

HOUSING RESOURCES COMMITTEE

DATE Feb. 20, 1967

Legend:

- F - Relatively Firm
- P - Probable
- C - Being Considered
- D - Doubtful

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

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			
1 F	151 222 178		Allen Temple	Off Gordon Rd. (Near Perimeter)	221 d (3)					66 68 70	78 80	Feb. 1967		151 Newly developed  222 Under construction - FHA financed  178 In Planning (13 acres) (Total to be developed 651)
2 F	180		Wheat St. Gardens	Butler St. U.R. Project	108 U. - Rent Supl.  Bal. 221 d (3)		30  72		78	133 146 70				In B Ltr. Stage - for FHA Financing Rent Supl. tentatively established @ \$960/yr - 1 family - Lewis Cener Legal. Reduced from 240 units. Having difficulty on final financial arrangements, particularly tax structure. Should complete planning in 3 mo. and start construction by mid-summer.
3 F	100		Park West	NW Cor. intersec. Gordon & Bolton Rd	221 d (3) Lim. Div.					75	85			In pre-committment Stage 6.3 A. @ 15.9 U/A - FHA Financing approval expected in Feb. Plan approved by Bldg. Dept. Lewis Cener - Legal Construction expected to commence in March.
4 P	96		College Plaza	University Center U. R. Project	221 d (3)					73.50				In Appl. Stage - FHA Financing Firm committment outstanding. FHA has advised project is in difficulty and suggests that cost of land be reduced or City assist in site preparation.

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5 P	30		Chamberlain Realty Project	Butler Street U.R. Project						75			In pre-committment stage - FHA Financing Fisher & Phillips (Legal)	
6 F	200		Halcyon Park (London Town Houses)	Off Boulder Park Dr. near Cushman Circle	221 d (3) Coop.				70	83	95.50 106.50*		In B Ltr. stage - for FHA Financing Sponsor - FCH, Inc. (Same people who developed Eastwych Village) To be developed in 4 stages of approx. 40, 50, 50 & 60 units respectively/ Prospects changed from Probable to Firm. *4 Bedrooms	
7 D	152			S. Side Simpson Rd. NW between Lincoln Cem. & Hightower Rd.									Developer - Polar Rock Devel. Corp. Rezoning from R4 to A1 approved unanimously by Z.C. Dec. 22. Referred back to Z.C. by Bd. of Ald. Jan. 3 - Error in advertising (Bd. Ald. rec. letter from Citizens of Collier Heights strongly protesting rezoning) Planning Board adversed on rehearing. Scheduled for Bd. of Ald. March 9. Prospects changed from Probable to Doubtful.	
8 P	156			East of Hollywood Rd. - N. of Magnolia Cemetery	221 d (3) Experimental Housing	27	129		75	85			8.5A. - Sponsor - I. Suporta Rental incl. utilities. Rezoned Nov. 17 Prospects changed from Firm to Probable Having difficulty getting FHA approval (Feb. (9))	

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9 P	262		Herman A. Russell - Prop.	Off Etheridge Dr., N.W.	404 Spec.	38	224		65*	75*			Application submitted to FHA Dec. 28 18.6 A; Density 15 U/A Sponsor - I. Suporta Rezoning approved - Jan. 3 Prospects changed from Firm to Probable. * Incls. utilities	
10 F	108		Parcel C-4 Parcel C-3B Parcel C-11	Butler Street U.R. Project		24	48 8	28	74	85		1,200,000 FHA Al.	Rental incl. all utilities. Final appl. submitted Nov. 18 In C letter stage. Sponsor - I. Suporta	
11 P	16 12 20 51 58		Section 3-R-22 Section 4-R-22 Section 6-R-22 Section 4-R-22 Section 6-R-22	Thomasville U.R. Project Thomasville U.R. Project Thomasville U.R. Project Thomasville U.R. Project Thomasville U.R. Project	221 d(2) or Conventional 221 d(2) or Conventional 221 d(2) or Conventional 221 d(2) or Conventional 221 d (2) or Conventional				Single Family Sales Housing Single Family Sales Housing Single Family Sales Housing Single Family Sales Housing Single Family Sales Housing			Bids due January 12, 1967. Bids due March 24, 1967 Bids due February 8, 1967. Bids due Dec. 13, 1966. No bids received. Belleau, Inc. interested. Builders want FHA to issue O-B commit- ments. Another incentive would be to reduce price of lots. 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.		
	(157)	Lots Total		One builder has offered to take all lots if permitted to build duplexes. FCH is considering as a 221 d (3) co-op (Detached structures)										

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	New	Exist				1	2	3	1	2	3				
12 P	1500 (150)	1st stage		Rockdale U.R. Project	221 d (3)								701,000 price for res. land	Bids to open Mar. 15, 1967 - 150 A. Res. and 9.14 A. Comm. Must buy all. Considerable interest shown, (incl. Diamond and Kaye and C & S). Only approx. 150 units committed by FHA in 1st. stage.	
13 P	208			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 to be opened April 12. Mills Lane & Philip Alston are interested.	
14 P	152		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. Mills Lane & Philip Alston are interested. FHA has given reservation for 152 units, 3 stories. Placed on market Feb. 5. Bids open May 1, 1967	
15 F	350		Public Housing	Thomasville U.R. Project								Bid early 1967	Av. cost \$14,500/U.	See summary of Public Housing, attached, for breakdown.	
16 F	140		Public Housing	Perry Homes Ext. South of Proctor Creek.										Bid Jan. 1967	Large units (3-5 bedrooms). See summary of Public Housing, attached, for breakdown.

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17 F	650		Public Housing	McDaniel St. SW								248 Oct. 1967 402 Mar. 1968	Av. cost \$14,500/U.	Included in summary of Public Housing attached.
18 F		65	Leasing Program for Public Housing Murphy Apts.	N. of Memorial Ave. opposite Atlantic Supermarket			2		65.00		Now			Lease negotiated by H.A. Can take possession only as units become vacant; 5 units now under HA control.
F		48	Tennesean Commons Apts.	Same Vicinity										(Standard - negotiated. 28 units now under H.A. Control.)
F		31	Sims Maddox's Apts.	Capitol & Vinara										Being negotiated. Require rehabilitating: 8 existing units being converted to 4 units with 5 bedrooms and 2 baths each.
F		144	Total under lease agreement											
C	264		N.W. Dr. & Jackson Parkway				100	164						Being considered; already zoned; if materializes, 8-12 mo. before occupancy.
19 F	450			Off Harwell Rd., N.W.	Turnkey									34 A. Zoned; under option; H.A. and Fed. like; OK with Policy Comm. H.A. willing to receive proposals. Sponsor-Goldberg - Shafer Realty. Units tentatively pledged by H.A.

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20 C	62			Woodbine at Boulevard Dr., NE	Turnkey or 221 d (3)									Sponsor - John A. Hartrampt, 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 HAA. (Resolution adopted by Bd. of Aldermen approved Dec. 20 requesting 3000 add. units.)
21 C		360	LaVilla Apts.	Near Carver Homes	608 now									Propose to rehabilitate and convert. Promoter - George Kaplan, Haas & Dodd.
22 C		1000	Blair Village	West side Jonesboro Rd., S.E.	608 now									Same as LaVilla. Also interested in new construction on raw land.
23 D	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).

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24 F	250		Former Magnolia Cemetery Site	West of Hollywood Rd., N.W. (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. Prospects changed from Probable to Firm.
25 C	100		Gordon Rd. North of I-20.				88	12	75	85				Brick veneer, Promoter - Charlie Taylor. Property not tied down 11/28.
26 C	200			West of Bolton Rd. N.W. South of Sandy Creek										Brick veneer. Apt. zoning. Bridge cost? Promoter - Charlie Taylor. Property not tied down 11/28.
27 C				Scott St. off Brownlee Rd. SW										2-1/2 A. + 4 A? County, R-5 Now in city limits, R-6. Promoter - Jim Dempsey
28 C	364		Adj. to Country Club Estates, Adamsville, off Boulder Park Dr.											38 A. in County -Annexed Jan. 1. Zoning - County R-6 proposes Com. Unit Plan with cluster type development. Promoter-Harry Belfor. Owner-Luther Fraser. Planning suggests Community Unit Plan (carries same density as area zoning). FHA considers this location premature. This project needs professional developers in order to succeed.

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29 F		200	Peachtree on Peachtree	176 Peachtree NW	Pvt. Ent.	100						Feb. 1, 1967	\$1.5 mil.	Georgia Baptist - Elderly (Not low cost - not included in summary figures.)
30 C					221 d (3) L.D.									Broadbrooks - Builder. Interested in obtaining cleared land.
31 C					221 d (2)									Ernest L. Bailey - Prefab concrete-fiberglass panels. Interested in obtaining land.
32 P	620 (300)	First stage	Golfview	Cleveland Ave.Ext.	221 d (3)				70		95			69.9A. Residential, multi-family/ 16A. Commercial. Promoter - Robert Laxson, Shaffer Realty. Approved by City at density of 9.6 U/A under Com. 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.
33 C	204			Between Hollywood Rd & Gun Club Dr NW		60	144							20 A. 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 HA for turnkey. Prospects changed from Probable to Being Considered.





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40 F		519 Nov 594 Dec 416 Jan.		Throughout city (other than in U.R. Projects)	H.C. Enf.							Now		Units rehabilitated thru the Housing Code Division. These do not provide additional housing, but do increase the standard housing supply.
		1,529 Total												
41 F		25 Nov. 20 Dec. 35 Jan.		West End U.R. Project										Rehabilitated by Housing Authority. Same comment as above.
		80 Total												
42 F		15		In U.R. Projects										Permits issued during Nov. for rehabilitation thru the Housing Auth. Similar information for Dec. and Jan. not made available.
43 C	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.
44 C	65			W. of Jackson Park way N. of Proctor Cr. at deadend of Glenrock Dr.	221 d (3)									Promoter -Carlton Marlow, 10.7A; 1/2 in flood plane; requires rezoning; has obtained option. Is now R-5. Zoning Div. unfavorable. Will file before March 27 for rezoning; hearing May 4.

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45 C	100			Off DeFores Fy.Rd. near Greenleaf Ct.	Conv. Fin.									Under construction - conventional financing. Owner Builder-B.A.Martin.
46 D	160		Valley View Townhouses	W. of Moreland Ave. S. of Constitution Rd. SE	221 d (3) Coop.		79	43						* 4 BRm Zoned A-1 engineering & site planning complete; by Engr. who planned Eastwych Village. Owner-Sponsor - Harvey Reeves. Approved by Planning Dept. FHA unfavorable previously; has again recently seriously discouraged proposed Builder, Fred Fett, as considered not needed. Prospects changed from Probable to Doubtful.
47 C		36	Seminole Ct. Apts.	Near N.Highland & North Ave. NE	Turnkey Rehab.	32 4*								*Efficiency In fair condition. Excellent for elderly. Owner wants to sell. Listed by Ed. L. Barnum Realty Co.
48 C				North West										Terry Ormstein of Terry Realty Co. has tract available & considered suitable for low cost housing. Is interested in selling.
49 P	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.

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50 C				Prefers City owned land.										Jack Pennel, Pres., Homes by Jack (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.
51 D	280			Custer Ave. E. of ChosewoodPark  Planning Dept. anticipates strong opposition to development of this tract for low cost housing.	Turnkey									Builder - Ralph Willis & John R. Hall 24A. combined tract. Prospects changed from Being Considered to Doubtful.
52 F		30		Scattered	Conv.									Enterprise Corporation, 130 Piedmont Ave., NE is interested in buying dilapidated low cost structures and rehabilitating them. Proprietor, George P. Hart, has already rehabed 30 units.
53 C	100													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.
54 P	250			Gilbert Rd. & Flynn Rd. SE  HA is holding allocations in reserve for future possible use in the Bedfore-Pine U.R. area. It appears some of these could be allocated <u>now</u> to this project.	Turnkey									20 A. site zoned for apts. considered favorably by HA. Promoter - Bill Woodward of Adams Cates. Builder - Whiting-Turner.

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55 P	125			Off Jackson Parkway E. of Bowen Homes W. of Hightower	Turnkey									10 A. site; Property is already zoned A-1. HA has tentatively pledged allocations
56 C	200			Butler St. behind Big Bethel Church	Considering 207 221 d (3) BMIR 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 McCreedy Johnston, Legal. Trying to negotiate for add. adjacent parcel 50' x 276'. Zoned M1; applied for rezoning to C-4; before Zoning Comm. in Feb. Appl. not yet filed with FHA.
57 C	150			E. of Gun Club Rd. S. of Alvin Dr NW										Rezoning appl. from R-5 to A-1 filed by Joe Anderson of Roy D. Warren Co. Hearing May 4; about 12 A.
58 C	480			S. of Oak Dr. SW between Browns Mill Rd. & Empire Blvd.	221 d (3) Coop									40-50 A. site now zoned M-1. Owner - Atlanta Bldg. Development Co. (Vic Mosler). FCH Inc. interested in deve- loping.
59 P	480			N. of Brownstown Rd. between Holly- wood & Bolton Rds.	Turnkey									Zoned M-1. Whiting Turner and John Hartrampf both bidding for land. HA and HAA consider site favorable.