

SUMMARY

STATUS OF ACCELERATED LOW-INCOME HOUSING PROGRAM
(Commenced Nov. 15, 1967)

2 yr. Program, 1967-8

<u>Status</u>	<u>No. Units</u>	1967-8 Goals	59% (5586) Public Housing	13% (1274) FHA 221	30% (2940) Pvt. Development (Conventional)	(0) Elderly
Completed (new const.)	1,254		---	(373)	(881)	---
Under Construction	*3,176		(790)	(393)	(1993)	---
In Planning	<u>6,190</u>		<u>(2010)</u>	<u>(3836)</u>	<u>(48)</u>	<u>(296)</u>
Total In Sight	**10,620		**(2800)	(4602)	(2922)	(296)
		Deficit-	2786	+3328	-18	+296

Being Considered 5,210 Of which (2,167) are doubtful. FHA is currently considering 1,125 of these.

Did Not Materialize 7,166, Of which 5,806 units proposed, were shown in the previous report and 1,360 additional units are accounted for in this report, as Lost. (The majority of these losses are due to disapprovals on locations and zoning.)

*Most of these, should be available by end of 1968.

**Includes 1,140 units of P.H. being developed by the Housing Authority + 1,660 units on 4 sites proposed under Turnkey for P.H.

In addition, 162 units have been leased for P.H. and leasing of 451 additional units for P.H. is being negotiated.

In addition, 6,315 units have been rehabilitated through the Housing Code Division, 212 units by the H.A. in the West End U.R. Project and 30 units voluntarily by private enterprise. FHA has received applications for rehabilitation of 167 housing 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 units " " " " \$15,000, " " "

See NOTES (last page).

- Encls: 1. Summary of Public Housing in Atlanta
2. Inventory of Projects and Living Units (Private and Public) (With office copies only)
3. Notes

Respectfully Submitted,

Malcolm D. Jones
Malcolm D. Jones

Supervisor of Inspection Services

SUMMARY OF PUBLIC HOUSING IN ATLANTA

8874

Existing Units in operation - filled.

1140

Units in Development stage, as follows:

(650)

Units under construction off McDaniel St., in Rawson-Washington U. R. Project (scheduled for completion in '68)

(248) ~~By~~ July '68(402) ~~By~~ Dec. '68

(140)

Units under construction in Perry Homes Extension - South of Procter Creek.

(78) 3 Bedroom

(46) 4 Bedroom

(16) 5 Bedroom

Bids opened March 7, 1967. Permit issued May '67.
Estimate 18 months to construct.

(350)

Units planned for Thomasville U. R. Project

(40) 1 Bedroom (16 for elderly)

(120) 2 Bedroom

(80) 3 Bedroom

(80) 4 Bedroom

(30) 5 Bedroom

In hands of architect. To advertise in Fall.

2- $\frac{1}{2}$ -3 months additional before construction can start.

12 months, at least, additional for construction.

Will try to have part delivered before final.

4200

Units allocated - Proposed Turnkey; (1660) tentatively pledged on 4 sites approved by HUD.
(Only 1010 of these units are firm).

(500)

(Of this allocation are approved for leasing program).

300

Units allocated for leasing program. (Leasing is only possibility for additional Public Housing units in occupancy during 1967: can only be turned over for Public Housing occupancy as become vacant).

(162)

Units under lease

(65 units, Murphy Apts.; 48 units, Tennessean Commons; 31 units, Sims Maddox's Apts. at Capitol and Vinara, require rehabilitation; 18 units on Dargan Place.)

Negotiations under way for leasing 451 additional units.

5640

14,514

Total Potential

NOTES

- A. Uni-structure - Daniel W. Gaskin; Magnolia Corporations - David S. Wolff; and Mod (Knox Mobile Homes), W. F. Gilmore, are all very much interested in installing prefab mobile homes in Atlanta as manufactured. They have thus far been prevented from doing so because of local Code requirements. These still appear to be the best possibility for getting low-cost single family homes in Atlanta. No interest in this field has been shown by private enterprise through conventional Construction. Southern Stress-Plus, Inc. - John D. Johnson recently exhibited at Lenox Square a patented panel (assembled on site) prefab house to sell, installed on purchasers lot, as follows: 1 BRm - \$5,000.00; 2 BRm - \$5,800.00; 3 BRm - \$6,600.00.
- B. Proposed locations for low cost housing are being coordinated with the Planning Dept., for adequacy of Communtiy 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 Eastwyck Village and Cambridge Square (both in DeKalb County), are sponsoring the 200 unit London Town House 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, 555 single family houses (Item F-12) and 2,440 units in duplexes and relatively small apartment developments, all 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 3bedroom, 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 units, 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).
- H. Saul Gray is one of five partners 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. CACUR recently decided to form a non-profit corporation to rehabilitate existing units under 221 (h). Morris Brown College is another such sponsor.
- K. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).