

Legend:

- F - Relatively Firm (F1-21)
- P - Probable (P1-11)
- C - Being Considered (C1-27)
- D - Doubtful (D1-12)
- * - Negotiations started with FHA

HOUSING RESOURCES COMMITTEE

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

DATE April 20, 1967

Total dwelling units constructed in Atlanta:
1963 - 9129 1966 - 2332
1964 - 3829 1967 - 937 (thru Mar.)
1965 - 2656

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			
F1	151		Allen Temple	Off Gordon Rd. (Near Perimeter)	221 d (3)		99	51		66	78	Now		151 Newly developed (150 + 1 Manager's Apt.)
	*220						142	80		68	80	Spring, 1967		220 Under construction - FHA financed Commitments issued 2-9-67.
	178									70		1968		178 in Planning (13 acres) (Total to be developed 549)
	549	Total												
F-2	* 84		Wheat St. #2 Gardens #3	Butler St. U.R. Project	221 d (3)		84			70		1968		Being processed by FHA. Rent Supl. tentatively established @ \$960/yr. per unit - Lewis Cenker, Legal. Reduced from 240 units. Had difficulty on tax structure. Should complete planning and start construction by mid-summer.
	*108				108 U. - Rent Supl. 221 d (3) 6% Interest		30			133				
	192	Total												
F-3	* 96		Park West Apts.	NW Cor. intersec. Gordon & Bolton RD	221 d (3) L.D.		84	12		75	85			Being processed by FHA - Near commit- ment. 6.3 A. @ 15.9 U/A. Lewis Cenker Legal - Construction now expected to commence by May 15.
F-4	* 96		College Plaza, Inc	University Center U.R. Project 1017 Westview Er S.W.	221 d (3)		96			73.50			Permit \$792,930 (3 bldgs.)	Category changed from Probable to Firm. Fisher - Legal. Construction started 2/27/67. Builder - Randen Construction Company

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	New	Exist				1	2	3	1	2	3				
F-5	*200		Halcyon Park (London Towne Houses)	Off Boulder Park Dr. near Cushman Circle.	221 d (3) Coop.				70	83	95.50			Being processed by FHA; 20 A.. Sponsor - FCH, Inc. (Same people who developed Eastwyck Village) To be developed in 4 stages of 37, 47, 53 & 63 units respectively. Prospects changed from Probable to Firm. 6 different monthly pmts. 1,2,3 & 4 bedrooms, some with basements. *4 Bedrooms Town Houses	
F-6	*108		Cortrell Court Parcel C-4 Parcel C-3B Parcel C-11	Butler Street U.R. Project	221 d (3) LDL-R	24	48	28	74	85	95		1,200,000 FHA A1	Being processed by FHA. Rental incl. all utilities. Final appl. submitted Nov. 18'66. Sponsor - I. Suporta	
F-7	*150	1st stage	Rockdale U.R. Area (MR issued)	Rockdale U.R. Project	221 d (3)									701,000 price for res. land	Bids opened Mar. 15, 1967 - 150 A. Res. and 9.14 A. Comm. 4 bids sub- mitted; 2 conventional; 2 included coop. Bidders were: Douglas-Arlen of New York David L. Rosen of New York Robt. Charuchrow Const. Co. of NY Harvin Warren Corp. of Cincin- nati.
P-7	1350	additional potential													Only approx. 150 units committed by FHA in 1st. stage. Bid to be awarded by May 15; successful bidder will have 20 days thereafter in which to close. Construction to start in 12 mo. from closing; construction phase planned for 4 years.

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	New	Exist				1	2	3	1	2	3			
F-8	350		Public Housing	Thomasville U. R. Project								Bid Spring 1967	Av. cost \$14,500/U.	See summary of Public Housing, attached, for breakdown.
F-9	140		Public Housing	Perry Homes Ext. South of Proctor Creek.								Bids opened March 7.		Large units (3-5 bedrooms). See summary of Public Housing, attached, for breakdown. Delay due to necessity for change order. Successful bidder will probably be determined in April.
F-10	650		Public Housing	McDaniel St. SW								248 Oct. 1967 402 March 1968	Av. cost \$14,500/U.	Included in summary of Public Housing, attached.
F-11		65	Leasing Program for Public Housing Murphy Apts.	N. of Memorial Ave opposite Atlantic Supermarket			2			55.00		Now		Lease negotiated by H.A. Can take possession only as units become vacant; 5 units now under H.A. control.
		48	Tennesean Commons Apts.	Same Vicinity								Now		(Standard - negotiated. 28 units now under H.A. Control.)
		31	Sims Maddox's Apts.	Capitol & Vinara								Now		Being negotiated. Require rehabilitating; 8 existing units being converted to 4 units with 5 bedrooms and 2 baths each.
		144	Total under lease agreement. No additional units leased since previous report Feb. 20. (Includes 78 units now under tenant lease)											
F-12	76			1145 Constitution Rd., S.E.									Permit \$400,000	Permitted in November Developer - Polar Rock Dev. Corp.

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	New	Exist				1	2	3	1	2	3			
F-13	20			1408 Conway Pl NW								Permit \$82,500	Permitted in November Owner - Albert Zeder & Garson Parzen	
F-14	** 41 ** 42 ** 23 ** 66 **172 * 30 * 18 * 66 * 11 * 40 *165	Dec. '66 Jan. '67 Feb. '67 Mar. '67 Total Nov. '66 Dec. '66 Jan. '67 Feb. '67 Mar. '67 Total	Single Family	Various throughout City.							Now 1967	Permits under \$15,000 ea.	** Completed. * Permitted.	
F-15		519 Nov. 594 Dec. 416 Jan. - Feb. - Mar. 1529 Total		Throughout city (other than in U.R. Projects) Figures for Feb. and Mar. and areas of Housing Code Enforcement activity requested several times, but not provided.	H.C. Enf.						Now		Units rehabilitated thru the Housing Code Division. These do not provide additional housing, but do increase the standard housing supply.	
F-16		25 Nov. 20 Dec. 35 Jan. 25 Feb. 15 Mar. 120 Total		West End U. R. Project									Rehabilitated by Housing Authority. Same comment as above.	

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	New	Exist				1	2	3	1	2	3			
F-17		30 Nov. 10 Dec. 34 Jan. 17 Feb. 12 Mar. <u>103 Total</u>		In U.R. Projects										Permits issued for rehabilitation thru the Housing Auth. (Average 2 units per permit)
F-18		30		Scattered	Conv.									Enterprise Corp., 130 Piedmont Ave., NE is interested in buying dilapidated low cost structures and rehabilitating them. Proprietor, George P. Hart, has already rehabed 30 units
F-19	5 8 4 7 2 2 2		Small Apts. & Duplexes	337 Lanier St., NW	Conv.						120 Da.	\$24,000	Owner - A. J. Smith Builder - Mitchell Const. Co.	
				1277 Greenwich St SW	Conv.							120 Da.	40,000	Owner - R. E. Jackson Builder - Mitchell Const. Co.
				401 Lindsey St NW	Conv.							March 1967	14,000	Owner - Bernard Kaplan D.L.
				359 Lanier St. NW	Conv.							March 1967	28,000	Owner - H. H. Backstrom D.L.
				452 Lanier St. NW	Conv.							March 1967	8,400	Owner - Bernard Kaplan D.L.
				652 Elinor Pl. NW	Conv.							March 1967	17,670	Owner - Wesley Tillman, Jr. D.L.
				657 Elinor Pl. NW	Conv.							March 1967	19,000	Owner - Johnny Winfrey D.L.
	30	Total												

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	New	Exist				1	2	3	1	2	3			
F-20	220			Gilbert Rd. & Flynn Rd. SE	Turnkey									20 A. site zoned for apts., considered favorably by HA. Promoter - Bill Woodward of Adams Cates. Builder - Whiting-Turner. To be developed at density of 11 U per A. HA has tentatively allocated 220 units.
				This is only Turnkey site on which HA has given tentative approval.										
F-21	*208	(MR issued)		University Center U.R. Project	221 d (3) Non-Profit								\$74,000.00 Offering price for land.	13 A. offered by H.A. Jan. 15. FHA has given reservation. Bids opened April 12. 8 substantial bids received.
P-1	250		Former Magnolia Cemetery Site	West of Hollywood Rd., NW (North of Proctor Creek) 20.5 A + ?	Turnkey Also add units proposed in vicinity under 221 d (3)									Sponsor - Whiting-Turner Const. Co. (Bystry) Promoter - Bill Woodward of Adams-Cates. Appl. for re-zoning filed Dec. 8; approved by Zoning Committee Jan. 19. Board of Ald. approved Feb. 6. Units tentatively pledged by HA.
				This project is considered excellent by HA and was initially favorably considered by HAA; is now opposed by the Inter-group Relations Section of HUD. Tentatively disapproved by HAA.										
P-2	450			Off Harwell Rd. NW	Turnkey									34 A. Zoned; under option; HA and Fed like; OK with Policy Comm. HA willing to receive proposals. Sponsor - Goldberg - Shafer Realty. Units tentatively pledged by H.A.
				This project is opposed by the NAACP in letter to the Mayor March 21, 1967. Also objected to by Intergroup Relations Section at Regional Office of HUD in letter to H.A.										

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	New	Exist				1	2	3	1	2	3			
P-8	16		Section 3-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing			Bids due January 12, 1967.	
	12		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing			Bids due March 24, 1967	
	20		Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing			Bids due February 8, 1967.	
	51		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing			Bids due Dec. 13, 1966. No bids received. Belleau, Inc. interested. Builders want FHA to issue O-B commitments. Another incentive would be to reduce price of lots.	
	58		Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing			Bids due Dec. 14, 1966. No bids received. Builders want FHA to issue O-B commitments. (FHA will not agree Another incentive would be to reduce price of lots \$200 to \$500 each. See proposal on separate sheet.	
	157		Lots Total											
	*(MR issued on 149)				Builder who offered to take all lots if permitted to build duplexes has withdrawn offer. FCH is considering as a 221 d (3) co-op. (Detached structures). National Homes is considering acquiring and erecting single family homes.									
P-9	*152(MR issued)		Parcels C-1, 3 and 4	Rawson-Washington U.R. Project Between Capitol Homes and I-20	221 d (3) Non-Profit								\$50,000.00 Offering price for land.	7.6 A. FHA has given reservation for 152 units, 3 stories. Placed on market Feb. 5 Bids open May 1, 1967.

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	New	Exist				1	2	3	1	2	3			
P-10	*360	First Stage	Executive House Apts.	Cleveland Ave. Extension	221 d (3) L.D.				70		95			69.9A. Residential, multi-family. 16A. Commercial. Promoter - Robert Laxson, Shafer Realty. Approved by City at density of 9.6 U/A under Con Unit Plan. FHA given assurance City proposes to extend Cleveland Ave. to serve project and develop Golf Course Promoter wants to increase density to 12 U/A because of loss of 9.6A. to School Dept. FHA 85% acceptance.
	260	additional potential												
P-11	1			Not determined. Probably on Company property.	Demonstration House proposed using prefabricated ceramic materials.									Sponsor-Builder - Chattahoochee Brick Co., M.B. Scarborough & English Robinson; also interested in developing a project on team concept.
				The development team concept has considerable merit. It has been successfully demonstrated in some cities and is recommended by some housing officials.										
C-1	204			Between Hollywood Rd & Gun Club Dr NW		50	144							20A. Res. (Low Rent) 7-1/2 A. Comm. Proposed FHA Financing. Promoter - Joe Anderson, Roy D. Warren. Re-zoning approved Jan. 3. Site turned down by IHA for turnkey. Prospects changed from Probable to being Considered. (Tied in with Item C-2)
				Site proposed to Housing Authority for Turnkey. Declined. IHA cool toward, for one reason because of Rockdale.										
C-2	150			E. of Gun Club Rd. S. of Alvin Dr NW										(Tied in with Item C-1) Rezoning appl. from R-5 to A-1. Apprvd. by Z. Comm. 3/23, promoter - Joe Anderson of Roy D. Warren Co. About 12%.

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	New	Exist				1	2	3	1	2	3			
C-3	*150		Catholic Archdiocese	14 acres off DeKalb Ave. NE between DeKalb and McLendon at Hampton Terrace	221 d (3) Rent Supl.				105	120	140			Sponsor - Catholic Archdiocese of Atlanta proposes to apply for re-zoning. Promoter - Andrew McColgan, Allan-Grayson. Legal - Herbert Ringle. Preliminary allocation of RS funds approved for \$144,000 per year.
		60 additional potential												Zoned R-3. Planning Dept. is dubious about re-zoning. Shafer Realty is also considering for Turnkey.
C-4	50			S. side of Westview Ave. SW in West End U.R. Project	221 d (3) Lim. Div.									J.M. Richardson of Johnson, Richardson & Assoc. wants to purchase 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. Proposes to hold status quo. for present.
														This property holds excellent potential for development under 221 d (3).
C-5	100			W. of Jackson Park way N. of Proctor Cr. at deadend of Glenrock Dr.	221 d (3)									Promoter - Carlton Marlow, 10.7A; Portion in flood plane; Rezoning appl. filed Mar. 23; hearing May 4. Sponsor - Buck LeCraw
														Planning Dept. cool to changing Zoning from R-5 to A-1
C-6	20			E. side Fairburn Rd near Bakers Ferry Rd., S.W.										Before Z.C. March 23. Held over awaiting submission of plans.
C-7		36	Seminole Ct. Apts.	Hear N. Highland & North Ave. NE	Turnkey Rehab.	32								*Efficiency In fair condition. Excellent for elderly. Owner wants to sell. Listed by Ed. L. Barnum Realty Co.

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C-8	100				PHL									David P. Edwards, Interstate Sales Corp. is seeking land on which to develop low cost apartments (wants 100 units) for lease to the HA under its low-rent leasing program.
C-9	200			Butler St. Behind Big Bethel Church	Considering 207 221 d (3) SMIR 221 d (3) Rent Supl.									Big Bethel Church proposes to sponsor 10-14 story high-rise on church owned property 100' x 276'. Rev. Bussey, Pastor. McCready, Johnston, Legal. Trying to negotiate for add. adjacent parcel 50' x 276'. Zoned M1; approved by Z. Comm. Mar. 23 for rezoning to C-4. Appl. not yet filed with FHA.
C-10				Scott St. off Brownlee Rd SW										2-1/2 A. + 4A? County, R-3. Now in city limits, R-6. Promoter - Jim Dempsey.
C-11					221 d (3) L.D.									broadbrooks - Builder. Interested in obtaining cleared land.
C-12					221 (d) 2									Ernest L. Bailey - Prefab concrete-fiber glass panels. Interested in obtaining land.
C-13		28		Blvd. N.E. Area	221 d (3) Rehab.			Varied.						U.S. Gypsum proposes to rehab. as a demonstration project; owner was reluctant to sell. Price increased as result of premature publicity. Offer to purchase made direct to out of town owner after local gent declined to cooperate; no reply from owner. U.S. Gypsum is still interested and proposes to follow up. (April 3)

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	New	Exist				1	2	3	1	2	3			
C-14	150			Jonesboro Rd. SE S. of Hutchins Rd	Turnkey									Requires re-zoning. Builder - Billie Horn
C-15				Prefers City owned land.										Jack Pennel, Pres., Homes by Jack Inc. (Distributors for Kingsberry Homes), prepared plans & specifications for low cost housing unit and presented them to City for consideration 1/18. B.O.'s objections furnished him 2/7.
C-16				North West										Terry Ormstein of Terry Realty Co. has tract available & considered suitable for low cost housing. Is interested in selling.
C-17				Harwell Rd. at Oakcliff, N.W.	221 d (3)									Center & Kingloff - Owners - Developers Density 12.5 U/A. Zoned R-5; Previously approved by Z. Comm. 6/23/66. Denied by Board of Ald. 7/8/66 on objections from Q.V. Williamson as inconsistent with original Adamsville plan. Will apply again before April 24, for rezoning.
C-18	1700		DeVall-Wilson Property	South & East of Peyton Rd. (North of Utoy Ave.)	Turnkey 221 d (3) 221 d (2)									171 acres under option by Hartampf Bros., The Realty Group, for mixed types of low cost housing. Owner pro- poses to file application for rezoning
				This very large project has a great potential in the City's current low cost housing program. Is zoned R-3; Planning Dept. is opposed to re-zoning.										

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	New	Exist				1	2	3	1	2	3			
C-19	*200		Atlantis West	3680 Gordon Rd SW	221 d (3) LD									In pre-application stage with FHA (March 2, 1967)
C-20					221 d (3)									James T. Redd, Clayton McLendon, Inc. Realtors, is promoting several sites for low cost housing (one in S.E.)
C-21	600		Fairburn Rd. site	W. side of Fairburn N. of Holy Family Hospital	Turnkey or 221 d (3) Co-op.									Sponsor - Mark Palmour, Inc. H.A. likes and has requested approval of HAA. 59 A. Re-zoning appl. on Plan. Bd. Agenda for April 12; not acted upon, awaiting presentation by Ch. Housing Resources Committee. FCH to participate if developed under 221d(3)
				Site approval requested by H.A. Not acted on by HAA because of objection by Intergroup Relations Section of HUD to other sites.										
C-22	175		Bankhead site	Trailer Park Bankhead Hwy. at Ozburn Rd.	Turnkey									16 A. HA has requested site approved by H.A.A.
				Site approval requested by H.A. Not acted on by HAA because of opposition of Intergroup Relations Section of HUD to this general area.										
C-23	480			No. of Brownville Rd. between Hollywood & Bolton Rds.	Turnkey									Zoned R-1. Whiting Turner and John Hartmann both bidding for land. HA and HAA consider site favorable. Offer has not accepted offer.
				Site approval requested by HA. HAA has declined to act due to objection of Intergroup Relations Section of HUD to the Magnolia Cemetery site.										
C-24	100				221 d (3)									Sponsor - Fort St. Catholic Church, Rev. J. J. Orier, O.S.A., Pastor Architect - Francis B. Sheatz, O.S.A. of Sheatz & Bradford, seeking suitable site.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
D-4	800			Off Fairburn Rd. SW near Holy Family Hospital.	Turnkey									Proposes Turnkey plus complete community development. Also interested in 500 bed Nursing Home on same property. Promoter - Ralph Rapelyea, President, Georgia Nursing Home Development Corp. (Neyland Real Estate). (Property is available, but price is high.) (This project needs professional leadership if it is to succeed).
D-5	62			Woodbine at Boulevard Dr. NE	Turnkey or 221 d (3)									Sponsor - John A. Hartrampf, The Realty Group - Is interested in 5.8a tract on Woodbine at Boulevard Dr NE Proposes 6 story highrise, preferably for elderly. Discouraged by HA because of lack of commitment from HA then. (Additional allocation of 3000 units approved by HUD February 24.) Prospects changed from Considered to Doubtful.
D-6	100			Gordon Rd. North of I-20.			88	12		75	85			Brick vendor, Promoter - Charlie Taylor. Property not tied down 11/28. Prospects changed from Considered to Doubtful.
D-7	200			West of Bolton Rd N.W. South of Sandy Creek.										Brick vendor. Apt. zoning. bridge cost? Promoter - Charlie Taylor. Property not tied down 11/28. Prospects changed from Considered to Doubtful.

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	New	Exist				1	2	3	1	2	3			
D-8	364		Adj. to Country Club Estates, Adamsville, off Boulder Park Dr.		Town Houses 221 d (3)									38 A. in County - Annexed Jan. 1. Zoning - Was believed to be County R-6. Proposed Com. Unit Plan with cluster type development. Promoter - Harry Belfor. Owner - Luther Fraser. Planning suggested Community Unit Plan (carries same density as area zoning). This project needs professional developers in order to succeed. Zoning determined to be R-3. This changes prospects from Considered to Doubtful.
D-9	160		Valley View Townhouses	W. of Moreland Ave. S. of Constitution Rd. SE	221 d (3) Co-op.		79	43						*4 BRs Zoned A-1, engineering & site planning complete; by Engr. who planned Eastwyck Village. Owner-Sponsor - Harvey Reeves. Approved by Planning Dept. FIA unfavorable previously; has again recently seriously discouraged proposed builder, Fred Fett, as considered not needed. Prospects changed from Probable to Doubtful.
D-10	280			Custer Ave. E. of Chosewood Park	Turnkey									Builder - Ralph Willis & John K. Hall. 24 A. combined tract. Prospects changed from Being Considered to Doubtful.
														Planning Dept. anticipates strong opposition to development of this tract for low cost housing.

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	New	Exist				1	2	3	1	2	3			
D-11	250*				221 d (3)									*Builder - R.C.Cunningham, Oklahoma City. Appl. to FHA filed Feb. 23. Subsequently withdrawn by applicant. **Same Builder states that competitor filed application with FHA ahead of him on site he had under option.
	360**													Rumor is that application was withdrawn because of neighborhood resistance. Now seeking sites in S.E.
D-12	240			Brock Ave. N.W. Between Hollywood Rd. & Lotus Ave.	221 d (3) Rent Supl.									12 A. site fronting on Hollywood Rd., NW. Philip Alston - Promoter. Mike Trotter - Legal. John Cherry - Architect. Const. Dept. estimates 1500' 60" storm sewer needed at cost of \$75,000.00. This together with cost of land makes total cost prohibitive.
														Promoters have entered into agreement with Butler Street YMCA to act as non-profit operator; now seeking another site in Eastern portion of City.

April 20, 1967

NOTES ON RELATED MATTERS

- A. Since compiling the previous report (February 20, 1967), 12 additional proposals have been made. Total is now 71. However, 19 of these proposals constituting 6504 units, which were expected to be approved, are in serious difficulty due primarily to objections from various sources as to locations.
- B. The Foundation for Cooperative Housing, which developed Eastwych Village and is currently developing Cambridge Square (both in DeKalb County), now has a full time representative in Atlanta and is seeking clients. They are sponsoring the 200 unit London Towne Houses development in Atlanta (Item F-5).
- C. Saul Gray (partner in a Corporation) owns 280 new units off Bankhead at Elbridge St., which he wants to sell, + a potential development on the site for 512 additional units.
- D. Proposed locations for low cost housing are being coordinated with the Planning Dept., when initially submitted, for adequacy of Community Facilities existing or proposed.
- E. 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.
- F. A list is available in Housing Resources Committee office of 103 units on Boulevard which the owners have stated they wish to sell.
- G. During November, December and January, 1529 units were rehabilitated by the Housing Code Div; no reports provided since (Item F-15). 120 units in West End U.R. Project have been rehabilitated by the Housing Authority. (Item F-16).
- H. Developers will have to provide a substantial portion of the program on small scattered sites.
- I. No proposal has yet been made for construction of units (even 1 bedroom) to rent for as low as \$50.00 per month. The City's greatest need is in the \$30.00 - \$50.00 per month rental range. Charles A. Mueller Companies of Jonesboro is promoting the Sweat Equity Program (FHA insured mortgage) whereby the purchaser earns the bulk of his down payment through cleaning, painting and landscaping. National Homes Corp. of Lafayette, Inc. placed on the market Feb. 1, 1967, a 800 S.F. (O.S. dimensions) 3rd bedroom, prefabricated, preassembled panel, single family house to retail (under FHA 221 d (2)) for about \$8,000.00 (exclusive of land), plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp. Price includes plumbing, electrical, heating unit, stove & refrigerator. House can be completely assembled in 85 man hours; wants authority to erect in Atlanta. Establishment of special zoning districts for low cost prefabs appears to be the most plausible solution. Adrian Homes Corp. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possibly tapping fees.
- J. (1) First Mortgage Advisory Corporation is interested in providing package financing to developers, especially construction loans; claims that there are no legal or standby fees or hidden charges and no deposit required.
(2) John Hood & Co., Inc., One Wall St., New York, is interested in financing FHA project loans and also construction financing on FHA 221 d (3), below market rate, construction loans.
- K. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).

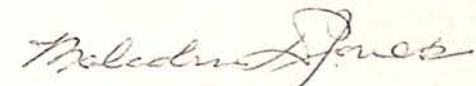
April 20, 1967

SUMMARY

<u>Category</u>	<u>No. Units</u>	<u>Estimate Available</u>				
		<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
Firm	3556	(1312)	(1928)	(316)	-	-
Probable	<u>3553</u>	<u>-</u>	<u>(1681)</u>	<u>(672)</u>	<u>(500)</u>	<u>(700)</u>
Total *	7109 In Sight	(1312)	(3609)	(988)	(500)	(700)
Being Considered	4569					
Doubtful	<u>3088</u>					
Total Proposed	14,766	of which 6,504 units, previous considered likely, are currently in serious difficulty due primarily to objections from various sources as to locations.				

In addition, 1782 units have been rehabilitated and 1424 units are proposed for rehabilitation.

*Includes 1140 units of P.H. + 144 units leased for P.H.



Malcolm D. Jones
Supervisor of Inspection Services

Enclosure: Summary of Public
Housing in Atlanta

April 20, 1967

SUMMARY OF PUBLIC HOUSING IN ATLANTA

8874

Units in operation - filled.

1140

Units in Development stage, as follows:

(650)

Units off McDaniel St., in Rawson-Washington U.R. Project (scheduled for completion by June 30, '68)
(248) by Oct. '67
(402) by March '68

(350)

Units in Thomasville U.R. Project

(40) 1 Bedroom (16 for elderly)
(120) 2 Bedroom
(80) 3 Bedroom
(80) 4 Bedroom
(30) 5 Bedroom

Now in hands of architect. Cannot advertise until about May 15. 2-1/2 - 3 months additional before construction can start. 12 months, at least, additional for construction.
Will try to have part delivered before final.

(140)

Units, Perry Homes Extension - South of Procter Creek.

(78) 3 Bedroom
(46) 4 Bedroom
(16) 5 Bedroom

Bids opened March 7, 1967.
Estimate 18 months to construct.

1200

Units previously allocated - Proposed Turn Key (all tentatively pledged).

300

Units allocated for proposed purchase or lease (Only possibility for additional Public Housing units in occupancy by mid-1967; can only be turned over for Public Housing occupancy as become vacant).

Units under lease ¹⁴⁴

(65 units, Murphy Apts.; 48 units, Tennessean Commons; 31 units, Sims Maddox's Apts. at Capitol and Vinara, require rehabilitation.)

2640*

Total additional planned (as indicated above)

3000*

New Allocation - Proposed Turn Key. Approved by Bd. of Aldermen December 20, 1966. Reservation by HUD announced February 24. (300 tentatively pledged)

*Total additional units projected (5640)

14,514

Total Potential

Encl: