

Preliminary Analysis
(Of Map Showing Vacant Land Zoned for Apartments)

It should be noted that vacant land is not indicated in the Boulder Park Plan area, annexed Jan. 1, 1967. There is a great deal of vacant land in this area.

Total land shown on map as vacant and zoned for apartments.	482 acres
(Of this amount, that already committed to low income housing.)	125 acres)
(In addition, that already turned down or rejected.)	122 acres)
(Planned for other use.)	<u>31</u> acres)
	Total shown not available.278 acres
	Balance which appears to be available. <u>*204</u> acres

However, it is very likely, when checked out in the field, that a considerable portion of this amount will be found to be not available or unsuitable (such as the 10 acre tract in L.L. 268, 17th District Fulton County which cannot be used, although zoned, because of the need for a bridge across Sandy Creek to provide access.

Total acreage actually required for program (average density, 10 U/A).	1680 acres
Already committed.	<u>125</u> acres
Additional needed.	1565 acres
Balance which appears to be available (from map) *204 acres. Only 1/3, however, is likely to	<u>68</u> acres

be actually available to the program.

Additional minimum needed for actual construction of units (if re-zoned when requested and1497 acres upon recommendation of Housing Resources Committee)

If re-zoned in advance of specific applications, three times this amount will be required, or1491 acres

There is no land in the large Boulder Park Plan area (1747 acres) shown zoned for apartments.

Only one tract (approx. 4 A) in Dekalb County portion of Atlanta is shown as vacant and zoned for apartments.

Only two tracts (approx. 11 A) in 14th District Formerly Fayette (where there is great deal of vacant land) is shown as vacant and zoned for apartments.

The inequitable distribution and inadequate amount of vacant land zoned for apartments, as compared with other uses, is strikingly obvious.

Encl: Tabulation