Legena:

Cl - 8 Completed

UC i -28 Under Construction

IP 1 -23 In Planning

BC 1 -25 Being Considered

(D Considered Doubtful) DNM 1 - 3 Did Not Materialize

HOUSING RESOURCES COMMITTEE

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

DATE January 15, 1968

Total dwelling units permitted in Atlanta:

1963 - 9,129 1964 - 3,829 1965 - 2,656

1966 - 2,382 1967 - 4,630

							Q.							(-
Item No:	No.	Units Exist	Designation	Location	Program	No.	Bedro	ooms 3	Month or Re	hly F ntal	mts.	Estimate When Available	Permit or Other Value	Comment
0-1	151		Allen Temple eted - previous report)	N. side of Gordon Rd.,E. of Harwell Rd. (Near Perimeter	221 d (3)		100	51		66	78	Completed	Trivial plane of the state of t	151 Newly developed - Completed and occupied (150 + 1 Manager's Apt.)
	222	•	n	H .	п		142	80	×	68	80	Completed	Projektija Proma a prakama ramonom perme	222 completed Nov.'67. Management - Williamson & Co. Legal - McCredy Johnston Builder - Bush Const. Co.
(IP-1)	(206) 579	See IP- Total	1											
C-2 _	4	Nov. !67 Dec. !67 Total	Previous Rpt. Single Family	Various throughout City.	Conv. & 221 d (2)		0.0		•	N. Ef		Now o	Permits under \$15,000 ea.	Includes 27 Prefab National Homes houses in Thomasville U. R. Project constructed by National Homes Construction Corp. (Joe Elliott - Pres.)
C-3(a)	2D	Previous Nov.'67 Dec.'67 Total	Rpt. (Completed)	Various throughout City. 240-242 Lowr St. N.E.								Now	Permits under \$12,000 ea.	
(ъ)	A8	Previous Total	Rpt. (Completed Small Apt. Bldgs. & Devpl.	Various throughout City. 277 Greenwic				- Property and the second seco				2 9 6	Permits under \$10,000 ea.	
Encl	#3						-						-	

DATE January 15, 1968

tem lo:		Units	Designation	Lecation	Program	No.	Bedro	ooms	Month or Re	hly F ntal	mts.	Estimate When Available	Permit or Other Value	Comment
-11	534		Contraction of the contract of the	nventional financin	g (Locations Conv.	sho	m in	pre	viou	s rep	ort)	Completed	CCC. *** Paintenner vor "Film.	Medium sized apartment developments.
- 5		281	Total under lease	agreement. (Previ	ous Report) Leasing for P. H.							Now		Leases negotiated by HA. Can take possession only as units become vacant. (See P.H. Summary for locations)
- 6	-	11 13 9044 10,15 7	Nov.&Dec. 1966 During 1967 Total	Throughout City (other than in U. R. Projects)	H. C. Enf.						ž	Now		Units rehabilitated thru the Housing Code Division. These do not provide additional housing, but do increase the supply of standard housing units.
; - 7		48 199 247	Nov. & Dec. 1966 During 1967 Total		Rehab. Fed. assist				-			Now		Rehabilitation completed by Housing Authority.
2-8		30			Conv. Rehab.			en agrande de la desta estad e fenda dissiliadas en astagos a con esta a las como senango en				Now		Enterprise Corp., 130 Piedmont Ave., NE is interested in buying dilapidated low cost structures and rehabilitating them. Proporietor, George P. Hart, has rehabed 30 units.

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	1	20 /2		•	1	l No	Radn	00778	Mont	hly F	mts.	Estimate When	Permit or	
Item No:		Units	Designation	Location	Program	1	12	3	1	1 2	3	Available	Other Value	Comment
UC-1	100		Commission and trace of the second	l NW Cor. intersec. Gordon & Bolton R	221 d (3)	C INCOME	84	12	·	75	85	Sept. 1968	700,000	#1 Construction started June 1. 6.3A @ 15.9 U/A. Lewis Cenker, Legal. Owner - Park West Co. Builder - Developers Service Co. First units occupied in Nov.
	26		m n #2	(3751 Gordon Rd NW)	221 d (3) R. S.							Per. Oct'67	185,000	#2 Appl. filed with FHA 9-20-67
(IP-3)	(52) 178	Total	m 11 #3	. 11	221 d (3) Below Market									#3 In planning stage.
UC=2	96		College Plaza, Inc.	University Center U.R. Project 1017 Westview Dr. S.W.	221 d (3)		The state of the s	96	-	7350		Spring '68	Permit \$792,930 (3 bldgs.)	Construction started 2-27-67. Builder - Randen Construction Co. Legal - Fisher 80 % completed (1-1-68)
UC-3	36		London Towne Houses	Cushman Circle, S.W. (Off Boulder Park Dr.)	221 d (3) Co-op	8	61	122		69		June 1968 to July'69 36 Units permitted May 1967	Permit \$216,000	Committed by FHA 8-14-67 (4 phases) 20A. Sponsor - FCH, Inc. (Same people who developed Eastwych Village) 6 different monthly pmts. 1,2,3,4 bedrooms, some with basements. Down payment \$135. 6 model units 60% complete (1-11-68) Formal opening about Feb. 1.
(IP-4)	(48) (48) (68) 200	Total	n	n n	n n		-	-						Builder - Diamond & Kaye

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Item No:	No.	Units Exist	Designation	Legation	Program	No.	Bedr 2	ooms	Mont or Re	ental		Estimate When Available	Permit or Other Value	Comment
UC-4	108		Gartrell Court Parcel C-4 Parcel C-3B Parcel C-11	Butler Street U. R. Project 38-88 Younge St. S.E.	221 d (3) LD	24	48 8	28	74	85 85	95	Sept. 168 Jan. 1969	\$1,200,000 FHA Al Permit \$793,000	Construction started 8-22-67 Rental incl. all utilities. Sponsors - I. Saporta and Russell. Owner - Gartrell Court Assn. Builder - Gartrell Court Assn. 50% complete (1-15-68) First occupancy planned in Feb.
UC-5	140		Perry Homes Extension	Perry Homes Ext. South of Proctor Creek. 1730 Kerry Dr.NW	Р. Н.	46 16	- 4 1	78 BR BR				Oct. 1968	\$2,238,900	Large units (3-5 bedrooms). See summary of Public Housing, attached, for breakdown. Bids opened March 7, Permit issued May 1967 - Builder - H. L. Coble Construction Co. Construction started May 1, 1967, on schedule compl. planned by Oct 26, '68.
UC-6	650		Public Housing	McDaniel St. S.W.	Р. Н.		a de la companya del companya de la companya del companya de la companya del la companya de la c		and the same of th	391		248 Spring 1966 402 Fall 1968	Av. Cost \$14,500/U	Included in summary of Public Housing, attached. Const. started Nov. 1, 1966. 1st stage (1250) compl. except for paving Occupancy Feb. '68. Completion of 2nd stage (1230) planned for Mar. 26. Final compl. scheduled for Aug. 22.
UC-7	*19 *20 *42 *48 *72 *13 214	July'67 Aug.'67 Sept.'67 Oct.'67 Nov.'67 Dec.'67	57 ? ?	Various throughout	Conv.		3					6 month after perm	Permits under it \$15,000 each	
and the same of th		*												

DATE January 15, 1968

Item		Units			Program	No.	Bedr	ooms	Month or Re	nly P	mts.	Estimate When Available	Permit or Other Value	Comment
uc-8	New 5A	Exist	- Designation	Lecation 387 Lanier St. NW	Conv.	e cons			• ******	****	The state of the s	Spring 168	\$ 24,000	Owner - A. J. Smith Builder - Mitchell Const. Co.
	32A			1930 Flat Shoals Rd. S.E.	Conv.				a s			Spring 168	200,000	Owner - F. L. Alberson Builder - Holms Inc.
	2D		Small Apt.Bldgs.	,1803 White Oak Hollow N.E.	Conv.							Spring 168	17,480	Owner - Jefferson De Shaza D.L.
	8D		and small Apt. Developments	1521,27,33, & 39 Longston Ave. SW	Conv.							Spring 168	52,000	Owner MINE Enterprises D.L.
	2D	· .	(32 units or less) 1193 Warfield Ave. N.E.	Conv.							Spring 168	18,275	Owner - E. S. Everett D. L.
	2D		Note: A - Apartments	240 Lowery St.NE	Conv. (Con	ple	ed)		11 %		5	Spring 168	8,000	Owner - J. L. Dodson D.L.
	ĻА		D - Duplexes	884 Neal St. NW	Conv.							Spring 168	16,000	Owner - Marie Moore D.L.
	6A			50 Peyton Rd.SW	Conv.							Spring 168	80,000	Owner - Peyton Center Inc. Builder - Scotfre, Inc.
	28A			2661 Beeler Dr.SW	Conv.			-				Spring 168	126,000	Owner - H. M. Alford & J. M. Sellers D.L.
	12A			520 Park Ave. SE	Conv.							Spring '68	66,000	Owner - Park Apts. Inc. D.L.
Object of the control	lla			1152 Sells Ave.SW	Conv.			4				Spring '68	47,300	Owner - Parzan & Assoc. D.L.
	ĻА			589 Ezzard St.SE	Conv.							Spring '68	12,000	Owner - Victoria Corp. Builder - Helms Inc
	19A	: 41		166 Anderson Ave.	Conv.				.			Spring '68	85,500	Owner - Roy-Jo-Co.Builder - Roy Jones
	32A			N.W. 2075 Spring St.NW	Conv.						9	May 1968 (Per.Aug'67	180,000	Owner - Dr. Wm O. Stone Builder - Don Fraser

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Item	No. L	inits		İ		No.		Mooms	r Re	ntal		When	Permit or	Comment
No:	New E	xist	Designation	Location	Program	1	1.2	3	1	2	3	Available	Other Value	COMMENC
	1	1	Division and State Control of the											,
(Cont. UC-8)	12A	A March of the state of the sta		2040 Dekalb Ave.NE	Conv.							Apr. 1968 Per.Aug. 167	\$ 60,000	Owner - James Eubanks D. L.
	6A	hari-man distribution for		383 Holderness St. S.W.	Conv.							March 1968 Per.Aug.'67	000, 21	Owner - Roy Jones D. L.
	ЦА	AAAAdamaaaa		2085 Gordon Rd.NW	Conv.							Per.Aug. 167	20,000	Owner - Dr. Wm B. Shropshire Builder - John W. LeCraw Jr.
	2D			494 Norfolk St.NW	Conv.							Per.Aug. '67	900وبا1	Owner - Wm Sims D.L.
	ĻА			1135 Sells Ave.SW	Conv.							Per.Sept'67	20,000	Owner - C. C. Thornton D. L.
-	29A			2175 Lenox Rd.N.E.	Conv.							Per.Sept'67	203,000	Owner - Karl Dziewienski & Rubin Pichucik
	30A			3545 Roswell Rd.NW	Conv.							Per.Oct. '67	150,000	Owner - Elyse W. Pervis D.L.
	18A		a	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
1 1	2D			49 Chestnut St. NW	Conv.							Per.Oct. 67	8,000	Owner - Bernard Kaplan D. L.
and the state of t	ЦА	×		216 Doane St. S.W.	Conv.				1			Per.Nov. 6	16,000	Owner - Rev. W. J. Wynn Builder - Same
	302	Total			:									
		ar .		¥	X									
						1	1		1		n e			

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Item No:	No.	Units Exist	Designation	Legation	Program	No.	Bedr	ooms 13	Monti or Re	hly Fental	mts.	Estimate When Available	Permit or Other Value	Comment
JC-9	76			1145 Constitution Rd., S. E.	Conv.				*-			Jan. 1968 to Sept. 1968	\$ 400,000	Permitted in November 1966 Developer - Polar Rock Dev. Corp.
JC-10	62		CTTD agricultural and the control of	lhO Mt. Zion Rd.SE	Conv.							Spring 1968	310,000	Owner - Day Realty Assn., Inc. D.L.
JC-11	96	2		1991 De Lowe Dr.SW	Conv.							Spring 1968	528,000	Owner - Naples Co. D.L.
UC-12	134	men a collecting and a collection of the collect		1101 Collier Rd.MW	Conv.		Proposition and the state of th	The state of the s				Summer 1968 Per. May'67		Owner - Edwin F. Edward, Jr. D.L.
UC-13	80	a development of department of		1895 Plaza Lane SW	Conv.							Per.June'67	600,000	Owner - E. M. Keappler
UC-14	250	adding and a second sec		1185 Collier Rd.NW	Conv.							Per.June'67	1,409,000	Owner - W. T. Towles et al Builder - W. T. Towles
UC-15	150	department of the state of the		1991 De Lowe Dr.SW	Conv.							Per.Jul.'67	750,000	Owner - Naples Co. D.L.
				8	E							ra I		

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Item	No. Units			B		edroom	A 24.75		ntal		When Available	Permit or Other Value	Comment
No. JC-16	New Exist	Designation	Kipling St. & Thomas Dr.(Thomas- ville U.R. area)	Program 221 d (2)		-	17			98FH. 96VA	·	\$ 12,600 per u 12,200 per u Selling price	Builder - Seller National Homes Const. Corp. Joe Elliott - Mgr.
UC-17	58	6	1910 Bixby St.SE	Conv.		- Collection and Articles	T. C.		LO750	1190	Per.Aug. 167	225,000	Owner - Thos. Reaves D.L. Being constructed for leasing as P. H.
UC-18	76	9	1051 Beauregard Ave. S.E.	Conv.	The State of the Mark the State of the State	CONTRACTOR		- Can de para			Per.Aug.'67	380,000	Owner - Polar Rock Devel. Corp. Builder - Piedmont Engineer & Const. Co.

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Item	No. Units	1	l		No.	Bedro	ooms	Re	ntal	5	When	Permit or	a second
No:	New Exist	Designation	Location	Program	1	2	3	1	2	3	Available	Other Value	Comment
UC-19	76		Allison Court S.W.	Conv.							Per.Aug. 167	\$ 423,630	Owner - Crew, Pope & Carter Const. Co. D. L.
UC-20	192	de de la constante de la const	914 Collier Rd.NW	Conv.							Per.Sept. 167	1,050,000	Owner - Jade East Corp. D.L.
UC-21	138		2722 Gordon Rd.NW	Conv.					-		Per.Sept.167	828,000	Owner - Peyton Place Apts. D.L.
UC-22	108		2950 Springdale Rd.	Conv _e							Per.Sept.'6	7 800,000	Owner - CPR Engineers & Devel. Co. D.I
UC-23	80		2390 Palmour Dr.NE	Conv.							Per.Oct. '67	440,000	Owner - Fagan, Burson & Dougal D.L.
UC-24	92		1090 Hollywood Rd.	Conv.	The same of the sa						Per.0ct.'67	393,000	Owner - Parzen & Assoc. D.L.
UC-25	148		2113 Defore Ferry Rd. N.W.	Conv.							Per.0ct.167	300,000	Owner - B. S. Ivey Builder - B.L.I. Construction Co.

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	,			: 0	•	1	n - 3		l Day	ntals	s 11	When	Permit or	ĵ.
Item No.		Units	Designation	Location	Program		Bedr 2		1		3	Available	Other Value	Comment
JC-26	80	Total	Wheat St. #2 Gardens " #3	Butler St. U. R. Project 180 Jackson St. NW 390 Irwin St. NW	221 d (3) 108 U Rent Supl. 221 d (3) 6% Interes		80	78		70 133 146		Per.Nov.'67	\$ 720,975 1,037,408	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 Ga. Broke ground Dec.11, '67 - both parts.
JC-27	45	The state of the s		3379 Stone Rd. SW	Conv.						******	Per.Dec.'67	225,000	Owner - Kimberly Corp. D.L.
JC-28	614			1073 Hollywood Rd.	Conv.						Per Paul Inc.	Per.Dec.'67	288,000	Owner - Melvin Warshaw D.L.
IP-1 (C-1)	(373)	#1 & #2	Allen Temple Completed	N. Side of Gordon Rd. E. of Harwell Rd. (Near Perimeter	221 d (3) Nonprofit					70		1968		Management - Williamson & Co. Legal - McCredy Johnston Builder - Bush Const. Co. 206 (13 acres) Being designed by sponsor's architect (Total to be developed 579)

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Item	l No	Units	1	Į.		No.	Bedro	ooms		ntal:	s	When	Permit or	
No.		Exist	Designation	Lecation	Program	1	2	3	1	2	3	Available	Other Value	Comment
IP-2	208	(MR issued)	Friendship Baptist Church Parcel #73 "Friendship Center"	University Center U. R. Project	221 d (3)		95 Town	30 1 Ho	uses			Dec. 1968	\$ 74,000.00	13A. offered by H.A. Jan. 15. FHA Feasibility Letter issued 7-20-67. Awarded to Celotex Corp. July 6. Allocation by HUD - \$2,288,000. Non-profit sponsor - Friendship Baptist Church. Requested feasibility letter be extened to 1-13-68. Called for bids due in January 1968.
IP-3	52		Park West Apts. #3	NW Cor. intersec. Gordon & Bolton Rd.	221 d (3) BMIR									#3 In planning stage. See UC-1 for units under const.
(UC-1)	(126)		#1 & #2 Under Co	nst.		and the second s						LI.		
IP-lı	148 148		London Towne Houses	Off Boulder Park Dr	221 d (3) Co-op		e It	em U	IC-3					Committed by FHA 8-14-67 (4 phases) 20A. Sponsor - FCH, Inc. (Same people who developed Eastwych Village) 6. different monthly pmts. 1,2,3,4, bed- rooms, some with basements.
(UC-3)	68 164 (36)	Total Under									X.			4 Bedrooms Town Houses included. Builder - Diamond & Kaye See UC-3 for units under const.
100 100 100 100 100 100 100 100 100 100														

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Item No.		Units	Designation	Location	Program	No.	Bedr	ooms 3	R	ental	s 3	When Available	Permit or Other Value	Comment
IP-5	1,00		Cerex Atlanta Corp.(Rockdale)	Rockdale U. R. Project	221 d (3) & 221 d (3) Co-op	17 [†] O	830(Incl	.160	Т. Н	•)	1968 thru 1971	\$ 701,000 price for res	Bid on land awarded May 15, to David L. Rosen. Construction to start in 12 mo. from closing; construction phase planned for 4 years. A portion of this site (150 units) is to be developed in collaboration with the Union Baptist Church and FCH. Allocation of 221 d (3) funds for 400 units approved. 10-25-67 N.Y. representative in Atlanta checking with inspection Depts. preparing to start working drawings. FHA Feasibility letter issued 12-5-67 (400 units)
	100 100 784 1,384		Rockdale B-2	Rockdale		A COLUMN THE SECOND AND A COLUMN ASSESSMENT		1,7,1	(Inc	1. 11	О Т.	H)		FHA Feasibility letter issued FHA total commitment to date (Mr. Ralph Johnson 1-2-68) 6000.
IP-6	350		Public Housing	Thomasville U.R. Project	Р. Н.	80	120 - 4 - 5	BR	1970 - Alle Andre Company of the Com			Late 1968 Fall 1969	Av. cost \$14,500/U.	See summary of Public Housing, attached for breakdown. Bids to let in Spring 1968. (probably in Feb. '68)

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Item No.		Units	Designation	Location	Program	No. Bedrooms	Rentals	When Available	Permit or Other Value	Comment
IP-7	250		Former Magnolia Cemetery Site (Hollywood Rd. site)	West of Hollywood Rd. NW (North of Proctor Creek) 20.5 A + ?	Turnkey			Dec. 1968		Builder - Whiting-Turner Const. Co. (Mat Bystry) Promoter - Bill Woodward & Bob Cousins. Approved by HUD May 5. Letter of Intertissued by H.A. Propose to break ground in March 1968.
IP-8	220			Gilbert Rd. & Flynn Rd. S.E.	Turnkey			Spring 1969		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 11 U. per A. Approved by HUD May 5, 1967. Ltr. of Intent issued by HA. Developer has closed on property. Plan to break ground in May 1968.
IP-9	500			Both sides Bankhead Hwy. Near River at Maynard Rd.	Turnkey					35A. South of Bankhead 10.5A. north of Bankhead Zoned M-1 & M-2. Developer - Jack Jones. H. L. Cobel Const. Co., Greensboro, N. C. Rezoning approved by Zon. Com. Oct. 5. Option extended Jan. 15. Allocation of 500 units made by HUD Jan. 15. HUD requires const. to start by 1 March and 25% compl. by 30 Sept.

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Item No.		Units Exist	Designation	Lecation	Program	No.	Bedr	ooms	Re	thly ental	Pmts	When Available	Permit or Other Value	Comment
IP-10	98 262	lst stage	Golfview Apts. er formerly reference House Anote: 360		221 d (3) L.D. Co-op on (approx.	30A)	of e	ntir	70 e 60 <i>l</i>	inc	95 ludeo	in R-6 Com		69.9A residential, multi-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. FHA waiting for exhibits. B letter issued. Zoning hearing held July 6 to change to A-L. Approved for 12 U/A & 75' set back. (10-27-67) Plans in HUD for review. Intend to go thru with. BMIR funds allocated. FHA feasibility letter requested. (10-25-67) Nothing further.
IP-11	152	(MR issued)		Rawson-Washington U.R. Project Between Capitol Homes and I-20	221 d (3) Nonprofit All renta		& Ef.	24	Tow -4-5	n Hou BR)	ses	Jan. 1969	\$ 50,000.00 Offering price for land.	7.6A. FHA has given reservation for 152 units, 3 stories. Placed on market Feb. 5 Bids opened May 1, 1967. 6 Bids submitted; Awarded July 31 to Ebenezer Baptist Church. (9-30-67) No appl. filed with FHA. Project dragging (1-2-68)
IP-12	30	1	Chamberlain Realty Project	Butler Street U. R. Project	221 d (3)		30	The same of the date of the back and the same of the s		75	or a continuo commente estimate preferenciamente calegario de la continuação dela continuação de la co	Spring 1969		In pre-commitment stage - FHA Financing; Fisher & Phillips (Legal) C Letter outstanding. Ext. to 3-25-67; ext. to 6-25-67; further ext. requested. FHA still waiting for data from Sponsor.

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Item	No.	Units			La constant	No.	Bedr 12	ooms	Mont or Re	hly I ental I 2	mts.	Estimate When Available	Permit or Other Value	Comment
No.	Neн	Exist	Designation	Location	Program	1	1.2	3		Laces.	3	Avallable	Other Agrae	A HERICAN CHARLES CONTROL CONT
IP-13	20		Committed to buil (Other than Natl.	Thomasville Ur. Pr der by HA. Homes Const. Corp.	221 d (2)			a present to the same and the southerness of the so					Tart to the amazane or the "Tart	See UC-16 for units under const.
IP-14	150	N.H.	Asbury Hills Home for Aged	Gammon Theological Seminary site	Hill Burton Act & 203 (k)								A. T. T. T. S. D. T. C.	Sponsor - Rev. J. F. Norwood, Director. Has received contribution of \$40,000.00 Approved by Zon. Com. Oct. 5; Approved by Bd. Ald. Oct. 16.
	100	Ederly			221 (h)		And to appropriate the second	-					An incompany of the control of the c	
IP-15	500		Fairburn Rd. Site	West side of Fairburn N. of Holy Family Hosp.	221 d (3) Co-op		en men de					D.		59A. site (Approx 9A. reserved for El.Sch Sponsor - Mark Palmour, Inc. (Bill Gil- more) FCH to participate. Reduced from 500 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. Preliminary application to be submitted t FHA Jan. 19.
IP-16	314		Single Family	Thomasville U.R. Project	221 d (2)			34	A comme de c					This is remainder of National Homes pre- fab houses being built on 53 + 19 lots obtained from H.A. 25 of this 34 have already been presold. See Item C-2 for 27 completed and Item UC-16 for 11 under construction.

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			. 8		ı	ı	•		Mont	hly I	Pmts.	Estimate When	1	
tem	No.	Units	Designation	Legation	Program	No.	Bedro	ooms	or Re	ental 12	s 1 3	When Available	Permit or Other Value	Comment
9: IP-17	362	Total.	Central Meth.Ch. Project	The state of the s	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 Methodist Church (Rev. A. S. Dickerson - Pastor) Arch. Heery & Heery
IP-18 (a)		(300)	Wellswood Apts.	V. of Boulevard SE S. of Pershing Ave.		100	118	83						Contract signed week of Aug. 25 for ourchase by Horowitz; HA was trying to negotiate lease; will require rehabilitation; 60 - 70 units vacant. Lease negotiations dropped.
(b)		119	Amanda Gardens Apts.	Mayson Ave. SE at 1st Street	P.H. Leasing 221 d (3) Rehab	7	119			Annual municipality of miles of the party of		30 32	34:	Previous owner - Sims Maddox Jr. Dwnership changed. Name changed to Amandá Gardens Apts. Require rehabilita- tion. Entire development has potential for 150 usable units (excl. of terrace apts.) Requested FHA to consider 221 d (3) Rehab Project. 5 year leasing agreement completed(1-15-68).
(c)			Veyman Apts	Park St.	P.H. Leasing		19	er en entrementario del fortificación de descripción de contrato d		•		•		Lease being negotiated.

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tem No.	No.	Units	Designation	Location	Program	No.	Bedro	ooms 3	Mont or Re	hly lental	mts. s	Estimate When Available	Permit or Other Value	Comment
IP-19	. 48			N. side Gordon Rd S.W., W. of Adamsville Dr.	Conv.							A standarding and the standard to be		3-A site Sponsor C. C. Thornton Favorable rec. by Plan. Bd. Oct. 11 to Zon. Com. Nov. 16 Approved
IP-20	450		Browntown Rd. Site	N. of Brownville Rd. between Jack- son P'way & Bolton Rds. N. W.	Turnkey	erestatives sopervaries and the second of the second of the second secon		Andrea de martin de de de de de martin de la company de la						51A site Zoned 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. reconsidered and deferred to July 1, 1968.
IP-21	180		Butler St. YMCA Project	W. of Hollywood Rd N.W., N. of Magnolia Cemetery	. 221 d (3) nonprofit			o odovalni veneraja dreživoja kija delimenta je sprijaja devanda is kaza asausta astronomini delimenta.						15A site 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.

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tem		Units	Designation	Location	Program	No.	Bedr 2	ooms	Mont or Re	hly I ental	Pmts.	Estimate When Available	Permit or Other Value	Comment
IP-22	150 600	Total	Turnkey	Fed. Honor Farm #1 McDonough Blvd. S.E			·		•			1970	N A	Part of Community Unit Plan on 95A tract. Announcement of Fed. participation and allocation of 450 P.H. units made Dec.12. Site plan being developed by Plan.Dept.
IP-23	32			Westlake Manor	221 d (3)									FHA Feasibility letter issued 11-30-67
BC-1	65	Single	Family	Thomasville 65 U.R. Project	lots uncommi 221 d (2)	tted	for	dis	osal					Originally 157 unsold lots. 53 lots sold to Natl. Homes Const. Corp. 20 lots committed to another builder 19 lots committed to Natl. Homes Const. Corp.
BC-2	204			Between Hollywood Rd & Gun Club Rd.NW Site proposed t originally cool Is now willing	o Housing A	uthor	e be	for cause	e of	prox	imity	ned. FHA wa to Rockdale	3	20A. Res. (Low Rent) 7-1A. Comm. Proposed FHA financing. Promoter - Joe Anderson, Roy D. Warren. Re-zoning approved Jan. 3. (Tied in with Item BC-3) To be presented to FHA soon for considera- tion.
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ten !	l'a	Units		1		No.	Bedro	emsl	Mont or Re	hly F	mts.	Estimate When	Permit or	÷:
0:		Exist	Designation	Location	Program	1.	2	3	1	2	3	Available	Other Value	Comment
3C - 3	150			E. of Gun Club Rd. S. of Alvin Dr.NW Same situa	221 d (3) tion as B-2				•					Approx. 12A. (Tied in with Item BC-2) Rezoned from R-5 to A-1. Approved 20 Mar. '67 Promoter - Joe Anderson of Roy D. Warren Co.
3C-1:	50			S. side of Westview Ave. SW in West End J. R. Project	This proper under 221	d (3)	. Re	pear	ed i	nqui	ries	for develop have been ma this site by	ment de by the City.	J. M. Richardson of Johnson, Richardson & Assoc. wants to purchase this City owned Land (mostly zoned R-5) along S. side of Westview Dr. between Dargan Pl. and Holderness St. (approx. 3.4A) U.R. Policy Committee declined to act on. Proposed to hold status quo for present. Purchase of this site also requested repeatedly by Chas. A. Mueller.
BC-5		36	Seminole Ct. Apts.	lear N. Highland	Turnkey Rehab.	32 4*		residentials deliberates communitates a special demands in reduction demands considerate and c						*Efficiency In fair condition. Owner wants to sell. Listed by Ed. L. Barnum Realty Co.

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tem	No. U	units Exist	Pesignation .	Location	Program	No.	Bedro		Month or Re	nly F	mts.	Estimate When Available	Permit or Other Value	Comment
BC-6	-80		Apartment use family, for w	Harwell Rd. at Oakcliff, N.W. for the major portion area is now zon	221 d (3) on of this	site	appe	ars	more	prac	tica	. than singl	e e	6½ A. tract. Cenker & Kingloff - Owners - Developers. Density 12.5 U/A. Zoned R-5; Previously approved by Zon. Com. 6/23/66. Denied by Bd. of 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.
3C-7 D	100				221 d (3)				•	in to see a	34	U.		Sponsor - Fort St. Methodist Church. Rev. J. D. Grier, Jr., Pastor Architect - Francis B. Sheetz, Jr. of Sheetz & Bradfield. Seeking suitable site. D Doubtful
3C-8	65	pref	abs on existing 1	Railroad Ave. NE indetermined future its and construction ea, is the most feat	of a small	l hig	h ris	e ap	artm	ears ent d	that evel	erection of opment on Co	un ty	Approx. 6.5A. (including school site of 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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Item No.		Units Exist	Designation	Location	Program	No.	Bedr	ooms	Mont or Ro	Pmts.	Estimate When Available	Permit or Other Value	Comment
30-9	.500			E. of Jonesboro Rd. SE opposite Macadonia Rd.	Turnkey						11 25 35	de speriede d'intréditation de la communication de la communicatio	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 H.A. 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 & Leapold for development under Community Unit Plan.
BC-10	150			W. side of Jackson P'way NW just south of Proctor Creek				off better his famility is we'like sound in his majo matern sourcestrate. Admits in which investigated between			U		14.3A. tract Zoning now R-5 Sponsor- Owner - A. L. Roberts, American Companie Deferred by Plan. Bd. Aug. 16. Deferred again Oct. 11 for study of plan Sponsor contacted and advised of inade- quacies of Plan. Made appointment to co in to discuss revision. Did not show. Called Dec. 5 to advise that he is still interested in getting this tract zoned t A-1. Advised that proposed Land Use Pla proposes this site as Open Land. Plan. Dept. (John Watson) advised Jan. 11'68 o status of this tract and made recommenda tion for A-1 Zoning.

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Item No.	No.	Units Exist	Designation	Lecation	Program	No.	Bedr	ooms	Mont or Ro	hly Fental	mts.	Estimate When Available	Permit or Other Value	Comment
30-11	2140			W. of Boulevard SE and S. of Pershing Dr. adjacent to Wellswood Apts.	Turnkey			inni adhibuniseproshkanishdingqi.Drvinish.bibkararidahkanishdindin				, n,	eventu-minimus advatavamos grandos advatavas de la constanta de la constanta de la constanta de la constanta d	20A. tract zoned A-l 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.
D D	175			East side of Jonesboro Rd. SE (Just North of Circumferential)	Turnkey or 221 d (3)			on the administrate committee for a the administrate of the desiration of	indiplamitik juligentsvelikik frankti movetom ektor mitokovo ov			U		15A. tract. Requires rezoning. Sponsor - ? Approved by HUD. Owner has not agreed to sell. (Cost of land prohibitive.)
D	50	And the first state of the control o	Turner Monumenta Church Project	Block bounded by Boulevard Dr. SE Howard St., Hollman St., Saunders St.	Housing for Elderl			s as represente countril en melle minimite minimitale minimitale de la representation de la r				•		Turner Monumental Church AME Pastor Rev. C. C. Huges Desires acquiring property near church for construction of 30-50 units. Needs seed money. Real Estate agent (Bob Matthews) who was working on project di suddenly.
								and designation of the same						

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Item No.		Units Exist	Designation	Location	Program	No.	Bedro	ooms 3		hly I	Estimate When Available	Permit or Other Value	Comment
BC-11	260		4	S. of AWP RR J. of S. Expressway	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.
BC-15	225		Ga. Teachers Dev	elopment Inc.	221 d (3) Non-profi								Land acquired by Q.V. Williamson after turndown by HUD for Turnkey development. Appl. filed with FHA for allotment.
BC-16	262		Property FHA originall	Off Etheridge Dr. N.W. / reluctant to appr tly expressed willi	221 d (3) ove because ngness to r	of r	244 ough ider	teri	65		nity to Rock	dale.	18.6A. Application submitted to FHA Dec. 28; Density 15 U/A Sponsor - I. Saporta. Proposed rent includes utilities. Preliminary appl. submitted to FHA.
BC-17	250			S. of Oak Dr. SE E. of Empire Dr.	221 d (3) Co-op			gartiffferde gill fettle-åred - takkingsu er syftige spend å s. talls spands plates sammen.	A series and the series of the				25A. site now zoned M-l. Promoter -Rober Laxon. Owner - Lee Fore. Builder - Victor 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.

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Item No. BC-18	No. Now 200	Units Exist	Designation	Lecation W. of Bolton Rd.NW and S. of Sandy Cr.		No.	Bedro	ooms 3	Mont or Re	hly Fental	ints.	Estimate When Available	Permit or Other Value	Comment 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 '67.
BC-19 D	3614		Adj. to Country Club Estates, Adamsville, off Boulder Park Dr. Planning Depremature.	ot. reluctant to cha Architect considers	Town Houses 221 d (3)	FH	Con lent	side for	rs t hou	nis p	roje for	t elderly.		38A in County - Annexed Jan. 1. 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.
BC-20 D	280		Planning Dollar low-income	Custer Ave. E. of Chosewood Park ept. anticipates str housing.		ion	to de	velo	pmen.	t of	this	tract for		2hA. Combined tract. Builder - Ralph Willis & John R. Hall. No change in developments since previous report of 6-28-67

tem	No. Units		Legation	Program	No.	Bedro	ooms 3	Mont or Re	hly I ental	mts.	Estimate When Available	Permit or Other Value	Comment
C-21 D	100		W. of Jackson P'way N. of Proctor Cr. at dead end of Glenrock Dr.	221 d (3)	5 to	A-l.		er maak ind					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.
C-22 D	175	Bankhead Hwy.	Trailer Park Bankhead Hwy. at Ozburn Rd.	Turnkey							an dischariffe TA "Dis gins, hi i zweis webbi b	antique de la compresión de la compresió	Site approval requested by HA. Not acted on by HAA because of opposition of Intergroup Relations Section of HUD to this general area.
D	16	These owners has a small tract. All declined t	W. side of Gilbert Rd. SE (at Clayton Co. line) ave contacted FHA wh Most B&L assns. are finance.	ich is not	i.nte anks	este in t	i in	221 1ty	d (3) dev	relopment on been contac	such ced;	1 A tract; Zoned A-1 Co-owners - Keith Elmore & Wm. Merritt Owners desire to retain ownership & operate
BC-214 D	20		W. side of Fair- burn Rd. S. W. Near Bakers Ferry Rd.	Conv.									Before Zon. Com. March 23; Held over awaiting submission of plans (now submitted) Promoter - David Berry.

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item		Units Exist	Designation	Legation	Program	No.	Bedro	oems	Month or Re	hly Fental	mts.	Estimate When Available	Permit or Other Value	Comment
30-25	. 500			W. of Jonesboro Rd. S.E. at Cleveland Ave. Ext.	and the same of th				•					Zoned AL Sponsor - Bill Woodward This is part of larger tract referred to elsewhere in this report as "Golf- view Apts." (See IP-10) Owner - Bill Moore, asking for City assistance in opening up South River to improve drainage (1-15-68).
AM Lost)	7166	(Propos	sed projects, loc	ations, number of ur	its each a	nd re	asons	for	not	mate	rial	zing shown	in previous re	ports.)
104-1	650		Sewell Rd. Project	N. of Sewell Rd.SW E. of ACL RR	Turnkey .									72.85A site (12.85A reserved) Sponsor - L. M. (Bud) Gleason (Adams-Cates) Builder - Multicon-Cincinnati (Asbury Construction Co.) Legal - Ham Douglas Architect - Trott and Bean. Favorable rec. by Plan. Bd. Oct. 11. Approved by Zon. Com. Nov. 9. Reconsidered by Zon. Com. Nov. 16; deferred Denied by Bd. of Ald. Nov. 20.
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Item	No.	Units			_	No.	Bedr		Mont	hly I	mts.	Estimate When Available	Permit or Other Value	Comment
No.	New	Exist	Designation	Lecation	Program	1	2	3		2	3	Available	Other value	Comments
ONM-2	150		Catholic Arch- diocese	l4 acres off DeKalb Ave. NE between DeKalb and McLendon at Hampton Terrace	Rent Supl.				105	120	140			Sponsor - Catholic Archdiocese of Atlanta proposed to apply for rezoning. Promoter - Andrew McColgan, Allan-Grayson. Legal - Herbert Ringle. Preliminary allocation of RS funds approved for \$144,000 per year. FHA has been waiting for further action from Sponsors. FHA advised that Sponsor has requested cancellation of allocation. (Did not want to get into Zoning fight).
	60	additio	nal potential									3 ×		
DMM-3	240			Butler St. behind Big Bethel Church	221 d (3) BMIR		. ,	and a statement particular, with the statement of the four three management of the statement of the statemen	mannen en namm geweintlichte wan freisentliche. "Mich med d. Christianschie im "gebrachte "die de Abberteinen		•	u.		Big Bethel Church proposed to sponsor 10-14 story high-rise on church owned property 100' x 276'. Rev. Bussey, Pastor. Legal - McCready Johnson. Tried to negotiate for add. adjacent parcel 50' x 276'. Zoned M-1; approved by Zon. Com. Mar. 23 for rezoning to C-4. Discussed with FHA 7-19-67. Economics for high-rise did not work out. Sponsor has dropped project.
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