

Total Dwelling Units Permitted in Atlanta:
 1963 - 9,129 1966 - 2,382
 1964 - 3,829 1967 - 4,630
 1965 - 2,656 1968 - 5,333
 1969 thru July - 4,160

HOUSING RESOURCES COMMITTEE

August 15, 1969

SUMMARY

Dwelling Units Demolished Under Housing Code:
 Nov. & Dec. 1966 - 144
 During 1967 - 1,272
 During 1968 - 1,053
 1969 thru July - 676
3,145

STATUS OF ACCELERATED LOW-INCOME HOUSING PROGRAM
 (Commenced Nov. 15, 1966)

5 yr. Program, 1967-71

Goals:
 % established for first 2 yrs. 100% (57%) (13%) (30%) (0%)
 (Same % used for 5 yr. period) 16,800 ** (9,576) (2,184) (5,040) (0)

| Status | *No. Units | | P. H. & TK | | FHA | | Pvt. Devel. (Conv.) | | Elderly & N. H. | |
|--|------------------------|------------------------|------------------------|---------------------------|----------------|----------------|---------------------|--------------|-----------------|--------------|
| | 8-15-69 | 8-15-68 | 8-15-69 | 8-15-68 | 8-15-69 | 8-15-68 | 8-15-69 | 8-15-68 | 8-15-69 | 8-15-68 |
| Completed (New Constr.) | 5,099 | 3,002 | (922) | (310) | (1,100) | (700) | (3,077) | (1,760) | (0) | (232) |
| Under Construction | 7,166 | 5,831 | (2,157) | (1,532) | (2,005) | (1,174) | (2,763) | (3,125) | (241) | ----- |
| In Planning | <u>7,050</u> | <u>7,712</u> | <u>(1,735)</u> | <u>(2,608)</u> | <u>(3,847)</u> | <u>(4,234)</u> | <u>(844)</u> | <u>(424)</u> | <u>(624)</u> | <u>(446)</u> |
| Total In Sight Plus Leasing Program | 19,315 <u>1,015</u> | 16,545 <u>1,026</u> | (4,814) *** (1,015) | (4,450) <u>(1,026)</u> | (6,952) | (6,108) | (6,684) | (5,309) | (865) | (678) |
| Increase or Deficit | +3,530 | +771 | (-3,747) | (-4,100) | (+4,678) | (+3,924) | (+1,644) | (+269) | (+865) | (+678) |

(For Proposals which are Being Considered and which Did Not Materialize, see Note A attached)

*Figures in this double column are basic and represent the entire program; () in columns to the right, indicate breakdown by programs of figures included in basic columns. **Will require additional reservation of 1,936 units not yet requested by the City. ***In addition, 1,015 units have been leased for P. H. Also 24,858 units have been reported by the Housing Code Division as repaired (rehabilitated). However, those figures include units found in compliance on original inspection. It is estimated that 75% of this figure, or 18,644 substandard units have been brought into compliance through actual rehabilitation. 485 units have been rehabilitated by H. A. in the West End U. R. area: 35 in Bedford-Pine; and 40 in Model Cities. These rehabilitated units do not increase the number of housing units available, but do increase the supply of standard units.

Note: Includes only units financed under Federal assisted low and medium income housing programs; and units constructed under conventional financing as follows:

Multi-family units costing not more than \$10,000, exclusive of land)
 Duplex units " " " " " \$12,000, " " ") @
 Single Family " " " " " \$15,000, " " ")

@ Adjusted in this summary to exclude units known to rent for in excess of maximum rents authorized for the Rent Supplement program.

Encls: 1. Summary of Public Housing in Atlanta
 2. Notes

Respectfully submitted,

Malcolm D. Jones

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 Housing Coordinator

Encl. 4 a.

HOUSING RESOURCES COMMITTEE
(SUMMARY OF PUBLIC HOUSING IN ATLANTA)

August 15, 1969

8,874 Existing Units in operation when accelerated program started, Nov. 15, 1966 - filled.

1,140 Units completed and under development (Conventional) since program started Nov. 15, 1966, as follows:

- *(650) Units off McDaniel St., in Rawson-Washington U. R. Project; completed 11-10-68
- (140) Units in Perry Homes Extension - South of Procter Creek. Completed 3-27-69.
- (350) Units Under Construction in Thomasville U. R. Project. Bids opened May 15, 1968. Contract signed 7-1-68. Ground broken 1-17-68. Will try to have part delivered before final scheduled completion date Jan. 1970.

**6,200 Units reserved to Atlanta by HUD for new construction:

| (2423) Allocations made by HUD | <u>Completed</u> | <u>Under Const.</u> | <u>In Planning</u> |
|--|------------------|---------------------|--------------------|
| Bankhead Courts | (132) (May 1969) | | |
| Bankhead Courts | | (368) | |
| Hollywood Courts | | (202) | |
| Gilbert Gardens | | (220) | |
| | | (42) | |
| Leila Valley Apts. | | (175) | |
| East Lake #2 | | (800) | |
| Jonesboro Rd. #1 | | | (160) |
| Wellswood Apts. | | | (324) |
| TOTALS | <u>(132)</u> | <u>(1807)</u> | <u>(484)</u> |
| (1665) Bedford-Pine | | | (451) |
| Pittman-Hilliard St. | | | (100) |
| North Ave.-Techwood | | | (250) |
| Jonesboro Rd. #2 | | | (114) |
| Boulder Park | | | (300) |
| Browntown Rd. | | | (450) |
| (1382) (Units not reported as committed.) | | | |
| (730) (Approved for use in the leasing program.) | | | |

(These figures represent a breakdown of the HUD allocations)

300 Allocated for Leasing Program (Leased units can only be utilized for P. H. occupancy as they become vacant. Total units under lease 1,015.)

7,640 Total units Completed, Under Development, In Planning, Uncommitted & authorized for Leasing Program.

(1015) Units actually under lease--9 locations (of 1030 Allocated & Approved for leasing program); most of these are occupied or available for occupancy as Public Housing.

**On September 16, 1968, Bd. of Ald. approved Resolution authorizing H. A. to request reservation from HAA of 2,000 additional units of Public Housing. Approved by HAA March 17, 1969 (Included in this figure).

16,514 Total Public Housing Potential, with current reservations authorized by the HAA.

*Figures in () in this column are included in figure above not in ().

NOTES

- A. There are 3,572 units known to be Being Considered, plus several sites on which the number of units has not been set (there are approximately 1000 units in this category). 21,979 units Did Not Materialize, of which 21,032 were included in the previous Summary of May 15, 1969, and 947 additional units are listed in this report as Lost. (The majority of these losses were due to disapprovals of sites, a large portion of which were denials of zoning petitions.) 1,246 units originally listed have been dropped from totals in this report, because of too high rentals.
- B. In view of the 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 requirements on small scattered sites by both Conventional and Federal assisted financing. Also Public Housing in small projects, to include small developments on scattered sites is strongly advocated, for future development.
- C. No proposal has yet been made for the construction of units (even efficiencies) to rent or sell for as low as \$50 per mo. although the London Towne Houses, a 221(d) 3 Co-op development now approaching completion, is near this with its one bedroom unit selling at 69 dollars a mo. The City's greatest need is the \$30-\$50 per Mo. rental-purchase range, which appears to have little chance of accomplishment, without substantial government subsidy.
- D. Prefab distributors and conventional builders have interesting potential houses to offer but, because of fear of local Codes difficulties, are currently erecting very few single-family houses in Atlanta to sell in the \$10,000-\$15,000 range for which there is a strong demand and market. Perhaps the greatest difficulty is availability of suitably priced land within the City Limits. Economics for this price-range sales housing requires land which will cost the developer not more than \$1,500 per unit. A 5,000 sq. ft. lot is considered ample for this type house which should reduce land costs by 33 1/3%; most houses in this price range are currently being erected in Atlanta on R-5 lots having a minimum size of 7,500 sq. ft.
- E. The nonprofit Greater Atlanta Housing Development Corporation is now in business. The CACUR's nonprofit corporation to rehabilitate existing units under 221 (h) has completed its first group of 5 houses in Lindwood Park. Vanguard Housing Corp. has obtained FHA commitment for rehabilitation of 6 units under 221 (h).
- F. Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430 or 431.)