CO.
REALTORS • INSURORS

10 AUBURN AVENUE, N. E.

ATLANTA, GEORGIA 30303

MARION BLACKWELL, JR.
VICE PRESIDENT AND
SALES MANAGER

522-2929

July 19, 1968

Mr. R. W. Respass, Deputy Director
Department of Public Works
Suite 302 - City Hall
68 Mitchell Street
Atlanta, Georgia 30303

Re: Proposed Joint Fulton County-
Atlanta County Line Road Sewer
Outfall

Dear Mr. Respass:

I represent National Homes Development Company of Lafayette, Indiana, in efforts to sell their property located adjacent to County Line Road and Campbellton Road in southwest Atlanta. As a matter of information for my clients and myself, I investigated the availability of a sanitary sewer to the property.

I spoke to George Pace of your department and he informed me that there was a proposed sewer outfall for the County Line tract, such proposed outfall to be a joint effort between the City of Atlanta and Fulton County.

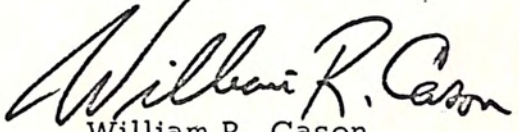
During the course of our conversation, Mr. Pace told me that Atlanta has been ready since 1963 to proceed with the project and was awaiting an agreement with the Fulton County Public Works Department. I subsequently went to the Fulton Public Works Department and talked with Mr. H. E. Philips. Mr. Philips advised me that to the best of his knowledge, Fulton County has been ready to participate since 1958 and was awaiting an OK from the City of Atlanta before the project was to proceed.

I realized at this point, that evidently there was a lack of recent communication on this project between the two departments and it was not my place to intervene. During a second conversation with Mr. Pace,

Mr. Respass
Page 2
July 19, 1968

he suggested that I write to you and ask for a clarification of the situation. Perhaps you could communicate with Mr. Philips or with Turner McDonald in Fulton County Public Works to clarify the present status of the joint project. I want to make it clear that I do not blame anyone, and that I merely recognize that we are all people. Therefore, I would appreciate very much hearing from you on this at your convenience.

Sincerely,


William R. Cason

WRC:bs

cc: Mr. George Pace
Mr. Malcolm Jones, ✓
Housing Coordinator City of Atlanta

July 24, 1968

Sharp-Boylston Company
Realtors, Insurers
10 Auburn Avenue, N.E.
Atlanta, Georgia 30303

ATTN: Mr. William R. Cason

Dear Mr. Cason:

Your letter of July 19, 1968 regarding the proposed joint Fulton County and City of Atlanta County Line Road sewer outfall has been received. It appears that you were misinformed regarding this project.

I have this date contacted Mr. A.T. McDonald, Public Works Director for Fulton County, and he has advised that the County lacks the necessary funds for this project at this time.

As a matter of information, this project comprises the installation of approximately 16,500 ft. of sanitary outfall sewer through six land lots at a cost of approximately \$200,000. While the City of Atlanta now has the capability of financing its share of this project, the money is not immediately available. There are several time consuming but necessary steps which must be accomplished in order to let a contract for a project of this magnitude.

A formal agreement must be obtained between the City and the County relative to the cost participation in this project. This is required before the City's Comptroller will authorize any fund expenditures for the project. These funds must then be appropriated into the Public Works Department budget which is submitted each September and approved each January. Once the funds are appropriated into the budget, easement acquisition begins. On 16,500 ft. of sewer, the time required for obtaining these easements is quite lengthy. No

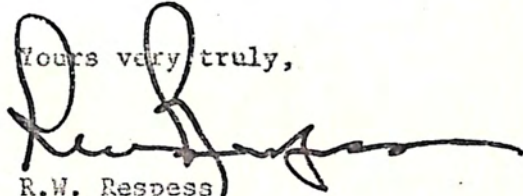
Page 2.

Sharp-Boylston Company

July 24, 1963

contracts can be awarded, however, until title to all easements has been obtained. As you can see, a considerable time lapse would be required after funds have been made available by both Fulton County and the City of Atlanta.

Yours very truly,

A handwritten signature in black ink, appearing to read 'R.W. Respass', written over the typed name.

R.W. Respass
Deputy Director
Public Works Department

RWR:GVP:ck

cc: Mr. Malcolm Jones
Housing Coordinator
City of Atlanta

CITY OF ATLANTA



July 10, 1968

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

MEMORANDUM

TO: Mr. Dan E. Sweat, Jr.
Director of Governmental Liaison

Re your note for my thoughts on attached explanation of Section 413 "Low and Moderate Income Housing in Residential Urban Renewal Areas", in report of the House Banking and Currency Committee on the "Housing and Urban Development Act of 1968", I have had some difficulty in understanding the explanation. This may be partially because of the poor reproduction of page 53. The first word of line 14 of page 53 reads "adequately". This is confusing, in view of the tenor of the remainder of the paragraph. I believe this word should read "inadequately".

My understanding of the explanation is that whereas, currently in any Urban Renewal Project to be developed for predominantly residential use, at least 20% of the units to be developed must be standard and of low and moderate cost, whereas the proposed amendment requires that 50% of the units to be developed in all Urban Renewal Areas in a community must be of low and moderate cost (with at least 20% of them falling in the category designed for low-income families). The proposed requirements would not be retroactive, but would apply to future Urban Renewal Projects.

In view of the difficulty which we have already experienced with respect to the proposed development of the Federal Pen Site, whereby initially the Housing Authority did not propose to have constructed on it only units for the lowest income families; and the position which the Housing Resources Committee took in opposition to that proposal; and the support received from the Mayor on the position taken by the Housing Resources Committee; it thus appears to me that the proposed change is probably justified.


If Urban Renewal is to accomplish its primary purpose of providing adequate housing for the lowest as well as moderate income families, I do not share Hugh Meilds feeling that the proposed change would hurt a community or unduly restrict and deprive the Urban Renewal program of the flexibility it needs.

Mr. Dan E. Sweat, Jr.

July 10, 1968

Page 2

Recommend that no action be taken by the Mayor's office to oppose adoption of the proposed change.


Malcolm D. Jones
Housing Coordinator

MDJ/mac

Encl: Memorandum with attached material dated July 2, 1968, with extract from Housing and Urban Development Act of 1968.

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

July 22, 1968

Mr. Dan Sweat
Director of Governmental Liaison
Mayor's Office
City of Atlanta
Atlanta, Georgia 30303

Dear Dan:

We have reviewed Section 413 "Low and Moderate Income Housing in Residential Urban Renewal Areas" as it appears in the Report of the House Banking and Currency Committee on the "Housing and Urban Development Act of 1968."

It is our understanding that the Atlanta Housing Authority has also reviewed these materials and expressed concern about restraints which said section might impose, namely, an economic diversification of housing units and possible conflicts between local and national goals impeding achievement of the highest and best use of land. In that we share these same feelings we shall not reiterate them here.

Instead we would like to offer some suggestions which we feel might strengthen this section, while at the same time offering some alternatives to those cities to be affected by it. The suggestions are:

- (1) Let the 20% provision as currently written in the law remain as it is, but add the requirement of a locally developed low to moderate income housing program outside of urban renewal areas. Such a locally developed program could be subjected to review as necessary by the Secretary of HUD in much the same way as the Workable Program for Community Improvement (WPCFI).

- (2) Use the 50% requirement, but state it somewhat differently. It should be restated to the effect that, if possible, 50% or more low to moderate income housing units should be developed in predominantly residential reuse projects to rehouse those families and individuals originally displaced. If this requirement is found to be in conflict with local goals, the City shall then create or cause to be created in other areas of the city that percentage of units not attained within the urban renewal project area, or
- (3) Use the 50% or more requirement, but enhance its use. Congress might give thought to creating inducements or incentives to cities applying themselves towards the end of creating low to moderate income housing units. For example, in those urban renewal projects (predominantly residential) wherein 50% or more of the units are designed for low to moderate income housing, it would be desirable to accomplish economic diversity, and a cohesive "planned community" (including but not limited to commercial areas, community centers, schools, parks and other residential amenities). The proposals should be imaginative and innovative, but practical and economically feasible. They would be subjected to the normal review by the Secretary of HUD, but upon acceptance would be eligible for 80/20 or 90/10 financing in lieu of the standard 1/3rd - 2/3rds arrangement.

Thank you for the opportunity of commenting on these materials.

Sincerely yours,



Collier B. Gladin
Planning Director

CBG/jp



Real Estate Research Corporation

1101 17th STREET, N. W. • WASHINGTON, D. C. 20036 • PHONE: 202-223-4500

July 31, 1968

Mayor Ivan Allen
City of Atlanta
Atlanta, Georgia

To Dan Sweet

Dear Mayor Allen,

I appreciate the opportunity to have made your acquaintance and to have discussed with you the experimental in-city housing program. Atlanta is a fine city, and I think quite suitable for the site of such an experiment.

Having worked in Atlanta on various real estate associated projects over the past two years, I have come to know the city well and feel that Atlanta has the potential of becoming a model example of how urban growth should be guided. I and Real Estate Research Corporation stand ready to assist you in whatever way we may in the planning of your future growth.

Very truly yours,

T. Taylor K. Spadafora

T. Taylor K. Spadafora

Mr. Sweet.

July 23, 1968

Mr. C. P. Bedford, Jr.
Program Manager
Kaiser Engineers
Kaiser Center, 300 Lakeside Drive
Oakland, California 94604

Dear Mr. Bedford:

Thank you for your letter of July 17, 1968, pertaining to the Experimental Housing program of the Department of Housing and Urban Development, which was delivered to me yesterday personally by Mr. G. M. Abraham, Project Engineer.

The City of Atlanta is very much interested in the Experimental Housing program in that we are committed to probably the most extensive low-income housing program in the Southeast and are currently very active in implimenting it. We certainly hope to be included as one of the cities recommended for participation in the program.

With respect to the criteria which you are using in your evaluation of cities as potential locations for experimental Housing, I will comment briefly on each point, in the order listed in your letter.

1. Atlanta, probably more than any other city in the Southeast, attracts many workers in the low and moderate income brackets. Hence, our need for low-income housing is great.
2. Housing is considered our Number one priority and our entire city is committed to providing adequately for it. We have a very active Housing Resources Committee, composed of prominent business and civic leaders, sponsoring the overall program. Included in its membership are leaders of both labor and industry. This Committee also sponsors a monthly coordinating group meeting with the heads of Departments and Agencies involved with low-income housing.
3. In our application for Model Cities we went on record as to our willingness to make appropriate adjustments in our Codes and Zoning to permit innovations in techniques and materials in housing.

July 23, 1968

Page 2

4. We understand that in order to meet program schedule requirements, it will be necessary for construction sites to be available by March 1, 1969. We feel confident that this requirement can be met, through advanced land acquisition (subject to approval from HUD), in our Model Cities Area. We are positive that suitable sites outside of our Model Cities Area can be available at that time.

As to constraints cited in your letter, which may require relief:

a. Atlanta has a good reputation for reasonable cooperation of organized labor in the use of indigenous labor and easing of work rules. We do not anticipate any major difficulty in this field.

b. The labor force in Atlanta is about 50% Union and 50% Non-Union. Reasonable cooperation may be expected in the application of new technical ideas, particularly in our Model Cities Area, where we are prepared to waive certain aspects of our existing technical codes to permit experimental innovations in techniques and materials.

c. We have a Board of Adjustments for considering zoning variances; also Technical Advisory Boards for considering changes and or variances in the construction technical codes. We anticipate their willingness to cooperate fully, where health and safety will not be affected.

d. We are already well advanced in the overall housing program and several substantial non-profit organizations are available for sponsoring major projects in the housing program. Financing is available through local banks, mortgage bankers and insurance companies, several of which are already quite active in this field. Necessary seed money is available through the recently organized, Atlanta Housing Development Corporation, with a committed initial operating capital of approximately \$500,000.00.

With respect to the letter of commitment requested by HUD in regard to site availability, suitability of the proposed experiments and cooperation in relief of constraints, I wish to advise that sites are available within the City Limits (and we anticipate can be made available in the Model Cities Area) and I pledge my personal support in relief of constraints where reasonable and desirable in carrying out the Experimental Housing program.

Mr. C. P. Bedford, Jr.

July 23, 1968

Page 3

Should you desire additional information, pertaining to Atlanta and our low and moderate income housing program, please do not hesitate to call on us.

Sincerely,

Ivan Allen, Jr.
Mayor

IVJr/mc

cc: Mr. G. M. Abraham
Mr. Edward H. Baxter
Regional Administrator, III Region, HUD

KAISER ENGINEERS

DIVISION OF KAISER INDUSTRIES CORPORATION

KAISER CENTER • 300 LAKESIDE DRIVE, OAKLAND, CALIFORNIA 94604 • CABLE KAISENGS

July 17, 1968

DEAR MAYOR _____,

Kaiser Engineers in association with Battelle Memorial Institute, Building Systems Development, Inc., General Research Corporation, Organization for Social and Technical Innovation, Real Estate Research Corporation, and Turner Construction Company were recently awarded Contract No. H-1011 by the Department of Housing and Urban Development.

Our present task is to review all cities considered in the first reports and to recommend to the Department of Housing and Urban Development the cities to be included in the program. Our available time for this review is quite short; a field team is to visit each city under consideration to inspect available housing sites and to briefly discuss with you some of the criteria we are using in our evaluation of cities as potential locations for experimental projects. These criteria are:

1. The need for low-income housing.
2. The commitment of the whole city to the provision of housing including all the elements, i. e. labor, industry and city government, etc.
3. The commitment of the city to relieve constraints to providing housing.
4. Availability of suitable construction sites in time to meet program schedule requirements.

KAISER
ENGINEERS

July 17, 1968

Some of the constraints which may require relief are:

- Reasonable cooperation ^{of} organized labor in the use of indigenous labor and the easing of work rules.
- Reasonable cooperation of Organized labor and Code Authorities in the application of new technical ideas.
- Willingness of the code authorities to grant zoning variances or building code variances (where they will not affect health and safety) necessary to a total housing program.
- Reasonable availability of financing and seed money to initiate the housing program.

In addition, the Department of Housing and Urban Development has requested that we solicit from you as a basis for further consideration, a letter of commitment with regard to site availability, suitability of the proposed experiments, and cooperation in the relief of the constraints listed above.

You will be receiving a call from us in the near future for an appointment. Your cooperation and assistance in our making an objective and realistic recommendation to HUD will be greatly appreciated. If you have any questions, please feel free to call me at: Area Code: 415 -- 271-5822.

Very truly yours,

KAISER ENGINEERS
Division of Henry J. Kaiser Company

C. P. Bedford, Jr.,
Program Manager

CPB:meb

Mr. Sweet

July 26, 1968

Mr. G. M. Abraham, Project Engineer
Kaier Engineers
Kaiser Center, 300 Lakeside Drive
Oakland, California 94604

Dear Mr. Abraham:

This is to confirm information furnished you today by phone, in compliance with your request, when in Atlanta last Monday, July 22, to provide you by today with estimates on acquisition cost figures for the four sites in our Model Cities area which Mr. Taylor K. Spadafora looked at with me on July 22.

The acquisition cost estimates shown on the attached were obtained by Mr. Alan Wexler of the Model Cities staff, with assistance of the local Housing Authority. They are rough acquisition estimates (with the power of eminent domain). The four sites were marked by Mr. Spadafora on the map of the Model Cities area provided him.

In order that there may be no misunderstanding as to the location of the respective sites under consideration, I have marked them on the attached ^{small} scale map of the Model Cities area.

In addition to the four sites shown Mr. Spadafora, we are including a fifth site (Pryor-Ormond), a 3 acre site which is under one ownership and entirely vacant. We consider it appropriate for an experimental high rise apartment building.

Very truly yours,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

cc: Mr. Taylor K. Spadafora
Mr. Alan Wexler

Encls: Small scale map, Model Cities area
Estimated acquisition costs
Photos of Area 5 (with original only)

MODEL CITIES AREA - ATLANTA

<u>SITE</u>	<u>Estimated Acquisition Costs</u>	<u>No. Acres</u>
1 - Connally Place	\$300,000	8A
2 - Reed-Love	\$400,000	10A
3 - Rawson-Eugenia	\$300,000	2½A
4 - Alice Street	\$1,000,000	6A
5 - Pryor-Ormond	\$360,000*	3A (All vacant)

*Without necessity of eminent domain

July 26, 1968

SUMMARY

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

Total dwelling units permitted in Atlanta:
 1963 - 9,129 1966 - 2,382
 1964 - 3,829 1967 - 4,630
 1965 - 2,656 1968 - 1,810 (thru Apr.)

5 yr. Program, 1967-71

% estab. for first 2 yr. Goal (Same % used for 5 yr. period)	100%		(57%)		(13%)		(30%)		(0)	
	16,800		(9,576)		(2,184)		(5,040)		(0)	
Status	*No. Units		P.H. & TK.		FHA 221		Pvt. Devlp. (Conv.)		Elderly & N.H.	
	May 15	Jan 15	May 15	Jan 15	May 15	Jan 15	May 15	Jan 15	May 15	Jan 15
Completed (new Const.)	2,031	1,312	(82)	----	(510)	(400)	(1,439)	(912)	-----	-----
Under Construction	5,108	3,701	(910)	(790)	(1,188)	(565)	(3,010)	(2,346)	-----	-----
In Planning	<u>7,151</u>	<u>6,582</u>	<u>(2,914)</u>	<u>(2,220)</u>	<u>(3,651)</u>	<u>(3,868)</u>	<u>(140)</u>	<u>(48)</u>	<u>(446)</u>	<u>(446)</u>
Total in Sight	14,290	11,595	**3,906	(3,010)	(5,349)	(4,833)	(4,589)	(3,306)	(446)	(446)
Increase-Deficit	-2,510	-5,205	(-5,670)	(-6,566)	(-3,165)	(2,649)	(-451)	(-1,734)	(446)	(446)
Being considered (all categories)	2,594	4,481								
Did Not Materialize	See Note A.									

*Figures in this column are basic and represent the entire program.

() Indicates breakdown by programs, of figures included in basic column.

**In addition, 658 units have been leased for P.H. and leasing of 372 additional units for P.H. is being negotiated.

Also 13,983 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 10,487 sub-standard units have been brought into compliance through actual rehabilitation. 218 units have been rehabilitated by the H.A. in the West End U.R. Project. These 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 units	"	"	"	"	\$15,000,	"	"

Respectfully submitted,

- Encls: 1. Summary of Public Housing in Atlanta
 2. Notes
 3. Inventory of Low and Medium Cost Housing in Atlanta (with office copies only)

Malcolm D. Jones
 Malcolm D. Jones
 Housing Coordinator

SUMMARY OF PUBLIC HOUSING IN ATLANTA

8874 . . . Existing Units in operation - filled.

1140 Units in Development stage, as follows:

*(650) Units under construction off McDaniel St., in Rawson-Washington U. R. Project (scheduled for completion in '68)
 (248) Spring '68 (82 of these units completed 5-15-68)
 (402) Fall '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. Const.
 (16) 5 Bedroom on schedule for completion by Nov. '68; 48% completed 5-15-68.

(350) Units planned for Thomasville U. R. Project
 (40) 1 Bedroom (16 elderly) Bids opened May 15, 1968. 12 months, at least, required for
 (120) 2 Bedroom construction. Will try to have part delivered before final.
 (80) 3 Bedroom
 (80) 4 Bedroom
 (30) 5 Bedroom

4200 Units reserved
 (1372) (Allocations made by HUD to date; Hollywood Rd., 202; Gilbert Rd., 220; Bankhead Hwy., 500;
 and Honor Farm #1, 450)
 (500) (500 units of this reservation are approved for allocation to the leasing program, to be replaced
 later)

300 Units allocated for leasing program; can only be utilized for Public Housing as they become vacant.
 Allocation requested for 230 additional units to the leasing program.

(658) Units under lease (8 locations)

(372) Negotiations under way for leasing 372 additional units.

5640
 14,514 . . . Total Potential

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

NOTES

- . 11,022 units proposed did not materialize, of which 8,056 were shown in the previous report of Jan. 15, 1968 and 2,966 additional units are listed in this report, as Lost. (The majority of these losses were due to disapprovals of sites and proposed rezoning.)
- . Proposed locations for low-cost housing are coordinated through the Planning Dept., for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Dept. for adequacy of school facilities.
- . An engineering firm from Savannah, McNamara & Associates, Consulting Engineers, has recently made presentations in Atlanta of a "patent applied for" low-cost housing method of construction with flexible design, which is claimed can be constructed quickly on site, employing mostly untrained labor and at a savings of 10%-15% under conventional construction. This firm established connections with a reputable construction firm in Atlanta and a local architect. This team is anxious to acquire a 10 acre tract in the Model Cities area to construct an experimental Housing project.
- . The Travelers Insurance Company has agreed to finance 70 or more 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.
- . 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 requirements on small scattered sites, with or without Federal assistance.
- . 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 pushing this close, with its one bedroom unit advertised to sell for \$59 per month. The City's greatest need is in the \$30-\$50 per month rental-purchase range.
- . Richard L. Fullerton Associates has proposed a fibre glass "manufactured" patented process, 3 bedroom and bath house (900 sq. ft. & car port) with w-to-w carpeting and air conditioning, which he claims can sell for \$9,000-\$9,500, including land estimated to cost \$1,500.
- . National Homes Corp. of Lafayette, Inc. placed on the market Feb. 1, 1967 a 800--900 S.F. (O.S. dimensions) 3 bedrooms, prefabricate preassembled panel, single family house plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp. to sell under FHA 221 d (2). Price includes plumbing, electrical, heating units, stove & refrigerator. Houses can be completely assembled in 85 man hours; 72 of these (with conventional plumbing) are being erected (pre-sold) in the Thomasville Urban Renewal Area. Approx. 800 sq. ft. house is priced at \$11,200; 900 sq. ft. house is priced at \$11,600. Adrian Homes Cor. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possible tapping fees. Other prefab distributors and conventional builders have interesting potential houses to offer but, because of fear of local Codes difficulties, are not producing single family houses in Atlanta to sell in the \$10,000-\$12,500 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 require land which will not cost the developer more than \$1500.per unit. (A 5,000 sq. ft. lot is considered ample for this type house.)
- . Ralph L. Dickey of Atlanta has proposed a non-profit revolving fund enterprise to acquire substandard housing, renovate it and resell primarily through private enterprise. CACUR recently formed a non-profit corporation to rehabilitate existint 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)
- . Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463 Ext. 430.)

Legend:

C 1 - 14 Completed 2,031 units
 UC 1 - 36 Under Construction 5,108 "
 IP 1 - 24 In Planning 7,151 "
 BC 1 - 16 Being Considered 2,510 "
 DNM 1 - 12 Did Not Materialize

HOUSING RESOURCES COMMITTEE

DATE May 15, 1968

An Inventory of
 LOW AND MEDIUM INCOME HOUSING IN ATLANTA
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-1	151		Allen Temple#1 (Completed-previous report)	N.side of Gordon Rd., E. of Harwell Rd. (Near Perimeter)	221 d(3)		100	51		62	79	Completed		151 Newly developed- Completed and occupied (150 + 1 Manager's Apt.)
	222		" #2	"	"		142	80		68	80	Completed		222 Completed Nov. '67. Management-Williamson & Co. Legal - McCredy Johnston Builder - Bush Const. Co.
(UC-34)	(208) 581		See UC-34 Total											
C-2	338 2 7 13 20 380		Single Family Previous report Jan '68 Feb '68 Mar '68 Apr '68 Total	Various through- out City.	Conv. & 221. d(2)							Now	Permits under \$15,000 ea	Includes 51 Prefab National Homes houses in Thomasville U.R. Project constructed by National Homes Construction Corp. (Joe Elliott - Pres.)

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	New	Exist				1	2	3	1	2	3			
C-3(a)	12D		Duplexes Previous Report	Various throughout City.	Conv.							Now	Permits under \$12,000 ea.	
	<u>2D</u>			.1193 Warfield Ave	Conv.							(Completed 3-23-67)	\$18,275	Owner - E. S. Everett D.L.
	<u>14D</u>		Total											
(b)	55A		Small Apt. Dev. Previous Report											
	4A		Jan'68	1872 Wycliff Rd.	Conv.							(Completed	\$35,000	
	5A		Feb'68	387 Lanier St.	Conv.							(Completed	\$24,000	Owner-A. J. Smith
	6A		Mar'68	50 Peyton Rd.	Conv.							(Completed	\$80,000	Builder - Mitchell Const. Co.
	12A		Apr'68	2040 DeKalb Av.	Conv.							(Completed	\$60,000	Owner-Peyton Center, Inc.
	4A		"	580 Ezzard St.	Conv.							Completed	\$12,000	Builder-Scott Fre, Inc.
	<u>86</u>		Total									Completed		Owner James Eubanks - D.L.
												Mar.'68		Owner - Victoria Corp. Builder - Helms Inc.
C-4	534		units completed under	conventional financing (Locations show in previous report)	Conv.							Now		Small apartment developments

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	New	Exist				1	2	3	1	2	3				
C-5	333	658	Total under lease agreement Breakdown		(Lease-P.H.)										Leases negotiated by H.A. Can take possession only as units become vacant.
			Murphy Apts.	15											
			1494 Memorial Dr.	48											
			Vinara St.	27											
			443 Dorgan Pl. SW	18											
			Amanda Gardens	119 (43 (renovated))											
			851 Park St.	19											
			3787 Gordon Rd. (Suburban Ct. Apts)	60											
			1765 Pryor Rd. (Betmar Apts.)	352											
				658 Total											
(IP-14)		(352)	Additional being negotiated	(LaVilla Apts)											
C-6		1113 9044 <u>3826</u> 13,983	Nov. & Dec. 1966 During 1967 Jan.-Apr. '68	Throughout City (other than in U. R. Projects)	H. C. Enf.										Units rehabilitated thru the Housing Code Division. These do not provide additional housing, but do increase the supply of standard housing units. These have been reported by the Housing Code Division as repaired (rehabilitated). However these figures include units found in compliance on original inspection. It is estimated that 75% of this figure, or 10,487 substandard units have been brought into compliance thru actual rehabilitation.

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	New	Exist				1	2	3	1	2	3			
C-7		48 151 19 <u>218</u>	Nov. & Dec. 1966 During 1967 Jan-Apr 1968 Total	West End U.R. Project	Rehab. Fed. Assist.									Rehabilitation completed by Housing Authority.
C-8		30		Scattered	Conv. Rehab.						Now			Enterprise Corp., 130 Piedmont Ave., NE is interested in buying dilapidated low cost structures and rehabilitating them Proprietor, George P. Hart, has rehabed 30 units.
C-9	28			2661 Beeler Dr. SW	Conv.						Now			Owner - H. M. Alford & J. M. Sellers Builder - D. L.
C-10	32			1930 Flat Shoals Rd., SE	Conv.				Completed		Feb.'68	\$200,000		Owner - F. L. Alberson Builder - Helms Inc.
C-11	96			1991 DeLowe Dr. SW	Conv.				Completed		Feb.'68	\$528,000		Owner - Naples Co. D.L.

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	New	Exist				1	2	3	1	2	3			
C-12	400			200 Alden Ave. NW	Conv.				Completed			Feb. '68	\$2,000,000	Owner - F. H. Kilgore, Jr. D.L.
C-13	6 (See UC-3)		London Towne Houses	3242 Cushman Cir. SW	221 d(3) Co-op									Builder - Diamond & Kaye
C-14	22 (See UC-6)		McDaniel St. P. H.	McDaniel St., SW	P. H.									Public Housing - 22 units completed Mar. 22, 1968
UC-1#1	100		Park West Apts. #1	NW cor. intersec. Gordon & Bolton Rd.	221d(3) L.D.	84	12		72	83		Sept. '68	Permit \$700,000 FHA Com. \$900,000	#1 Construction started June 1967. 6.3A @ 15.9 U/A. Lewis Cenker, Legal. Owner - Park West Co. Builder - Developers Service Co. First units occupied in Nov 1967. 93% completed 3-1-68
#2	26		" " " #2	(3751 Gordon Rd. NW)	221 d(3) L. D.	20		6	84	96		Per. Oct. 1967	Permit \$195,000 FHA Com. \$247,900	#2 Appl. filed with FHA 9-20-67. Construction started 2-14-68
(IP-1)	(52) 178	Total	" " " #3	"	221 d(3) L. D.				72	83			\$496,000	#3 Committed by FHA

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	New	Exist				1	2	3	1	2	3			
UC-2	96		College Plaza, Inc.	University Center U.R. Project 1017 Westview Dr., SW	221 d(3)		96			7350		Spring '68	Permit \$792,930 (3 bldgs.)	Construction started 2-27-67. Builder - Randen Const. Co. Legal - Fisher 92% completed 3-25-68
UC-3#130 (C-13)(6)			London Towne Houses	3242 Cushman Cir. SW (Off Boulder Park Dr.)	.221 d(3) Co-op	8	61	122	63	69	84	Jun 1968 to Jul '69	\$486,500 FHA Com.	Committed by FHA 8-14-67 (4phases) 20A. Sponsor - FCH, Inc. (Same people who developed Eastwych Village) 6 different montly pmts. 1,2,3, 4 bedrooms, some with basements Down payments \$135. 6 model units completed(3-25-68)
#248			"	"	"		4	9*		4	109*	36 units permitted May 1967	Permit \$216,000	
(IP-2)(48)			"	"	"							48 units permitted Mar '68	FHA Com. \$661,000 Permit \$287,300	*4 Bedroom Towne Houses Builder - Diamond & Kaye
(68)			"	"	"								FHA Com. \$745,700	
	200		Total										FHA Com. \$923,000	

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	New	Exist				1	2	3	1	2	3			
UC-8B	4A			884 Neal St NW	Conv.							Spring '68	\$16,000	Owner-Marie Moore D.L.
	12A			520 Park Ave. SE	Conv.							Spring '68	\$66,000	Owner - Park Apts., Inc. D.L.
	11A			1152 Sells Ave. SW	Conv.							Spring '68	\$47,300	Owner-Parzan & Assoc. D.L.
	19A			166 Anderson Ave.	Conv.							Spring '68	\$85,500	Owner-Roy-Jo-Co. Builder Roy Jones
	32A			2075 Sprink St NW	Conv.							May 1968 (Per Aug '67)	\$180,000	Owner - Dr. W. O. Stone Builder-Don Fraser
	6A			383 Holderness St., SW	Conv.							Mar 1968 Per Aug '67	\$24,000	Owner-Roy Jones D.L.
	4A			2085 Gordon Rd. NW	Conv.							Per Aug '67	\$20,000	Owner-Dr. W. B. Shropshire Builder-John W. LeCraw, Jr.
	4A			1135 Sells Ave. SW	Conv.							Per Sep '67	\$20,000	Owner-C. C. Thornton, D.L.
	29A			2175 Lenox Rd NE	Conv.							Per Sep '67	\$203,000	Owner-Karl Dzewiowski & Rubin Pichucik
	30A			3545 Roswell Rd NE	Conv.							Per Oct '67	\$150,000	Owner-Elyse W. Pervis, D.L.
	18A			3151 Simpson Rd NW	Conv.							Per Oct '67	\$60,000	Owner-John L. Atkinson, D.L.
	17A			1580 Dixie St. SE	Conv.							Per Oct '67	\$68,000	Owner-Kenneth Johnson, D.L.
	7A			268 Eighth St. NE	Conv.							Per Oct '67	\$32,000	Owner-J. Hugh Combs Builder-Bernard Kaplan
	4A			216 Doane St. SW	Conv.							Per Nov '67	\$16,000	Owner-Rev. W.J. Wynn Builder-Same

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	New	Exist				1	2	3	1	2	3			
(Cont. UC-8B)	4A			431 Holderness St., SW	Conv.							Per. Jan 68	\$18,000	Owner - C. C. Thornton, D.L.
	4A			425 Holderness ST., SW	Conv.							Per Feb '68	\$24,000	Owner-J.L. Smith; Builder-same
	4A			395 Holderness St., SW	Conv.							Per Feb '68	\$16,000	Owner-Albert Zeder, D.L.
	20A			2585 Beeler Dr. SW	Conv.							Per Mar '68	\$90,000	Owner-H.L. Alford & J.M. Sellers D.L.
	229	Total												
UC-9	76			1145 Constitution Rd., SE	Conv.							Jan. '68 to Sep. '68	\$400,000	Permitted in November 1966 Developer-Polar Rock Dev. Corp.
UC-10	62			140 Mt. Zion Rd., SE	Conv.							Spring '68	\$310,000	Owner-Day Realty Assn., Inc. D.L.
UC-11	30		Chamberlain Realty	419 Chamberlain St., SE	221 d(3) L.D.		30			90		Per Mar '68	Permit \$252,489 FHA Com. \$306,400	Owner-Chamberlain Realty, Inc. Builder-Frontier Const. Co. Inc Legal-Fisher & Phillips

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	New	Exist				1	2	3	1	2	3			
(Cont. UC-12)	134			1101 Collier Rd. NW	Conv.							Sum.'68 PerMay'67	\$804,000	Owner-Edwin F. Edward, Jr. D.L.
UC-13	80			1895 Plaza Lane SW	Conv.							PerJun'67	\$600,000	Owner-E. M. Keappler
UC-14	250			1185 Collier Rd. NW	Conv.							PerJun'67	\$1,409,000	Owner-W. T. Towles et.al. Builder-W. T. Towles
UC-15	150			1991 DeLowe Dr. SW	Conv.							PerJul'67	\$750,000	Owner-Maples Co. D.L.
UC-16 (IP-12) (24)	11			Thomasville U.R. Project	221 d (2)			11			98FHA 96VA		\$12,600 per.u. By builders other than \$12,200 per.u. National Hones Selling price	
UC-17	58			1910 Bixby St. SE	Conv.					10750 11900		PerAug'67	\$225,000	Owner-Thos. Reaves D. L. Being constructed for leasing as p.H.

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	New	Exist				1	2	3	1	2	3			
UC-18	76			1051 Beauregard Ave., SE	Conv.							PerAug'67	\$380,000	Owner-Polar Rock Devel. Corp. Builder - Piedmont Engineer & Construction Co.
UC-19	76			1935 Allison Ct. SW	Conv.							PerAug'67	\$423,630	Owner-Crew, Pope & Carter Const. Co., D.L.
UC-20	192			914 Collier Rd NW	Conv.							PerSept 1967	\$1,050,000	Owner-Jade East Corp. D.L.
UC-21	139			2722 Gordon Rd NW	Conv.							PerSept 1967	\$828,000	Owner-Peyton Place Apts. D.L.
UC-22	108			2950 Springdale Rd., SW	Conv.							PerSept 1967	\$800,000	Owner-CPR Engineers & Dev. Cor. D.L.
UC-23	80			2390 PalmourDr. NE	Conv.							PerOct'67	\$440,000	Owner-Fagan, Burson & Dougal D.L.

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	New	Exist				1	2	3	1	2	3			
UC-24 (Cont.)	92			1090 Hollywood Rd., NW	Conv.							PerOct'67	\$393,000	Owner-Parzan & Assoc. D.L.
UC-25	48			2113 Defore Ferry Rd., NW	Conv.							PerOct'67	\$300,000	Owner-B.S. Ivey Builder-B.L.I. Construction Co.
UC-26 #2	84		Wheat St.#2 Gardens	Bulter St. U.R. Project 180 Jackson St. NW	221 d(3)	48		36	79		98	PerNov'67	FHA Com. \$916,600 Permit \$720,975	FHA Rent Supplement tentatively established @ \$960/yr. per unit. Reduced from 240 units. Had difficulty on tax structure
#3	108 192	Total	" #3	390 Irwin St NW	108 U. - Rent Suppl. 221 d(3) 6% int.			108			145		(\$1,350,100 FHA Com. Permit \$1,037,408	Legal-Lewis Cenker Builder-Ranger Const. Co. Finance-Life of Ga. #2-15% completed 3-25-68 #3-12% completed 3-25-68
UC-27	45			3379 Stone Rd. SW	Conv.							PerDec'67	\$225,000	Owner-Kimberly Corp. D.L.
UC-28	64			1073 Hollywood Rd., NW	Conv.							PerDec'67	\$288,000	Owner-Melvin Washay D.L.

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	New	Exist				1	2	3	1	2	3			
UC-33	208		Friendship Center	99 N.side Dr.SW	221 d(3) Non-profit	34	95	30				PerApr'68	Permit \$1,564,000	Owner-The Celotex Corp. Builder-Rogers Const. Co. Sponsor-Friendship Bapt. Ch. Closed-Mar. 28 Work started-Official ground breaking pending
UC-34	208		Allen Temple3	3175 GordonRdSW	221 d(3) Non-profit		✓	✓		8850	9950	PerApr'68	Permit \$1,950,000	Owner-Allen Temple Dev.Inc. Builder-DeSoto Const. Co. Sponsor-Allen Temple Management-Willisamson Co. Legal-McCreedy Johnston
UC-35	241			479 East Pacesov Ferry Rd.NE	Conv.							PerApr'68	\$2,200,000	Owner-Atlanta Area Prebyterian Home, Inc. Builder-Abco Builders
UC-36	54		3136 Gordon Rd., SW	Conv.									\$270,000	Owner-D.L. Knox & Assoc. D.L.
IP-1 (UC-1) (126)	52		Park West Apts #3 #1 Under const.	NW Cor. intersec Gordon&BoltonRd	221 d(3) BMIR		40	12		72	83		\$496,000	#3 FHA Com issued See UC-1 for units under const

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	New	Exist				1	2	3	1	2	3				
IP-2	48		London Towne Houses	Off Boulder Park Dr.	221 d(3) Co-op									Committed by FHA 8-14-67 (4phases) 20A. Sponsor-FCH, Inc. (Same people who developed Eastwyck Village) 6 different monthly pmts. 1,2,3,4, bedrooms some with basements. 4 Bedrooms Town Houses incld. Builder-Diamon & Kaye See UC-3 for units under const.	
	68		"	"	"										
	116	Total													
(C-13)	(6)	Completed													
(UC-3)	(30)	Under Const.													
	(48)	"													
IP-3	400		Cerex Atlanta Corp. (Rockdale)	Rockdale U.R. Project	221 d(3) & 221 d(3) Co-op	140			330 (incl. 160 T. H.)			1968 thru 1971	\$701,000 price for res. land \$3,959,000	Bid on land awarded May 15, to David L. Rosen Const. to start in 10 da. from closing; const. phase planned for 4 yrs. A portion of this site (150 units) is to be developed in collaboration with the Union Bapt. Church and FCH. Allocation of 221 d(3) funds for 400 units approved. 10-25-67 FHA Feasibility letter issued 12-5-67 (400 u.)	

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	New	Exist				1	2	3	1	2	3			
(Cont. IP-3)	100		Rockdale B-2	Rockdale	Man. Corp.								\$1,151,100	Being processed by FHA 2-28-68
	100		Rockdale Towne Houses #3	Rockdale										Preliminary Appl. to FHA 12-19-67
	600		Total Committed by FHA											FHA total commitment to date (Mr. Ralph Johnson 1-2-68) 600 u.
	784		additional planned											
	1,384		Total						414 (Incl. 140 T.H.)					
IP-4	350		Public Housing	Thomasville U.R. Project	P.H.	40	120	80				Late '68	Av. cost \$14,500/u	See summary of Public Housing, attached for breakdown. Bids let in spring 1968; opened May 15. Four bids received: 1. Lake-McDonda \$5,587,000 2. Thompson-Street \$5,932,000 3. Algona-Blair \$6,677,400 4. Basic Const. Co. \$6,850,000
						80	- 4	Br.				Fall 1969		
						30	- 5	Br.						

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An Inventory of
 LOW AND MEDIUM INCOME HOUSING IN ATLANTA
 Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
IP-5 #1	100		Etheridge Pk.	Off Etheridge Dr NW	221 d (3)	38	244		65	75			\$1,000,000	18.6A. Appl. submitted to FHA Dec. 28; Density 15U/A Sponsor- I. Saporta. Proposed rent includes utilities. Preliminary appl. submitted to FHA 12-1-67. FHA ready for feasibility conference
#2	162	Additional requested												FHA originally reluctant to approve because of rough terrain and proximity to Rockdale. Has subsequently expressed willingness to reconsider.
IP-6	220			Gilbert Rd. & Flynn Rd. SE	Turnkey							Spring '69		20A. site zoned for apts. considered favorably by H.A. Promoter-Bill Woodward of Adams-Cates. Builder Whiting-Turner. To be developed at density of 11U. per A. Approved by HUD May 5, 1968 Ltr. of Intent issued by HA. Developer has closed on property. Plan to break ground in May 1967. Developer & HUD in disagreement as to cost estimate (5-9-68)
IP-7	500			Both sides Bankhead Hwy. Near River at Maynard Rd.	Turnkey								HUD Com. \$9,998,868 Developers cost to HA \$9,356,094 Incl. land	35A. South of Bankhead 10.5A n. of Bankhead; Zoned M-1&M-2. Developer-Jack Jones, H.L. Cobel Const. Co., Greensboro, N.C. Rezoning approved by Zon. Com. D-5-67 Option ext. 1-15. Allocation of 500 units made by HUD 1-15. HUD requires const. to start by 3-1 and 25% compl by 9-30. Contract signed 5-7-68.

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	New	Exist				1	2	3	1	2	3				
IP-11	500		Fairburn Rd. Site	West side of Fairburn N. of Holly Family Hosp.	221 d (3) Co-op										59A. site (Approx. 9A. reserved for El Sch. Sponsor-Mark Palmour, Inc. (Bill Gilmore) FCH to participate. Reduced from 600 units originally proposed, because of commitment to the School Dept. for a school site in the project. To be developed by Marvin Warner of Cincinnati.
IP-1224			Single Family	Thomasville U.R. Project	221 d (2)			24							This is remainder of National Homes prefab houses being built on lots obtained from H.A.
	17		" "					17							Bid let to Cousins May 6

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	New	Exist				1	2	3	1	2	3				
IP-13	362		Central Meth. Ch. Project	East side of Fairburn Rd. SW N. of Sewell Rd.	221 d (3) Nonprofit										40A site. Rezoning from M-land M-2 approved by Bd. Ald. Jan 15 A-1 & A-2. development planned. Promoter - C. C. Thornton Sponsor - Central Meth. Church (Rev. A. S. Dickerson-Pastor Arch. Heery & Heery.) FHA ready to Commit (3-25-68)
	196				Elderly										
	558	Total													
IP-14		352	LaVilla Apts.												Under negotiation for lease as P. H.
IP-15	48			N. side of Gordon Rd., SW, W. of Adamsville Dr.	Conv.										3 1/2 A. Site. Sponsor- C.C. Thornton Favorable rec. by Plan. Bd. Oct. 11 to Zon. Com Nov. 16 Approved.
IP-16	450		Browntown Rd. Site	N. of Brownville Rd. between Jackson P'way & Bolton Rds., NW	Turnkey										51A site Zon.M-1. Whiting-Turner has option. Approved by HA & HUD; Planning Bd. recommended favorable action; Zon. Com denied unanimously Aug.10; Bd. of Ald. denied Aug. 21. Plan.Dept. sponsored re-opening the proposed rezoning. Zon. Com. agreed Nov. 9 to permit project to be reintroduced. Plan Bd. favorable recommendation Nov.15. Zon. Com.re-considered & deferred to 7-1-68

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	New	Exist				1	2	3	1	2	3			
IP-17	180		Butler St. YMCA Project	W. of Hollywood Rd. NW, N. of Magnolia Cemetery	221 d (3) nonprofit									15 A Site Sponsor-Butler St. YMCA Owner-J.A., S.H. & W.P. Hudson Architect-John Cherry Legal - Hall Ware Favorablerec. by Plan. Bd. Oct 11 to Zon. Com. Nov. 16. Deferred (Z-67-200-D). Zon. Com. reconsidered Dec. 7 and deferred indefinitely. Reconsidered by Zon. Com. Feb. 22 and approved by Bd. Ald. Mar. 4.
IP-18	180		2-68-33-S	West side Jonesboro Rd., SE South of McWilliams St.	Turnkey									15A (plus possibly 4 additional acres) Zoned M-1 Developers-Zimmerman-Evans & Leopold Architect-Charles E. McCard Site has tentative approved of HA & HUD Rezoning Appl. filed Feb. 26'68 Plan. Bd. made favorable recommendation Mar.13, to Zon. Com. Approved by Zon. Com. May 9, for 160 units.
IP-19	364		Bedford Pine UR Project		P.H. 200 Reg. 164 Elderly									Preliminary plans submitted to H. A. (Believed reduced to 353 units)

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	New	Exist				1	2	3	1	2	3			
IP-23	32			Westlake Manor	221 d (3) L. D.			32			102		\$342,000	FHA Feasibility letter issued/ FHA Committed (3-25-68) 1-4-68
IP-24	800		East Lake Golf Course#2 (2-68-30-S)	N. of Glenwood Ave.	Turnkey (2)&(3)									Proposed on 99A for Com. Unit. Devel. Zoned R-4; requests to rezone to C-1, R-6, A-1 & A-2 75A proposed for Housing; density 10.68U/A Owner-James Maye et.al. Apl.-Hamilton Douglas Promoter-Jim Goldin, Atlanta JC Developer-Paul Andrews Southeastern Devel. Corp. Nashville Architects-Allen W. Hall Hall & Baugherg, Dallas Consultant-John Wiersma, Ford Foundation, Washington Federal Interest-Cecil L. Yarborough, Field Rep.-Program Officer, Adult Education U.S. Office of Education, Region IV

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
BC-1	26	Single	Family	Thomasville U. R. Project	lots uncommitted for disposal. 221 d (2)									Originally 157 unsold lots. 53 lots sold to Natl. Homes Const. Corp. 20 lots committed to another builder 19 lots committed to Natl. Homes Corp. 39 lots sold to Natl. Homes Corp. and Cousins
BC-2	100		Gun Club	Between Hollywood Rd. & Gun Club Rd., NW	221 d(3)									20A. Res. (Low Rent) 7½A. Com. Proposed FHA financing Promoter-Joe Anderson, Roy D. Warren. Re-zoning approved Jan 3. (Tied in with Item BC-3). Preliminary application presented to FHA for consideration (11-21-67). Feasibility letter issued on 8A by FHA (Additional 104 expected later)
BC-3	150			E. of Gun Club Rd., S. of Alvin Dr., NW Same situation as BC-2	221 d(3)									Approx. 12A. (Tied in with Items BC-2) Rezoned from R-5 to A-1. Approved 20 Mar. '67 Promoter-Joe Anderson of Roy D. Warren Co.

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	New	Exist				1	2	3	1	2	3			
BC-6	80		Apartment use for the major portion of this site appears more practical than single family, for which area is now zoned.	Harwell Rd. at Oakcliff, NW	221 d(3)									6½A. tract. Cenker & Kingloff-Owners-Developers, Density 12.5U/A Zoned R-5; Previously approved by Zon. Com. 6/23/66/ Denied by Bd. Ald. 7/8/66 on objections from Q. V. Williamson as inconsistent with original Adamsville plan. Denied by Plan. Bd. Aug. 16. Deferred by Zon. Com. Oct. 19. Variance granted by Bd. Adj.
BC-7	65		In view of currently undetermined future of this limited area, it appears that erection of prefabs on existing lots and construction of a small high rise apartment development on former County owned land in this area, is the most feasible solution at this time.	Railroad Ave. NE	221 (h)									Approx. 6.5A (incl. school site for about 2.5A) Promoter-Noyes Collinson, American Friends Service Committee. Architect-Henry Norris. Is now interested in prefabs for this area, pending possible ultimate acquisition by City for Rapid Transit.

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	New	Exist				1	2	3	1	2	3			
BC-8	500			E. of Jonesboro Rd. SE opposite Macadonia Rd.	Turnkey									165A. tract zoned R-4. Promoter considered Community Unit Plan approach and gave it up as too complicated, in view of multiple ownership; excellent location. Proposed to HA for Turnkey. HA is interested in only 50 acres. Promoters- Bill Woodward & Bob Cousins. Promoters willing to commit remaining 115A at a reasonable price to a land bank, thru a nonprofit Housing Development Corp. Site being considered now by Zimmerman, Evans & Leopold for development under Community Unit Plan.
BC-9	240			W. of Boulevard SE and S. of Pershing Dr. adjacent to Wellswood Apts.	Turnkey									20A. tract zoned A-1 Owner- Wells Appvd. by HUD for Turnkey. Owner has not agreed to sell for this purpose (Boggs Aug. 9). Promoter-Nicholas Berryman, Adams-Cates, Developer-James P. Jones, Columbus, Ohio Land cost too high; Developer is attempting long term lease for TK: is now exploring tax angle. Opinion of City Atty. obtained and provided promoter and H.A. No further information

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
BC-10	225		Ga. Teachers Development Inc.		221 d (3) Nonprofit									Land acquired by Q.V. Williamson after turndown by HUD for Turnkey development. Appl. filed with FHA for allotment. Now considering part of Hartrampf tract.
BC-11	250			S. of Oak Dr. SE E. of Empire Dr.	221 d (3) Co-op									25A site now zoned M-1. Promote Robert Laxon. Owner-Lee Fore. Builder-Victoria Maslia. Developer-FHA Inc. FHA thinks OK. Ward Ald. strongly opposed to rezoning. Owner wants property placed in "package" rezoning program for low-income housing. Recommended to Plan. Dept.
BC-12	16			W. side of Gilbert Rd. SE (at Clayton Co. Line)	Conv.									1A tract; zoned A-1. Co-owners-Keith Elmore & Wm. Merritt. Owners desire to retain ownership & operate.
				These owners have contacted FHA which is not interested in 221 d (3) development on such a small tract. Most B&L Assn. and several banks in the City have also been contacted; All declined to finance.										

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	New	Exist.				1	2	3	1	2	3			
BC-13	20			W. side of Fairburn Rd. SW near Bakers Ferry Rd.	Conv.									Before Zon. Com. March 23; Held over awaiting submission of plans (now submitted) Promoter-David Berry.
BC-14	600			E. of Kimberly Rd. in Fulton Co. (LL 29 FF)	Turnkey									Owner-Atty. Fine & others propose to annex to City. Petition will have to be submitted by May. P.H. would be in July. Annex would not take place until Jan. '69.
BC-15	72		2-67-242-S	LL 68, 14th Dist. F.Co. NW side of Waters Rd., SE SW from Cor. of Cleveland Ave.										6.7A Zoned R-4. Owner-Mrs. Viola Jackson. Appl. R. A. Young, Plan Bd. deferred Feb. 14, 1968.
BC-16	200			16.3A off DeKalb Ave. NE between DeKalb and McLendon at Hampton Terr. and Southland Dr.	Turnkey(3)				105	120	140			Wm. Litchfield-Adams-Cates is now sponsoring development by builder from Knoxville. Zoned R-5 and R-4. No request to rezone 2-29-68. Filed later.

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	New	Exist				1	2	3	1	2	3			
DNM-0 (Lost)	8,056	(Proposed projects,		locations, number of units each and reasons for not materializing show in previous reports)										
DNM-1	150			W. side of Jackson P'way NW just south of Proctor Creek	Turnkey or 221 d (3) Co-op									14.3A. tract Zoning now R-5 Sponsor-Owner-A. L. Roberts, American Companies. Deferred by Plan Bd. Aug. 16. Deferred again Oct. 11 for study of plans. Sponsor contacted and advised of inadequacies of Plan. Made appointment to come in to discuss revision. Did Not show. Called Dec. 5 to advise that he is still interested in getting this tract zoned to A-1. Advised that proposed Land Use Plan proposes this site as Open Land. Plan. Dept. (John Watson) advised Jan. 11'68 of status of this tract and made recommendations for A-1 Zoning. Z-67-144-E Reconsidered by Plan. Bd. 2-14-68; Denied (Insufficient interest by applicant in making changes in Proposed development plan) Withdrawn by Appl. upon request to Zon. Com Mar 7.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
DNM-2				East side of Jonesboro Rd. SE (Just north of Circumferential)	Turnkey or 221 d (3)									15A tract. Requires rezoning Sponsor - ? Approved by HUD Owner has not agreed to sell (Cost of land prohibitive.)
DNM-3	50		Turner Monumental Church Project	Block bounded by Boulevard Dr. SE Howard ST., Hollman St., Saunders St.	Housing for Elderly									Turner Monumental Church AME Pastor Rev. C. C. Hughes Desires acquiring property near church for construction of 30-50 units. Needs seed money. Real Estate agent (Bob Matthews who was working on project died suddenly.
DNM-4	260			S. of AWP RR W. of S. 'way	221 d (3) Nonprofit									26A. site proposal by Wm L. Waronker, Ward Realty Co. (9-11-67). Zoned R-6 (Com. U.) Interested in promoting non-profit orgn. to develop. Good site.

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	New	Exist				1	2	3	1	2	3			
DNM-5	200			W. of Bolton Rd. NW and S. of Sandy Cir.										18A. site, Zoned A-1 Brick Veneer. Apt. zoning. Suitable access and bridge cost is problem. Promoter-Charlie Taylor. Property not tied down 11/28. Tract subsequently considered by other developers. No positive developments reported in 1967.
DNM-6	364		Adj. to Country Club Estates, Adamsville, off Boulder Park Dr.		Towne Houses 221 d (3)									38A. in County-Annexed Jan. 1 '67 Zoned R-3. Proposed Com. Unit Plan with cluster type development. Promoter-Harry Belfor Owner-Luther Fraser. Plan. Dept. suggested possibility of R-6 zoning and development under Community Unit Plan (carries same density as area zoning). This project needs professional developers in order to succeed. Promoter has considered applying for A-2 zoning under Community Unit Plan.

Planning Dept. reluctant to change zoning. FHA considers this project premature. Architect considers this site excellent for housing for elderly.

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	New	Exist				1	2	3	1	2	3			
DNM-7	280			Custer Ave. E. of Chosewood Pk.	Turnkey									24A. Combined tract. Builder-Ralph Willis & John R. Hall. No change in developments since previous report of 1-15-68
				Planning Dept. anticipates strong opposition to development of this tract for low-income housing.										
DNM-8	100			W. of Jackson P'way N. of Proctor Cir. at dead end of Glenrock Dr.	221 d (3)									Promoter-Carlton Marlow; 10.7A. Portion in flood plain, Rezoning appl. filed Mar. 23; hearing scheduled for May. Sponsor-Buck LeCraw. Action deferred indefinitely at request of applicant.
				Planning Dept. cool to changing Zoning from R-5 to A-1.										
DNM-9	175		Bankhead Hwy. site	Trailer Park Bankhead Hwy. at Ozburn Rd.	Turnkey									Site approval requested by HA. Not acted on by HAA because of opposition of Intergroup Relations Section of HUD to this general area.

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	New	Exist				1	2	3	1	2	3			
DNM-10	98	1st stage	Golfview Apts	Cleveland Ave. Ext.	221 d (3) L.D.				70		95			69.9A. residential, mult-family 16A. Commercial. Promoter- Robert Laxson, Shafer Realty. Approved by city initially at density of 9.6 U/A under Com. Unit Plan. FHA given assurance City proposes to extend Cleveland Ave. to serve project and develop Golf Course. Promoter wanted to increase density to 12 U/A because of loss of 9.6A to School Dept. Zoning hearing held July 6 to change to A-1. Approved for 12 U/A & 75' set back. (10-27- 67) Plans in HUD for review. Intended to go thru with. BMIR funds allocated. FHA feasibil- ity letter issued 8-22-67. Basis for rezoning not con- sistent with this proposal which is strongly opposed by Ward Alderman.Reconsidered by Zon. Com. 2-8-67; no decision made.
	262	Remainder formerly referred to as			Co-op									
	360	Total Executive House Apts.												
		Note: 360 total in first portion (approx. 30A) of entire 60A. included in R-6 Com. Unit Plan approved development.												
		Reconsidered by Zon. Com. Feb. 22'68 opposed strongly by Ald. Leftwich. No decision reached. McCook asked Co. Brannon and Bill Moore to try to get together on the land deal and then come back to the Committee. Project abandoned.												

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	New	Exist				1	2	3	1	2	3				
DNM-11	500			W. of Jonesboro Rd. SE at Cleveland Ave. Ext.	Turnkey										Zoned A-1 Sponsor-Bill Woodward This is part of larger tract referred to elsewhere in this report as "Golfview Apts" (See DNM-10) Owner - Bill Moore, asking for City assistance in opening up South River to improve drainage (1-15-78)
DNM-12	352			Between Collier Dr. & I-20; East of I-285	221 d(3)										Zoned R-4 Owner-Wm. A. Mitchell Applicant-Hamilton Douglas, Jr. Rezoning denied by Zon. Com. Mar. 21 and by Bd. Ald. Apr. 1

HOUSING RESOURCES COMMITTEE

PROJECT INDEX

To accompany Low-income Housing Inventory Report of May 15, 1968

Item No.	No. Units		Designation	Location	Program	Page
	New	- Existing				
<u>Completed</u>						
C-1	373		Allen Temple	Gordon Rd. Near Harwell	221 d(3)	
C-2	380		Single Family	Scattered	Conv. & 221 d(2)	
C-3	100		Duplexes & Small Apts.	Scattered	Conv.	
C-4	534		Apts.	Scattered	Conv.	
C-5		658	Leased for P.H.	8 Sites	Leasing for P.H.	
C-6		10,487	Rehab. H.C. Div.	Throughout City	H.C. Enf.	
C-7		218	Rehab. by H.A.	West End U. R. Project	U.R.	
C-8		30	Rehab. by Pvt. Ent.	Scattered	Conv. Rehab.	
C-9	28		Apts.	2661 Beeler Dr., S.W.	Conv.	
C-10	32		Apts.	1930 Flat Shoals Rd., SW	Conv.	
C-11	96		Apts.	1991 DeLowe Drive., SW	Conv.	
C-12	400		Apts.	200 Alden Ave., NW	Conv.	
C-13	6		London Towne Houses	3242 Cushman Cir., SW	221 d(3) co-op	
C-14	82		Public Housing	McDaniel St., SW	P.H.	
Totals	2,031	11,393				
<u>Under Construction</u>						
UC-1	126		Park West No. 1&2	3751 Gordon at Bolton	221 d(3)L.D.	
UC-2	96		College Plaza	1017 Westview Dr. at Jones Pl.	221 d(3)	
UC-3	78		London Towne Houses	3242 Cushman Cir., SW	221 d(3) Co-op	
UC-4	108		Gartrell Ct.	38-88 Young St., SE	221 d(3) LD	
UC-5	140		Perry Homes Ext.	1730 Kerry Dr., NW	P.H.	
UC-6	568		McDaniel St.	R-W UR Project	P.H.	
UC-7	306		Single Family	Scattered	Conv. & 221 d(2)	
UC-8	247		Duplexes & Small Apts.	Scattered	Conv.	
UC-9	76		Apts.	1145 Constitution Rd., SE	Conv.	
UC-10	62		Apts.	140 Mt. Zion Rd., SE	Conv.	
UC-11	30		Apts.	419 Chamberlain St., SE	221 d(3) LD	
UC-12	134		Apts.	1101 Collier Rd., N.W.	Conv.	
UC-13	80		Apts.	1895 Plaza Lane, SW	Conv.	
UC-14	250		Apts.	1185 Collier Rd., NW	Conv.	
UC-15	150		Apts.	1991 Delowe Dr., SW	Conv.	
UC-16	11		Single Family	Thomasville U.R. Project	221 d(2)	

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PROJECT INDEX (Continued)

<u>Item</u> <u>No.</u>	<u>No. Units</u> <u>New - Existing</u>	<u>Designation</u>	<u>Location</u>	<u>Program</u>	<u>Page</u>
<u>Under Construction (Continued)</u>					
UC-17	58	Apts.	1910 Bixby St., SE	Conv. for lease as PH	
UC-18	76	Apts.	1501 Beauregard Ave., SE	Conv.	
UC-19	76	Apts.	1935 Allison Ct., SW	Conv.	
UC-20	192	Apts.	914 Collier Rd., NW	Conv.	
UC-21	138	Apts.	2722 Gordon Rd., NW	Conv.	
UC-22	108	Apts.	2950 Springdale Rd., SW	Conv.	
UC-23	80	Apts.	2390 Palmour Dr., NE	Conv.	
UC-24	92	Apts.	1090 Hollywood Rd., NW	Conv.	
UC-25	48	Apts.	2113 Defore Ferry Rd., NW	Conv.	
UC-26	192	Wheat St. Gardens 2 & 3	Butler St. U.R. Project	221 d(3) & RS	
UC-27	45	Apts.	3379 Stone Rd. SW	Conv.	
UC-28	64	Apts.	1073 Hollywood Rd., SW	Conv.	
UC-29	400	Apts.	3901 Campbellton Rd. SW	Conv.	
UC-30	92	Apts.	2400 Campbellton Rd. SW	Conv.	
UC-31	72	Apts.	50 Mt. Zion Rd. SW	Conv.	
UC-32	202	Hollywood Rd. Project	1580 Hollywood Rd. NW	Turnkey	
UC-33	208	Friendship Center	99 Northside Dr. SW	221 d(3)	
UC-34	208	Allen Temple 3	3175 Gordon Rd. SW	221 d(3)	
UC-35	241	Apts.	475 East Paces Fy. Rd. NE	Conv.	
UC-36	54	Apts.	3136 Gordon Rd. SW	Conv.	
Total	5,108				
<u>In Planning</u>					
IP-1	52	Park West 3	Gordon Rd. at Bolton	221 d(3)	
IP-2	116	London Towne Houses	3242 Cushman Cir. SW	221 d(3) Co-op	
IP-3	1,384	Cerex Atlanta Corp.	Rockdale U.R. Project	221 d(3) Co-op, 221 d(3), BMIR, MIR	
IP-4	350	Apts & Elderly	Thomasville U.R. Project	P.H.	
IP-5	262	Russel Property	Off Etheridge Dr. NW	221 d(3)	
IP-6	220	Gilbert Rd.	At Flynn Rd. SE	Turnkey	
IP-7	500	Bankhead Hwy Site	Bankhead Hwy., at Maynard Rd.	Turnkey	
IP-8	152	Ebenezer Baptist Church	Between Capitol Homes & I-20	221 d(3)	
IP-9	20	Single Family	Thomasville	221 d(3)	
IP-10	250	Ashbury Hills Home	Gammon Theological Sem. Site	Hill-Burton Act, 232; 202	
IP-11	500	Fairburn Rd. Site	Fairburn Rd. N. of Holy Family	221 d(3) Co-op	
IP-12	41	Single family lots	Thomasville U.R. area	221 d(2)	
IP-13	588	Central Methodist Church	E. of Fairburn, N. of Sewell	221 d(3) & Elderly	

HOUSING RESOURCES COMMITTEE

PROJECT INDEX (Continued)

Item No.	No. Units New - Existing	Designation	Location	Program	Page
<u>In Planning (Continued)</u>					
IP-14		Betmar Apts.	1765 Pryor Rd. SE	Leasing for P.H.	
IP-15	48	Apts.	N. of Gordon, W. of Adamsville Dr.	Conv.	
IP-16	450	Browntown Rd. Site	N. side Browntown Rd. NW	Turnkey	
IP-17	180	Butler St. YMCA Site	W. side Hollywood Rd.	221 d(3)	
IP-18	180	Leopold Project	W. of Jonesboro Rd., S. of McWilliams	Turnkey	
IP-19	364	Apts & Elderly	Bedford-Pine U.R. Project	P.H.	
IP-20	52	Apts.	3750 Gordon Rd. SW	Conv.	
IP-21	40	Apts.	E. of Brownlee Rd., SW, N. of Scott	Conv.	
IP-22	600	Honor Farm 1	Off McDonough Blvd.	PH; Turnkey & 221d(3),(2)	
IP-23	32	Apts.	West Lake Manor	221 d(3) L.D.	
IP-24	800	Apts.	East Lake Golf Course 2	Turnkey	
Total	7,151	352			
<u>Being Considered</u>					
BC-1	26	Single Family Lots	Thomasville UR area	221 d(2)	
BC-2	100	Joe Anderson Project	Glun Club Rd. NW	221 d(3)	
BC-3	150	Joe Anderson Project	Alvin Dr. NW	221 d(3)	
BC-4	50	S. side Westview Dr. SW	West End UR area	221 d(3) LD	
BC-5		Seminole Ct. Apts.	Near N. Highland & N. Ave.	Turnkey Rehab.	
BC-6	80	Cenker & Kingloff Project	Harwell Rd. at Oakcliff	221 d(3)	
BC-7	65	Railroad Ave.	Railroad Ave. NE	221 (h) or d(3)	
BC-8	500	Duvall tract	E. of Jonesboro Rd. SE	Turnkey	
BC-9	240	Wellswood Apt. area	S. of Englewood Ave. SE	Turnkey	
BC-10	225	Ga. Teacher's Develop. Inc.	Harwell Rd., S. of Bankhead Hwy.	221 d(3)	
BC-11	250	Lee P. Fore property	E. of Empire Dr., SW, S. of Oak Dr.	221 d(3) Co-op	
BC-12	16	Keith Project	W. side of Gilbert Rd. at Co. line	Conv.	
BC-13	20	David Berry Proposal	W side of Fairburn Rd. near Bakers Fy.	Conv.	
BC-14	600	Multi-family	East of Kimberly Rd.-Fulton Co.	Turnkey	
BC-15	72	Apts.	L.L. 68 14th Dist.-F.C.	Conv.	
BC-16	200	Cath. Archdoicese Property	Off DeKalb Ave. at Hampton Ter.	Turnkey	
Total	2,594	36			
<u>Did Not Materialize</u>					
DNM	8,056	Shown on previous report of January 15, 1968.			
DNM-1	150	A.L. Roberts Property	W. side Jackson Pkwy; at Procter Cr.	221 d(3) Co-op	
DNM-2	175	H.A. early submittal	E. side Jonesboro Rd; N. of Circum.	Turnkey or 221 d(3)	
DNM-3	50	Turner Monumental Church	Blvd. Dr. SE, Howard-Hallman-Saunders	Elderly	

HOUSING RESOURCES COMMITTEE

PROJECT INDEX (Continued)

<u>Item</u> <u>No.</u>	<u>No. Units</u> <u>New - Existing</u>	<u>Designation</u>	<u>Location</u>	<u>Program</u>	<u>Page</u>
<u>Did Not Materialize (Continued)</u>					
DNM-4	260	Wm. L. Warnoker Proposal	W. of S. Expressway; S. of AWPRR	221 d(3)	
DNM-5	200	Charlie Taylor Proposal	W. of Bolton Rd; S. of Sandy Cir.	Conv.	
DNM-6	364	Luther Fraser Property	Adj. to CC Esates; off Boulder Pk. Dr.	221 d(3)	
DNM-7	280	Ralpy Willis, J.R. Hall proposal	Custer Ave. E. of Chosewood Pk.	Turnkey	
DNM-8	100	Carlton Marlow Proposal	W. of Jackson Pkwy; D.E. Glenrock Dr.	221 d(3)	
DNM-9	175	Trailer Park Site	Bankhead Hwy. at Osburn Rd.	Turnkey	
DNM-10	360	Golfview Apts.	Cleveland Ave. Ext.	221 d(3)	LD
DNM-11	500	Part of Golfview Project	At Cleveland Ave. Ext.	Turnkey	
DNM-12	352	Wm. A. Mitchell tract	Between Collier Dr., NW & I-20	221 d(3)	
Total	11,022				

MINUTES

HOUSING RESOURCES EXECUTIVE COMMITTEE AND LOW-INCOME HOUSING COORDINATING GROUP MEETING

July 9, 1968

The regular monthly meeting of the Housing Resources Executive Committee and the Low-income Housing Coordinating Group was held in Committee Room 2, City Hall, July 9, 1968, at 10:00 a.m.

Nine (9) members of the Housing Resources Executive Committee Group, ten (10) members of the Low-income Housing Coordinating Group, four (4) other invited guests and members of the Press attended the meeting. List of those invited, with attendance indicated, is attached to the file copy of these minutes. Also attached to the file copy of these minutes are copies of the invitational notices sent out for the meeting, agenda, and reference documents.

Chairman Cecil A. Alexander presided.

Mr. Alexander opened the meeting by stating that the Ad Hoc Committee is still working with the Planning Department on specific sites for low-income housing. The Ad Hoc Committee and the Planning Department have already had two meetings since the Committee was appointed.

Mr. Alexander announced the August 2 meeting with the Zoning Committee and Planning and Development Committee of the Board of Aldermen to present the "package zoning" proposal and emphasized the importance of the meeting.

Mr. Moreland Smith stated that more time is needed to work on the location of specific sites. He asked for suggestions from the Committee about the location of specific sites. He said that there was property that needed to be discussed for specific sites.

Mr. Alexander added Jim E. Land to the Ad Hoc Sites Selection Committee. He also stated that more land is needed for the multi-family housing program. He said that the Housing Authority could build multi-family housing itself and obtain the land.

Mr. Alexander had previously asked Mr. George Kennedy to serve as Acting Chairman of the Ad Hoc Committee to support Package Zoning. He also asked Mr. Kennedy if he had a meeting of the committee Co-Chairmen? He also asked if Mr. Kennedy had gotten a run down on the different organizations for their resolutions on support of the "package zoning" and mentioned that follow up with the organizations which have not submitted their Resolutions is an important function of the Ad Hoc Committee.

Mr. Alexander referred to an item in "House and Urban Affairs Daily" (June 28, 1968) which announced that the House Banking and Currency Committee has followed the recommendations of its Housing subcommittee, headed by Congressman Wright Patman of Texas as Chairman, approving an increase from \$1,500 to \$3,000 maximum grant for low-income home owners, compared to the increase to \$2,500 as proposed by the Administration and approved by the Senate. The Committee also okayed two related amendments which would provide rehabilitation loans and grants to home owners in areas of substantial blight outside Urban Renewal and Code Enforcement areas and would authorize rehabilitation assistance under proposed riot insurance legislation. Mr. Alexander suggested that the Housing Resources Committee should follow up. A motion was made by Mr. Watkins, seconded, and unanimously adopted that the Committee should send messages to Congressman Wright Patman and Fletcher Thompson urging their support of the above indicated portions of the House Banking and Currency Committee Report on the Housing Act of 1968. Mr. Persells suggested that the motion include recommendation that the Act not only be approved but also funded. The Committee agreed.

Mr. Alexander proposed that in the meeting of August 2, the HRC should also ask to have the Building Code amended to permit the use of new materials and techniques; that Mr. Wofford is in favor of performance standards. Mr. Alexander stated that in New York the Building Code has recently been amended. Mr. Moreland Smith agreed that the Committee should stress the point of the Building Code at the meeting of August 2. Mr. Dale Clark said that any amendments to the Building Code should make it more flexible rather than increase it.

Mr. Jones read an extract from the House and Urban Affairs Daily of June 27, 1968, on Computerized Low-Cost Housing Plan sponsored by United States Gypsum Co. and John Hancock Mutual Life Insurance Co. These two companies are planning to build up to about 30 projects a year to provide an annual volume of some 10,000 units of housing which would be available mainly for low-income home ownership. They are putting up both work capital and risk capital for the undertaking by the Allied Mortgage and Development Co., of Memphis, Tenn., a publicly held corporation. Part of the process will involve use of a Swedish made drafting machine which works off a computer and draws up the plans from basic designs which are completed by selected specifications. The price range of this type housing is generally from \$12,500 to \$17,500. Within two months, work will begin in East St. Louis and in Knoxville. With this type of housing actual construction will involve a large degree of on-site prefabrication which will be done by contractors of the ghetto areas, utilizing unemployed residents who will be trained as they work.

Mr. Alexander commented on the tour with CACUR in the slum areas. He said that they rode buses and then walked on through the areas. He stated that he still wanted Mr. Jones and Mr. Parham to plan their trip to the different slum areas.

Mr. Alexander stated that the Zoning Manual, as it relates to the Building Code, needs to be changed to permit structural changes in residential buildings classified as non-conforming use, in order that such dwellings may be improved to meet full requirements of the Housing Code. At present, improvements requiring structural changes are not permitted on residential buildings which are non-conforming. Mr. Alexander said the Committee should try to get the Board of Aldermen to change the

Mr. Archer Smith was asked by the Chairman to talk to Collier Gladin to find out what the Planning Department has already done toward accomplishing this.

Mr. Johnny Johnson, Director of Model Cities, gave a report on Model Cities. He reported that the new Model Cities office broke ground today on the corner of Georgia Avenue and Capital Avenue. The Warren Company is building the new Model Cities office.

Mr. Cary S. Hooks commented on comparison of carrying charges for co-op houses and rental housing under the 221 d (3) program. Mr. Hooks stated that the maximum term mortgage for Co-op and rental housing is 40 years and that below market rate loans are available for both types. (Carrying Charge rates are the same for both types.)

Mr. Archer Smith of the Legal Panel has talked to the School Department re leasing school facilities which might be constructed by developers while constructing housing. Mr. Smith reported the School Board recently passed Resolutions favoring such action and requested Mr. Pete Lattimer to draw up the necessary legislation. The Chairman made a comment on the New York Schools, stating that the schools were being built underground beneath tall business and apartment buildings.

Mr. William Howland stated that five houses to be rehabilitated by CACUR under the 221 (h) program are behind Oglethorpe University in DeKalb County.

Mr. Alexander referred to the need for a clerical person to help out on keeping and preparing the Low-income Housing Inventory and Summary Reports. Mr. Alexander suggested a Committee to consider setting up a budget for the HRC.

Mr. Jones commented on a site in Cobb County recently proposed for low income housing. Mr. Jones stated that the site in Cobb County is $\frac{1}{2}$ mile south of Bankhead Highway, about 1 mile west of the River; that it is on a paved road, lays well and has water; sewer will soon be available and the price of land is reasonable. The owners propose that this land be used for Turnkey program; 152 units on 17 acres. The land is already zoned for apartments.

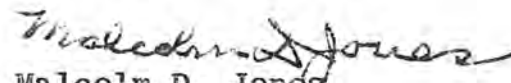
Mr. Persells stated that the City of Atlanta's low-income housing program calls for 16,300 housing units and that it is contended by some that more people are coming in from rural areas, rather than the people already in Atlanta using the housing and that thus, we are not taking care of our own people in the slum areas; that priority should go to the people of Atlanta first. Mr. Persells stated that the number of people who come to Atlanta for low-income housing is very low; that of those applications rejected since November 1967, 141 did not meet the residential requirements; that the time of application applies to priority for public housing; that it is on a first come first served basis (other considerations permitting).

Mr. Jones commented that although the percentage of rejections may be low for those who do not meet residential requirements, however, that 141 rejections since November 1967, that did not meet residential requirements, is significant and should be made known to the Aldermen.

Mr. Jim Parhm said that the Committee should start building up the area outside the City Limits in the big Metropolitan Area to meet this problem of people coming from the rural areas who need to live in low-income housing.

As there was no further business, the meeting adjourned at 11:05 a.m.

Respectfully submitted,


Malcolm D. Jones
Housing Coordinator

Encls: As stated (with file copy only)

July 5, 1968

Mr. David Thaler
Managing Editor
American Builder Magazine
30 Church Street
New York, New York 10007

Dear Dave:

Thank you for the courtesy copy of your draft article on
Atlanta.

I think it is an excellent article and will look forward to seeing
it published.

Sincerely yours,

Dan Sweat

DS:fy

AMERICAN
BUILDER ■

30 CHURCH STREET, NEW YORK, N. Y. 10007 • (212) 964-3060

July 1, 1968

Mr. Dan Sweat
City Hall,
Atlanta, Ga.

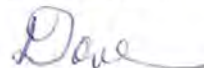
Dear Dan:

As a courtesy, I thought you would like to see the first draft of the article on Atlanta. Some of the figures will be outdated, but I intend to get the latest figures available from Malcolm Jones just before we go to press.

The manuscript is going to be revised before it is published. Any comments you might have will be appreciated.

Thank you for all your help.

Sincerely,



David Thaler
Managing Editor

DT:mg
encl.

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On Nov. 15, 1966, Mayor Ivan Allen Jr. called a Mayor's Conference on Housing, to serve notice that housing was getting priority in the attempt to solve Atlanta's problems.

Allen knew precisely what he wanted and from whom he wanted it. The goal was 16,800 housing units for low-income families by 1972. More than that, he wanted the first 9,800 units completed by December, 1968.

To ride herd on the program, he appointed a group of civic leaders to a new organization, the Housing Resources Committee, which was to get the cooperation required from public agencies and private interests.

As director of the HRC, Allen appointed Malcolm Jones, a former Army colonel who had come to Atlanta upon his retirement in 1956 to prepare the city's Workable Program, a prerequisite for obtaining funds from the Department of Housing and Urban Development. The HRC effectively began operation in January, 1967. Its first action, ^S/~~X~~ says Jones, was to let it be known that ^Upeople who had land they wanted to sell could list it with us."

HRC inspects the land offered for sale to determine whether it is suitable for development of low-income housing. The committee also maintains a list of developers interested in low-income housing. One of its functions is to bring developer and land seller together.

If a sale ~~and~~ is negotiated, HRC is available to the developer to help solve problems with city agencies.

"When people run into a bottleneck," says Jones, "they

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usually come to us to help get the ball rolling again."

Jones works closely with both Allen and the mayor's right-hand man Dan Sweat.

HRC is not always successful in getting the action requested. When National Homes wanted permission to use prefabricated plumbing and electrical systems, HRC carried the request to the city and was turned down.

Still, HRC is exerting an influence on the rate of production of low-income housing. Its chairman, architect Cecil Alexander, is a busy public speaker, averaging three talks a week. HRC was instrumental in organizing Atlanta's all-day conference on open housing earlier this year, and it has been in the thick of the rezoning battles which accompany most low-income housing projects.

There is some evidence, also, that HRC helped organize the Housing Development Corp., a nonprofit organization which will provide technical and financial assistance to other nonprofit organizations which want to develop housing. HDC may also bank land.

The Housing Resources Committee reports periodically on the progress of Mayor Allen's crash housing program. After one year, HRC reported that 1,312 units had been completed, another 3,701 were under construction and would be ready for occupancy by the end of the year—a total of 5,013 units, or nearly 4,800 units short of Allen's goal for the end of 1968.

But there isn't much betting that the ultimate goal of 16,800 units won't be reached. Allen has demonstrated before he has the capacity to get things done. When, several

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5	years ago, he decided Atlanta should have major league sports, he pushed through a bond issue for a stadium, then went shopping for a major league franchise. He got three.						
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Atlanta is considered a model city in more than one respect. Standing at the gateway to the Southeast, it is one of the faster developing cities in the country. The skyline is punctuated by new skyscraper office buildings, and the central business district crackles with construction activity. The Regency-Hyatt House, a 21-story hotel with glass elevators, is a tourist attraction in itself. A new sports stadium stands in the foreground of those pictures used by the Chamber of Commerce-type groups boosting their city. Professional baseball, football, and soccer have all come to the city in the past few years.

The mayor, Ivan Allen Jr., has a national reputation for an enlightened attitude toward race relations and an aggressive administration intent on solving the city's problems. "When you think of good housing for souls in the South, you think of Atlanta," says a Negro writer.

The police chief, Herbert Jenkins, was appointed by President Johnson to the National Commission on Civil Disorders ("Atlanta is probably the best place to be arrested," a civil rights leader once told Allen.)

When Congress passed the model cities legislation, Allen decided Atlanta would be the first to submit an application for a planning grant. It was, and the application is regarded by HUD officials as the best model cities plan submitted. Atlanta also was among the first cities to build public housing and use the urban renewal program (11 urban renewal projects in execution or completed).

In Allen's office is a man with no staff, budget, or title who is responsible for much of the action which gives

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Atlanta its favorable image. The man is Dan Sweat, and when he joined the city government his job was to see that Atlanta got its share of federal funds. The job has since been expanded; Sweat is an example of a new breed of urban official, the city ramrod. His office is where problems get solved, programs get started; where government officials and businessmen come to get things done.

Sweat was responsible for Atlanta's model cities application. "The mayor told me to put together an application and submit it before any other city. I asked him what the budget would be. He said there would be no budget. I asked him how much staff I would have. He said none. No staff, no budget."

Sweat started making telephone calls to city and county agencies. "I asked them for the best man they had for this job. I knew the man I wanted from each agency and I took those men and locked them in a room upstairs. Two weeks later, we had a model cities application."

Atlanta is not without its problems. In fact, the city may typify the crisis that grips the urban centers of the country. The city has had its riot. It is still a segregated city: 95% segregated, according to one index and thousands of the city's poor, many of them Negro, are living in substandard units. The success of the urban renewal projects has aggravated the housing problem. By Allen's estimate, 16,800 units are needed by 1972 just to relocate the families displaced by government action.

The rate of construction of public housing and 221(d)(3) units has not been adequate to the need. The city is still seeking a way to get rents below \$55 a month, where the

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need is greatest.

On Nov. 15, 1966, Allen convened a conference on housing, attended by the power structure of the city. "The problem,"

he told the group, "is simply this: Atlanta does not have the housing to meet the needs of persons to be relocated by present or future governmental action which will be necessary for the continued progress of Atlanta." In the previous decade, he said, government action—urban renewal, highway construction, code enforcement—had resulted in the displacement of 21,000 families, or 67,000 people.

"The majority of the families and individuals forced to move were Negro. Most were poor. Approximately 50% of these people had incomes under \$3,000 a year and about 75% had incomes under \$5,000 a year....about 15% were large families with six or more members."

Allen announced the formation of a citizens committee which would give direction to a new program. The goal: ~~17,000~~^{16,800} units by 1972, ~~10,000~~^{9,800} units by the end of this year.

Atlanta's builders, for the most part, are not interested in participating in the city's housing program. Explanations of why they are not interested vary, but the consensus seems to be that several years ago the home builders' association approached the city with a proposal to give builders quotas of low- and moderate-income housing, spreading the risk and dividing the time required to be spent away from the more profitable custom building which predominates in the metropolitan area. The city, for its part, would form a nonprofit corporation and serve as developer of the projects. The proposal was rejected.

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Now, much of the turnkey and 221(d)(3) housing is being built by contractors based in other cities. ¹HLC Corp. of Greensboro, Marvin Warner of Cincinnati, ¹and the home builders have infrequent contact with city hall.

The goal of 9,800 units by the end of this year won't be reached. Allen is confident, though, that the larger goal of ~~17,000~~ ^{16,800} units by 1972 can be attained. "There is every indication that we can pull this thing out of the hole in a reasonable amount of time," he says. "We filled up the pipeline in the first 18 months. We'll easily get the ~~17,000~~ ^{16,800} units. We've got the support of the business community, the Chamber of Commerce, the news media. The magnitude of the whole effort is expanding."

Allen is realistic enough to know that the word is not the deed. He is mayor of a city with a weak-mayor form of government and he needs the cooperation of the Board of Aldermen. About a week before he was interviewed, a turnkey project was ready to go to contract when the Board of Aldermen balked. Someone had come to the city with an idea for producing prefabricated concrete houses with an on-site plant. "He had no prototype and no plant," Allen says, but he came here with that idea and succeeded in panicking some aldermen." Allen prevailed in that situation, but merely raising the question of a technological breakthrough or the possibility of finding a program that will solve the urban housing problem brings a forceful and angry answer:

"The only problem is to make people believe there is no easy way. Looking for the instant solution to all of our problems only delays the issue. The housing problem has got

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to be settled now. It's not going to wait for a change in the form of government or a new construction method or a new program. Trying to find the magic button causes de-
5 -lays. The hell with delays."

Not all Atlantans in or out of government share Allen's sense of urgency. National Homes brought in ^{pre fabricated} ~~low-cost single~~
10 ~~family~~ houses for the Thomasville urban renewal area and found codes to be a problem. National installed the plumbing and wiring in its factory, thinking the permit ~~it had~~ obtained from the Building Department was sufficient. But the plumbing and electrical inspectors denied permits for the houses. National was forced to rip out the plumbing
15 and wiring from its models and ship the rest of its ^{houses} ~~pack-~~ ~~ages~~ without the plumbing trees, plastic pipe, glass fiber bathtub, and prefab electrical system. It responded by raising prices \$500 a house.

20 The city planning department and the Housing Resources Committee stated in a subsequent report that "City codes discriminate against mass-produced, prefabricated housing. The Plumbing and Electrical Advisory Boards are composed
25 predominantly of representatives of labor and trade unions. These boards strongly influence changes and interpretations of the City's Electrical and Plumbing Codes. Their concern is maintenance of the status quo of their trade rather than new time- and labor-saving materials and technology."

30 -Another problem is zoning. Under present conditions, most of Atlanta's low-cost housing must be multifamily units. But only 68 acres of available land in the city is zoned multifamily. As a result, almost every proposed housing

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project has to be preceded by rezoning. Since Allen is determined to comply with the federal policy requiring integration of government-assisted housing, the rezoning amounts to a request to integrate formerly all-white neighborhoods. Two obstacles have been raised, one by the federal government. HUD regulations state that public housing cannot be built in racially identifiable areas.

The presumption is that the housing is to be built outside the Negro ghetto. But HUD officials objected to building public housing in all-white neighborhoods because they were racially identifiable as all-white. The city, then, could place public housing in neither all-white nor all-Negro neighborhoods.

There was evidence earlier this year that HUD was changing that policy, just as FHA was changing a policy of not ^{refusing} approving mortgage insurance for a project in an area where there might be competition with other FHA-insured housing until the other housing was sold or rented. "The program," says Malcolm Jones, director of the Housing Resources Committee, "can't wait that long."

The program can't afford the time required for rezoning, either, and the city this year was rallying support for a city-wide rezoning. The alternative was to fight the zoning battles one at a time. "There's not enough low-income housing to make an equitable distribution throughout the city," says Allen, "so the guy on the block where the housing is going to be built says, 'why me?' The middle-class attitude hasn't changed. There's still resistance."

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5 Low-cost single-family housing isn't feasible in Atlanta presently. "We need single-family houses very badly," says Jones, "but there's not enough profit in them." The city requires a minimum lot size of 7,500 sq. ft., a minimum frontage of 60', and a minimum house size of 810 sq. ft. Jones wants the minimums reduced to 5,000 sq. ft. for the lot, 50' frontage, and 720 sq. ft. for the house. "I've 10 proposed that three times in writing over the last year," he says. "We're not going to get interest in single-family housing until this is done."

15 Jones also tried unsuccessfully to get the plumbing and electrical codes changed for National Homes. "I've proposed to waive codes in locations where experimental housing is being built. But unions and manufacturers team up to oppose code changes."

20 Jones thinks the code issue will be forced in the model cities program. Indeed, one of the proposals in Atlanta's application which drew praise from HUD officials implied the city was willing to suspend codes to permit experimentation with new techniques and materials.

25 The planning phase of the model cities program was to be completed this fall. Ed Logue, one of the best practitioners of urban renewal and the man who gets credit for knowing how to make federal bureaucrats expedite projects, says the model cities program "promises much more than it 30 has the capacity to produce." Allen doesn't regard the program as the salvation of the city, either. "It will take five years to execute, assuming Congress provides the money that is needed," he says.

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Allen does not deprecate urban renewal. "Urban renewal is like most government programs," he says with a trace of annoyance. "The vast amount of good has been forgotten by the public and the small amount of bad has been heralded. The urban renewal areas in Atlanta constituted the worst slums, unfit for anyone to live in at any time. They are now business areas, expressways, public improvements. Not a single person moved out of an urban renewal area who didn't improve his housing. The success of urban renewal has been phenomenal. The nature of the model cities area is nowhere near as bad as the urban renewal areas were."

The housing program and the establishment of the Housing Resources Committee are, nonetheless, tacit admission that the rehousing phase of urban renewal might have been handled better ⁱⁿ Atlanta as in other cities.

"Some say our past record on relocation has been satisfactory," Allen told his conference on housing in 1966.

"But I feel that we must do better than just satisfactory."

A year later, the Housing Resources Committee and the Planning Department reported that the building of relocation housing which meets the need of displaced families when they need it "has not been tried, much less successfully achieved, in Atlanta."

The same report concluded that "only about 11% of the displacees from urban renewal who apparently qualified for public housing were relocated in public housing; Section 221 housing has not effectively met the needs of the large number of low-income families displaced. Rents and costs, while moderate, have been too high for these families."

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Low- and moderate-income housing has not been built at a rate sufficient to replace housing demolished over the past decade, according to the report. "Due to decreases in the low-cost rental supply for both white and Negro families, the need in number of units today is greater than it was in 1959. Regardless of structural conditions, there appears to be a shortage of about 5,300 housing units available to Negroes and 2,100 housing units available to white families renting for \$55 a month or less in Atlanta."

If there is anything which distinguishes Atlanta from other cities, it is the willingness to define its problems and initiate action to solve them. It is a measure of the nation's condition that Atlanta and its mayor are accorded national acclaim for doing something ^h/_m anything ^h/_m however short of solution the action falls.

No one is rushing in from the state capitol or Washington to help Allen solve the city's problems. Yet, in Atlanta, as in Pittsburgh and New York and Chicago, the rural poor continue to seek the better life in the city. The migration continues, and there is the suspicion among city officials that should Atlanta succeed in improving the plight of those already in its slums, the city would become an even bigger magnet for the state's rural poor. With few exceptions ^h/_m and Georgia is not one of them ^h/_m the states have shown little interest in helping their cities, even if only by sufficiently serving rural areas to stem the migration to the cities. Ask any big-city mayor if he wants to work through his state government rather than directly with the federal government, and the answer is almost always the same.

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1) The states have done nothing to stem the migration," says Allen, "they've probably been a party to it. Anyone can move into a rooming house and wait until the housing code catches up with them. The states couldn't have played a lesser role. I'm deeply disappointed they didn't move in this area."

John Collins, former mayor of Boston and now a member of the faculty of MIT, told a meeting of the Urban Land Institute that "the states, by and large, with a few exceptions, have displayed all of the dynamism, all of the desire for innovation, of the dinosaur."

Says Pittsburgh Mayor Joe Barr: "Work with the states? I was in Harrisburg (in the state legislature) for 20 years and I know what happens to urban legislation. You can't get it out of there. It sticks like glue."

Allen says publicly that the federal government has given Atlanta full cooperation. Is there too much red tape? "Red tape^m that's always the cry. How can we get government financing without some red tape." Is FHA slow? "Not as slow as some architects. We've waited as long as six months for an architect to come up with plans."

It is probably true that Atlanta has fewer problems with HUD than do most cities. But the problems are there. FHA was making market analyses in Atlanta without consulting the city, and its estimate of the demand for moderate-income housing was considerably less than the city's estimate of the need. Yet the city can't fulfill the need unless FHA is willing to issue the mortgage commitments.

Citizen support of Allen's programs surpasses the support most mayors receive. Sometimes, it is more vigorous

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than Allen would like.

The city-wide rezoning proposal was being supported by several groups, the Chamber of Commerce among them. Real estate brokers, usually a conservative group when approaching urban problems, helped fill the void left by the city's builders. The Housing Resources Committee, a citizen's group which has no legal power, asked landowners interested in selling to list their properties with the HRC.

Real estate brokers looked the list over and made contact with large out-of-town contractors who might be interested in acquiring the land and developing low-income housing on it. "The brokers," says HRC director Jones, "are responsible for getting developers into the program."

Other groups combined efforts to push for a local fair housing law. Allen didn't oppose it but wondered how anyone could determine the need for a local ordinance when "we haven't had time to try the national law yet."

Builders in the city are more than cautious about proposals to build integrated housing. They contend the market requires segregation in housing; two markets, black and white, exist, they say, and one is as prejudiced as the other. They are supported, to a degree, by a report of the Georgia State Advisory Committee to the U.S. Commission on Civil Rights, which found that segregation in Atlanta is greater than in most other southern cities. But the report was no brief for builders: "The attitude of builders that they can do nothing to aid the establishment of an open housing market until the community eliminates prejudice seemed to the Committee a denial of basic responsi-

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bility and further underscored the need for effective federal and local guarantees against discrimination by the housing industry."

Atlanta may be the testing ground for the national fair housing law, according to some builders. It seemed as though the housing industry was being put to the test one day last spring when a large number of church and civic groups sponsored a conference on equality of opportunity in housing at the Dinkler Plaza Hotel. The turnout was large. The entire spectrum of the housing industry was represented. Dr. Sam Williams, chairman of the Community Relations Commission of Atlanta, asked the president of the Atlanta Real Estate Board, Marion Crane, if there were any Negroes on the board.

"No," said Crane, "no Negro has ever applied."

"Would you accept a Negro if he did apply?" asked Williams.

"After January 1," Crane replied.

"Then you do discriminate against Negroes now?"

"That is correct."

Williams was equally direct in questioning Otis Thorpe, president of the all-Negro Empire Real Estate Board: "Sometimes it seems that even though you do segregate your boards [laughter from the audience], you get together when a neighborhood is in transition and set prices higher than they normally would be [applause]. Is that right?"

Thorpe and Crane denied the charge, but the reaction of the audience indicated they thought Williams had touched a nerve. Williams was cautioned to avoid emotion and advised to stay with facts.

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"If you want facts," he replied, "Negroes can deliver them to you in boxcars. We all know the facts. What are we going to do about them? America is long on rhetoric and short as hell on doing what it ought to do."

That speech, too, brought applause, and it was obvious that however far ahead of other cities Atlanta is in solving its housing problems, it is not far enough ahead to satisfy the people it is trying to help.

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