



CITY OF ATLANTA

DEPARTMENT OF BUILDINGS

800 CITY HALL

ATLANTA, GEORGIA 30303

HOUSING RESOURCES COMMITTEE
Room 1204, City Hall

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May 12, 1967

MALCOLM D. JONES
SUPERVISOR OF INSPECTION SERVICES

MEMORANDUM TO: Mayor Allen
Cecil A. Alexander

Presentations by developers have just been completed on proposals for development of Parcel 73 (13 acres approved for 208 units) in the University Center Urban Renewal Project under the FHA 221d(3) program.

I could not help but be tremendously impressed (as I believe were all others who witnessed these presentations) with the quality of design; extent of consideration given to maximum benefit to be derived from the development by its future occupants; thoroughness of organizations pulled together to do a creditable project; and the sincerity and enthusiasm of the participants who would be developing the various proposals. All of the developers have been checked out favorably for reliability and financial ability to carry out their proposals.

Of the seven proposals presented, six of them would do extreme credit to the City of Atlanta in this or some other appropriate location. An eighth proposal, made by R. C. Cunningham II of Oklahoma City, was rejected on a technicality because his initial submittal did not contain a legal document "Developers' Proposal" called for in the bid invitation. Apparently this proposal, if developed, would also do credit to the City.

Since all of these proposals were for 221d(3) developments and only one of them can be accepted, it would be a tremendous boon to our low-cost housing program if the developers who are not selected for the University Center project could be persuaded to carry out their proposed development in some other location in the City. As soon as the selection has been made and the successful bidder notified, I propose to contact the unsuccessful bidders and make this suggestion to them.



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Some modifications, particularly in site plans, would of course have to be made in the various proposals, if developed on other tracts, and some changes would probably be necessary in local sponsorships. However, by and large, these changes would be relatively simple and should be easy to make. The important factors are design, administrative preparation, organization, and financial support, which should not change materially, even if the proposed developments were made on other sites.

This matter has been discussed briefly with Mr. Frank Etheridge, Commissioner of the Housing Authority and Mr. T. M. Alexander, Sr. of the Better Housing Commission. Both concurred full heartedly with this idea and Mr. T. M. Alexander, Sr. has offered to assist in finding the necessary sites for the additional developments.

I suggest that the City exercise every reasonable effort to make suitable locations (15-20 acres tracts) available as soon as possible for these prospective developers who desire same for carrying out their proposals and that the Housing Resources Committee and the City Administration lend special support to the accomplishment of this undertaking.

Too much time, effort and money has already gone into developing these proposals to have them go to waste, particularly since we are so deeply committed to production of such a large quantity of low and medium cost housing units in the City.

Respectfully,


Malcolm D. Jones
Supervisor of Inspection Services

Encls: List of Proposals
List of Developers

cc: Mr. Dan E. Sweat, Jr.