

December 29, 1967

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MEMORANDUM

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

From: Malcolm Jones

Re: your memorandum to Mayor Allen (copy of which was provided me) pertaining to the property at 495 Hunter Street (Item 8, Minutes of Fulton County Industrial Authority Meeting, October 26, 1967).

I have inspected this property. It is an 8-unit, 2-story, jumbo brick veneer apartment building, located in what might be considered a general slum environment. It is just west of the vacant north-west corner of the intersection of West Hunter Street and Northside Drive. Access to the building by automobile is through this vacant lot. It also has access to Hunter Street by concrete steps. There is not provision for off-street parking, except in the vacant lot in front of the building. The premises of this property and surrounding property are badly in need of cleaning up.

There is a narrow concrete porch across the front of all apartments on the first floor and a similar concrete on steel frame walk across the front of all units at the second floor level. The building contains two 4-bedroom units, which rent for \$85.00 per month each, and six 2-bedroom units which rent for \$70.00 per month each. Water is included in the rental. The tenants pay extra for gas and electricity. Three units on the first floor and one unit on the second floor were vacant, but locked up, at time of my inspection. The building is constructed on concrete slab with uncovered concrete floors on all units of the first floor; second floor units have wooden floors. All units have adequate front and rear entrances. The building appears to be structurally sound but in need of normal maintainance.

The greatest deficiency in the units of this building is that there are no closets or kitchen cabinets in any of the apartments. The interior condition of the apartments is generally good. Closets and kitchen cabinets

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could both be feasibly installed at moderate cost. Except for the lack of these two features and normal maintenance required of any rental apartment building, I see no reason why these units should be demolished. They are certainly needed in our housing inventory and should remain in use until such time as the building needs to be demolished to make way for a more substantial development.

This would provide an ideal typical project for the initial venture by a non-profit Housing Development Corporation, if we had one.

The vacant lot immediately in front of this apartment building is approximately 180' by 180' and has a sign on it "For Sale or Lease - Zoned Commercial, VPI Corporation, 422-2000, 2340 Roswell Road, Marietta."

This is the corner on which until recently the City was discouraging development because the Planning Department was trying to keep it reserved for an interchange between Hunter Street and Northside Drive.

If the interchange is not to take place at this location, I think that we should attempt to get that entire corner, plus perhaps the remainder of the land in the block bounded by Hunter Street, Maple Street, Carter Street, and Northside Drive developed for a low-income 221d(3) high-rise apartment. The latest zoning map shows this block already zoned A-2 (which is contrary to the sign now displayed on the vacant corner).

I feel that this corner is probably the most practical location in the general area of Vine City and the University Center Urban Renewal Project for erection of a high-rise apartment building for occupancy by adults only. It need not be Public Housing, as I am now convinced there would be a sufficient market in this locality to justify development of a high-rise apartment building by private enterprise, for occupancy by adults.

* In summary, I feel that the building in question definitely contributes to low-income housing inventory; that it should not be demolished, but closets and kitchen cabinets should be installed in all units and routine maintenance accomplished and maintained, to include the cleaning of the premises. I also suggest that our Committee make a special effort to get private enterprise interested in development of a multi-family high-rise apartment at this general location.

✓ cc: Mayor Ivan Allen, Jr.