

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 unit. 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				
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			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					(\$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. P.H. Project		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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	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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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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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

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			
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-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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	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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	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, 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. 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.												
		<p>Note: 360 total in first portion (approx. 30A) of entire 60A. included in R-6 Com. Unit Plan approved development.</p> <p>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.</p>												

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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