

HOUSING RESOURCES COMMITTEE

August 31, 1967

NOTES

- | | | <u>This report</u> | <u>June 28, '67</u> | |
|----|--|--------------------|---------------------|-------------------------|
| A. | Comparison of this report with previous one dated June 28, 1967: | | | |
| | Firm | 6,340 | 5,214 | |
| | Probable | 1,479 | 2,965 | Lost, this report 2,692 |
| | In Sight | 7,819 | 8,209 | " previous " 3,152 |
| | Being Considered | 6,653 | 8,003 | Total lost 5,844 |
| | Doubtful | 2,999 | 2,830 | |
| | Total possible | <u>17,471</u> | <u>19,042</u> | |
- B. Proposed locations for low cost housing are being coordinated with 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.
- C. The Foundation for Cooperative Housing, which developed Eastwych Village and Cambridge Square (both in DeKalb County), now has full time representative in Atlanta and is seeking clients. They are sponsoring the 200 unit London Towne Houses development in Atlanta (Item F-5).
- D. In view of difficulties encountered in zoning and getting other approvals on sites proposed for large multi-family developments, it is apparent that the low-income housing program will have to lean heavily on Developers and Builders providing a substantial portion of the program on small scattered sites. Thus far, 486 single family houses (Item F-12) and 1,665 units in duplexes and relatively small apartment developments, under conventional financing, are in this category.
- E. No proposal has yet been made for construction of units (even efficiency or 1 bedroom) to rent or sell for as low as \$50.00 per month. The City's greatest need is in the \$30.00 - \$50.00 per month-rental purchase range.
- F. Attorney Blackwell in Decatur has proposed a concrete 3 bedroom, 1 bath, 1,000 sq. ft. house which he claims can sell for \$6,000, plus land costs, incl. heating and air conditioning equipment.
- G. National Homes Corp. of Lafayette, Inc. placed on the market Feb. 1, 1967, a 800 - 900 S.F. (O.S. dimensions) 3 bedroom, prefabricated, 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 unit, stove & refrigerator. House can be completely assembled in 85 man hours; 53 of these (with conventional plumbing) are being erected (pre-sold) in the Thomasville Urban Renewal Area. Approx. 800 sq. ft. house is priced at \$12,200, 900 sq. ft. house is priced at \$12,600. Adrian Homes Corp. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possibly tapping fees (See Item C-10 for others).
- G. Saul Gray is a partner in a Corporation which owns 280 new units off Bankhead at Elbridge St., which he wants to sell, + a potential development on the site for 512 additional units. Area is already zoned A-1.
- I. Rehabilitation by Housing Code Division of Building Department on Boulevard in Bedford-Pine U. R. Project (approximately 700 units involved) commenced February 1. The U. R. project is still in survey and planning stage. A list is available in Housing Resources Committee office of 103 units on Boulevard which the owners stated they wish to sell, rather than rehabilitate. This list has been made available to the H.A. and to a National concern interested in developing a Rehabilitation Demonstration project in that area.
- J. 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.
- K. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).