

CITY OF ATLANTA



October 31, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator



Dear Members: Executive Group, Housing Resources Committee; and
Low-Income Housing Coordinating Group

The November meeting of the Executive Group of the Housing Resources Committee and the Low-Income Housing Coordinating Group will be held Thursday, November 13 at 10:30 A. M., in Committee Room 2, Second Floor, City Hall. We hope that each of you will be able to attend.

We are sorry that limitations of time precluded completion of the Agenda at the October 8 meeting. Panel Chairmen who were not given an opportunity to submit reports at the last meeting are particularly requested to submit, at the November 13 meeting, written reports of their Panels' activities and plans through 1969.

Recent efforts of certain members of the Georgia General Assembly for introducing legislation in the forthcoming session of the General Assembly, to create a Georgia Housing Development Corporation to assist small towns and rural areas of the State in obtaining suitable standard housing, should be of considerable interest to the Housing Resources Committee and will be discussed at our November 13 meeting.

We would appreciate suggestions from any members of HRC or the Coordinating Group of items for inclusion on the Agenda of the monthly meetings.

A return address postal card is enclosed for your convenience in informing us whether you plan to attend the November 13 meeting.

Sincerely,

A handwritten signature in cursive script that reads "Cecil A. Alexander".

Cecil A. Alexander, Chairman
Housing Resources Committee

CAA/MDJ/mc

Encl: Return address postal card

HOUSING RESOURCES COMMITTEE

Minutes

December 12, 1968

The Second Annual Meeting of the Housing Resources Committee was held on Thursday, December 12, 1968, in Committee Room 2, Second Floor, City Hall to review and discuss the work of the Committee in the low-income housing program during the past two years. November 15 marked the completion of the second year since the Mayor established the Housing Resources Committee on November 15, 1966, in his Conference on Housing.

Copies of invitational notice, list of those invited, with attendance indicated, and other related documents are attached to the file copy of these minutes only.

Chairman Alexander opened the meeting at 10:30 a.m. and called on Alderman Cotsakis for a statement which he had asked to make.

Mr. Cotsakis commented on revision of the Building Codes for the City of Atlanta, particularly to allow experimental housing to be built in the Model Cities area. He said that if any one had any changes of the Building Codes which they desired be made, that they should bring proposals for specific changes to the attention of the Building Committee.

Mr. Alexander then called on Malcolm Jones to comment on the accomplishments of the Housing Resources Committee.

Mr. Jones said that November 15, 1968, marked the completion of the first two years' activity of the Housing Resources Committee in its effort to promote and accelerate the Low-income Housing Program in Atlanta, for which the goal was 16,800 low and medium income housing units during a five year period (1967-71), announced by the Mayor in his Housing Conference establishing the HRC on November 15, 1966.

He then stated that the five year goal is now in the pipeline and that the current status of the low and medium income housing program shows:

Completed	3,217 units	
Under Construction	6,278 units	
In Planning	7,337 units	
In Sight	<u>16,832</u> units	Total

This slightly exceeds (by 32 units) the 5 year goal of 16,800 units and is only 305 units short, in the first two categories, of the anticipated need for 9,800 units during the first two years of the program.

He also stated that the Housing Resources Committee has accomplished:

1. Promotion of low and medium income housing and coordination of efforts in this field.
2. Establishment of the Greater Atlanta Housing Development Corporation to assist local non-profit housing corporations.
3. Acceptance by the Federal Government of use of prefabricated relocateable units as temporary relocation housing.
4. Expansion of the base for Federal Grants and direct Loans, now authorized in the 1968 Housing Act.
5. Urged early adoption by the City of miniature Urban Renewal projects, to clear slums, under the newly adopted Neighborhood Development Program authorized by the 1968 Housing Act.
6. Urged revision of previous conventional planning concepts in an effort to get certain areas rezoned to permit improvement of such areas for residential use.
7. Urged the dispersal of future Public Housing in small developments on scattered sites.
8. Creation of interest in the low-income housing program by nonprofit organizations and formation of several such organizations.
9. Served as a catalyst in neighborhood interest for improvement of Vine City through Urban Renewal.
10. Proposed and obtained concurrence of the Board of Education to draft legislation to authorize developers to build schools simultaneous with development of housing projects, except in Urban Renewal areas.
11. Participated in Atlanta Conference on Equal Opportunity in Housing.
12. Worked with Model Cities' staff in establishing its rehabilitation program and in site selection for experimental housing.
13. Pointed out to City officials the necessity for the principle that site selection for low-income housing should include a planning function and responsibility.

Mr. Jones then stated the six requests which were made to the Planning and Development Committee and the Zoning Committee in Special Meeting on August 2, 1968:

1. Asked the Mayor to designate either an existing committee or appoint a new committee of the Board of Aldermen to assume a responsibility in the field of low-income housing.
2. Revision of the Building Codes for the City of Atlanta, particularly to allow experimental housing to be built in the Model Cities area.
3. Revision of the Ordinance governing non-conforming use of land to allow structural changes in improving dwelling units to meet requirements of the Housing Code.
4. Accelerate the urban renewal program particularly in the Nash-Bans, Vine City, and other areas outside the Model Cities area.
5. Authorize the Atlanta Housing Authority to request 2,000 additional units of public housing.
6. Adoption of a revised district zoning map based on the new Land Use map to include adequate areas for low-income housing.

Mr. Jones then pointed out results to date of the above indicated requests.

Mr. Alexander then called on Mr. W. W. Gates, Consultant to the Committee, to discuss the Implications of the 1968 Housing Act.

Mr. Gates opened by stating that the National Housing Act was passed by Congress on August 1, 1968, that the legislation provides the tools, incentives and success in meeting the national objective will large depend on:

1. Sponsor interest
2. Availability of land at a reasonable price
3. The mortgage money market
4. Municipal cooperation
5. Funding by the Congress in 1969
6. Building code and zoning restrictions

Mr. Gates then discussed four sections of the Act: Section 238, Section 237, Section 236 and Section 235.

Section 238: Establishes a new Special Risk Insurance Fund which permits the Federal Housing Administration to assume

higher mortgage insurance risks in connection with both location and credit characteristics that were unacceptable under the mutual mortgage insurance fund.

Section 237: Provides, on an experimental basis, FHA mortgage insurance to finance home ownership for low income families who would not qualify under normal credit standards.

Section 236: The tenant under this program will pay 25% of his family's income and HUD will pay the difference between the amount collected and the amount of the rent. Limited to families whose incomes are not in excess of 135% of initial admission levels of public housing.

Section 235: This section places heavy emphasis on home ownership and provides that if the purchaser of a new home or a living unit in a condominium will pay at least 20% of the family's income and HUD will pay the balance of the monthly mortgage payments.

Mr. Gates closed his discussion by stating that "The impact of this bill on housing should be tremendous. The tools are available as never before."

Mr. Alexander then discussed Future Direction of the Committee. He said that the Committee requests that the Mayor and Board of Aldermen give consideration to these proposals and advise us accordingly in a revised statement of mission for the Committee:

1. All bodies concerned with housing review the present and continuing need for low income housing.
2. Eliminate existing slums and provide housing as needed in the area for those who wish to remain there.
3. Place housing near jobs and public facilities in the City of Atlanta and throughout the metropolitan area.
4. Continue efforts to promote innovative low-income housing construction in Atlanta.
5. Continue to aid efforts to eliminate social problems connected with housing.
6. Further involve the business community in the housing program.
7. Assist nonprofit groups and developers in their efforts to obtain land and construct housing.

8. Promote and explain the new general housing act and the fair housing act.
9. Consider national and local legislation useful to the housing program.
10. Assist in the stabilization of existing neighborhoods and encourage the construction of middle and upper income residential developments in the City of Atlanta.
11. Attempt to involve persons in the slums in the business side of demolition, rehabilitation or erecting new units.
12. Continue efforts to sell the need for low-income housing to the people of metropolitan Atlanta.

Mr. Alexander then discussed Unfinished Business. Some of the phases of the initial program which are not finished are:

1. Completion of projects now in planning.
2. Legislation pending that will allow the city to lease schools to be built by developers simultaneously with housing projects, except in urban renewal areas.
3. Investigation of problems relating to code restrictions of innovative building.
4. Activation of Board for the Greater Atlanta Housing Development Corporation.
5. Obtaining of additional sites in areas where low-income housing is needed.

Mr. Alexander made a closing statement thanking the staff, members of the committee, Federal Agencies, Atlanta Housing Authority, Planning Department, Building Department, Public Works Department, members of the Board of Aldermen, Mayor Allen and the members of the Press, Radio and TV Organizations for their cooperation and assistance.

Mr. Alexander then called on Mr. Charles F. Palmer, member of the Public Housing Panel of the Committee, to discuss a Resolution the Panel had prepared.

Mr. Palmer stated that the only logical conclusion reached is that (1) subsidized housing must be fairly distributed throughout the city and, (2) that the only politically feasible way to do this is by a "package deal" simultaneously presented to Council by the Mayor and Atlanta Housing Authority with

overwhelming community support.

He stated that the opinion of the sub-committee is that it is not too late to resubmit those rejected zoning applications through the "package plan" on a simultaneous basis to meet the city's needs for subsidized housing and that the Mayor, the Board of Aldermen and the Atlanta Housing Authority should proceed to do so forthwith.

Mr. Palmer then stated that if the same energy, zeal and leadership of our "power structure" and city officials that was mobilized to build our dazzling stadium, luxury apartments and magnificent hotels and office buildings in our urban redevelopment areas had been applied to providing subsidized housing for those who were bulldozed out of slums to make room for these majestic structures, the goal of public housing which our Mayor proclaimed so long ago would now be nearly reached.

Then, as spokesman for the Chairman of the Sub-Committee on Public Housing and on the sub-committee's behalf, moved that our full Committee does now reaffirm its position on "package rezoning", and calls upon its fellow organizations of the City and those responsible for its implementation to cooperate to put it into effect.

The Resolution was duly seconded and the Chairman called for discussion.

Mr. Alexander then suggested that since this was included in the requests made on August 2, 1968, to the Zoning Committee and the Planning and Development Committee of the Board of Aldermen and had been referred to the Planning Department, the Committee should first address the Planning Department as to current status of the proposal.

Mr. Palmer declined the suggestion and asked for a formal vote on the motion to adopt the Resolution. It was adopted unanimously.

Mr. Alexander then showed the Committee slides that were taken of the slums as they exist today in certain areas of the City, particularly Lightening, and as a contrast the new low-income replacement housing developments such as: Wheat Street Gardens, College Plaza, Allen Temple, McDaniel Street apartments for the Elderly, Hollywood Road Project, Bankhead Highway, Friedship Gardens, Thomasville U.R. Project and the London Towne Houses.

Mr. William Howland then commented on the five houses in Linwood Park which have been rehabilitated by CACUR under the 221 (h) program.

The Chairman then called on Mr. Dan Sweat, Director of Governmental Liaison, for comments.

Mr. Sweat stated that the statistics released by Col. Jones and the Committee were impressive and that the influence of the Committee's success was not confined to Atlanta's housing program alone but has also been felt at the national level and that housing experts from over the country have commented on the Atlanta approach and on the excellent program of the Housing Resources Committee.

He stated that his feeling is that the story behind the statistics is where the real meaning of this Committee and the Housing Program is to be found. He said that the work of the Committee has made all the city aware of the desperate need for decent housing for the less fortunate, less affluent citizens of Atlanta; that it has helped bridge the gap of creditability between the City - the institution - the power structure and a very large and important segment of our community, and most important, this program started the City out on a new direction so long needed.

He stated that the Aldermen understood this need when they refused to pass Urban Renewal Survey and Planning applications until the housing relocation needs were met. The Mayor realized the need when he called the Housing Conference and established this committee and it was obvious that the private business leadership recognized it when, the members of the Housing Resources Committee, responded as has been done.

Mr. Sweat then pointed out that the resultant changes are reflected in a report given by Howard Openshaw, Director of Redevelopment of the Housing Authority, at the last CACUR meeting. Mr. Openshaw pointed out that of the 10,033 units begun in urban renewal projects in 1968, 884 units have been completed which is 21 times the number of housing completed the previous year in urban renewal areas. During the same period, only 484 units were demolished in urban renewal areas. So, for the first time in the history of Atlanta's urban renewal program, more housing units were completed in urban renewal areas than were demolished.

Mr. Sweat concluded by saying, "We have finally turned the corner in our urban redevelopment program and are headed in a new direction so long sought."

Mr. Archer D. Smith, III, Chairman of the Legal Panel, made a warning statement that we are deluding ourselves if we take the figures presented and quit working; that we have got to be realistic and get behind the package zoning plan.

Upon inquiry from the Chairman, Mr. Jones confirmed that sites for all of the 7,337 units shown as In Planning, have not yet been rezoned.

In reference to the figures pertaining to Public Housing, contained in the Summary of Status Report (Encl. 2, Second Annual Report), attention is called to the fact that although the 5,476 units shown as Completed, Under Construction and In Planning categories, fall short by 4,100 units of the 5 year goal, it is however within 110 units of the 2 year goal of 5,586 Public Housing units announced in the Mayor's Housing Conference, November 15, 1966.

The meeting adjourned 11:30 a.m.

Respectfully submitted,

Malcolm D. Jones
Malcolm D. Jones
Housing Coordinator

MC

Encls: Resolution by Public Housing Sub-Committee
Article, Atlanta Constitution, December 13, 1968
Editorial, Atlanta Journal, December 14, 1968
Editorial, Atlanta Constitution, December 16, 1968
An Official Opinion of WSB-Radio/Atlanta, Dec. 22, 1968
Editorial, WSB-TV, January 2, 1969.
Editorial, WSB-TV, January 3, 1969

TO: The Housing Resources Committee of Atlanta

FROM: Sub-Committee on Public Housing

During the last year the Sub-Committee on Public Housing held numberless meetings with many community leaders and visited a great many acceptable sites for projects.

After days and nights of discussions and tireless blending of opinions, plans for action were unanimously agreed.

The only logical conclusion was reached that (1) subsidized housing must be fairly distributed throughout the city and, (2) that the only politically feasible way to do this was by a "package deal" simultaneously presented to Council by the Mayor and Atlanta Housing Authority with overwhelming community support.

Our full Committee, the Atlanta Chamber of Commerce, the Mayor's Citizens Advisory Committee, church organizations and many others approved and endorsed such procedure.

But when submitted to the Housing Authority the Authority stated it hadn't studied the plan, failed to approve or disapprove, but instead proceeded with the single shot approach which had failed before.

The result was continuing turn downs of rezoning by the Aldermanic zoning powers.

It is the opinion of the Sub-Committee on Public Housing that it is not too late to resubmit those rejected zoning applications through the "package plan" on a simultaneous basis to meet the city's needs for subsidized housing and that the Mayor, the Board of Alderman and the Atlanta Housing Authority should proceed to do so forthwith.

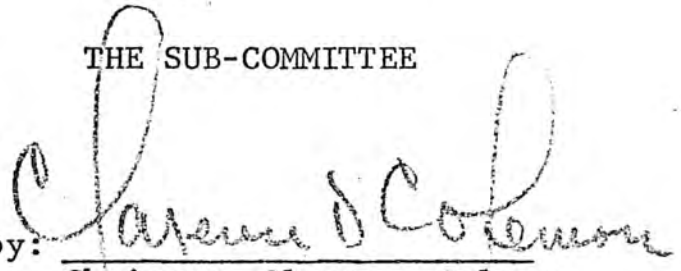
If the same energy, zeal and leadership of our "power structure" and city officials that was mobilized to build our dazzling stadium, luxury apartments and magnificent hotels and office buildings in our urban redevelopment areas had been applied with equal energy, zeal and leadership to providing subsidized housing for those who were bulldozed out of slums to make room for these majestic structures, the goal of public housing our Mayor publicly proclaimed so long ago would now be nearly reached.

We have done wonders for the rich. Now, let us do wonders for the poor!


Therefore, as Chairman of the Sub-Committee on Public Housing and on its behalf, I move that our full Committee does now reaffirm its position on "package rezoning", and calls upon its fellow organizations of the city and those responsible for its implementation to cooperate to put it into effect.

THE SUB-COMMITTEE

by:


Chairman, Clarence Coleman


Vice-Chairman, Charles F. Palmer


Member, William Bohn

December 12, 1968

Allen's Housing Goal Seems Sure; Panel Pushes Zone 'Package Plan'

By ALEX COFFIN

Mayor Ivan Allen Jr.'s five-year low-cost housing goals appear sure of being met, the mayor's Housing Resources Committee heard Thursday.

And the committee voted unanimously at its second annual meeting to push again the so-called "package plan," which means zoning for low-cost housing throughout all sections of the city simultaneously.

Two aldermanic committees asked the City Planning department to study the matter last August, but indirectly seemed to hope the matter would be forgotten. Planning department director Collier Gladin Thursday reported no substantial progress had been made on the matter since August.

Col. Malcolm Jones, staff man for the HRC, said 3,217 units have been completed, 6,278 are under construction and 7,337 are in the planning stage—a total of 16,832 since November, 1966.

Allen at that time had set a goal of 16,800 replacement units by 1971.

Jones said that some of the 7,337 in planning stages may fall by the wayside, but 6,215 units being considered will more than compensate for any losses.

Jones said that the program is 4,100 behind in the public housing category, but 4,068 in the

slightly more costly 221(d) (3) housing.

Although Jones' report was the most optimistic news by far relating to the goals, attorney Archer D. Smith III issued a pessimistic warning.

"We're deluding ourselves," he said, "if we take these figures and quit working . . . We've got to be realistic and get behind the package zoning plan."

Earlier in the meeting, Ald. George Cotsakis took exception

to remarks made at this week's annual Chamber of Commerce meeting that the city's building codes are antiquated.

Cotsakis, chairman of the Building Committee, asked that the HRC and the chamber show him specifically where changes would help the low-cost housing program without jeopardizing health and safety. If such changes are shown, Cotsakis said, "I assure you you'll get 100 per cent cooperation."

The Atlanta Journal

"Covers Dixie Like the Dew"

Since 1883

Jack Tarver, President • Jack Spalding, Editor

EDITORIALS

2-A

DECEMBER 14, 1968

Low-Cost Housing Gap

THE HOUSING Resources Committee heard Thursday that Mayor Ivan Allen's five-year, low-cost housing goal of 16,800 replacement units by 1971 was sure of being met.

This is encouraging.

But the goal, unfortunately, falls far below the mammoth commitment needed if city leaders are determined to wipe out the terrible slum conditions that breed violence and volatile resentment.

Noting this, the HRC voted unanimously at its second annual meeting to endorse and push for approval of the zoning "package plan" designed to pave the way for low-cost housing throughout all sections of the city simultaneously.

Is this too much to expect?

The answer apparently has been yes—judging by the silent reception the plan has received from the aldermanic Planning and Development Committee and the Zoning Committee since it was received for study last August.

Both committees were to seek information from the Planning Department. Now, more than four months later, Planning Department Director Collier Gladin has reported no substantial progress has been made to implement the package plan.

HRC Chairman Cecil Alexander put the need for the package plan in proper perspective last August. "It's like this," he told the aldermen, "either we house the poor or we have within our midst, if not in this generation, then certainly in the next, an alienated people ready to grasp by force what we would not provide when there was yet time."

The true indication of the meager success in providing adequate low-cost housing units so far in Atlanta comes from a statement released by the Atlanta Housing Authority Wednesday. For the first time in Atlanta urban renewal history, said the AHA, housing construction in 1968 exceeded the number of units demolished.

In other words, Atlanta has virtually been standing still, if not going backwards, in attacking its low-cost problem in recent years.

Therefore, it is not surprising to count the number of responsible community organizations supporting the package plan. They include the Atlanta Chamber of Commerce, the Community Council of the Atlanta Area Inc., Central Atlanta Progress Inc., the Women's Chamber of Commerce, the League of

Women Voters, the Christian Council of Metropolitan Atlanta, Inc., and the Metropolitan Atlanta Conference on Housing.

It is time that the conscience of the community be heard.

THE ATLANTA CONSTITUTION

Monday,

December 16, 1968

A Fight at All Levels

Two groups in the vital area of housing heard good news last week in Atlanta, but members immediately got off their laurels to continue their work.

The mayor's Housing Resources Committee was told that Mayor Ivan Allen Jr.'s five-year goal of 16,800 units of low-cost housing surely would be met.

More than 3,000 have been completed, another 6,000 are under construction, and more than 7,000 are in the planning process.

All wasn't optimism, however. "We're deluding ourselves," said attorney Archer D. Smith III, "if we take these figures and quit working. . . . We've got to be realistic and get behind the package zoning plan." The committee voted unanimously to seek again such a plan, which would zone for low-cost housing simultaneously throughout all sections of the city. Such an approach has been studied by the City Planning department since last August.

The Citizens Advisory Committee for Ur-

ban Renewal, meantime, was hearing that for the first time in urban renewal history here housing construction exceeded the demolition rate.

Lest this set off jubilation all over the place, Atlanta Housing Authority official Howard Openshaw had a somber message, part of which was as follows:

"In our affluent society, it is unthinkable that millions of Americans remain ill-housed; that affluent whites continue to flee to the suburbs, leaving our urban core to the poor and blacks; that spreading slums and blight are leading us not to decay but destruction, while in many cities, officials remain insensitive to the plight of the people."

Starkly put, yes, but a summing of a national concern. It is well that Atlanta sees the problem and is fighting it through committee, agency, and individual leadership. This is one of America's most important battles, and it must be engaged at all levels of government.



AN OFFICIAL OPINION OF

WSB RADIO/ATLANTA

1601 WEST PEACHTREE ST., N.E.

WSB VIEWPOINT
"THE NEED FOR MORE
SUBSIDIZED HOUSING"

by
Elmo Ellis, General Manager
Broadcast Sunday, December 22, 1968

Novelist Jan Struther once wrote: "A city is greater than its bricks and mortar; it is greater than tower or palace, church or hall; a city's as great as the little people that live there."

We agree with the sentiment expressed in these lines, but if we expect the little people to prove their greatness, aren't we duty bound to ask ourselves, what kind of living quarters are we providing for them?

Many families in Atlanta are living in decrepit apartments and rat-infested slum housing. Their so-called homes are unfit for raising children. They lend themselves more often to serving as breeding places for discontent, disease and crime.

While we have replaced some of these hovels and shacks, and expect to meet the Mayor's quota of 16,800 replacement units by 1971, we aren't providing nearly enough low and middle-income housing.

And we aren't subsidizing the building of such units in enough different places in the city.

Clarence Coleman of the Housing Resources Committee of Atlanta headed a team that studied this matter thoroughly. Its members concluded that (1) subsidized housing must be fairly distributed through the city; and (2) the only politically feasible way to do this is by a "package deal," which designates some ten areas located in various sections, north, south, east and west, all of which are suitable for housing development.

The plan isn't new, but its never been given a vote of approval by the Board of Aldermen. If they would say yes, housing development could move ahead in a way to make 1969 a banner year for Atlanta.

Our city has proved its ability to redesign our skyline with magnificent new office buildings, hotels, luxury apartments and shopping complexes. This same kind of vision and energetic leadership is sorely needed in the building of adequate subsidized housing.

Besides eradicating substandard dwellings and bringing new sunlight into thousands of lives, such an enlightened effort on a massive, city-wide scale could perhaps do more than any other thing to promote social and economic stability and stimulate peaceful progress throughout our community.

A great many business, professional and church leaders are solidly behind this program. A number of our top civic organizations are enthusiastically supporting it.

What we need now is a resounding expression of approval from the vast majority of our local citizens.

If we make it clear and convincing that we, the people of Atlanta, are behind this package proposal--and we earnestly want to see subsidize housing distributed throughout the city--then we will improve vastly the chances that our Housing Authority and our Aldermen will hear and give this program the green light.

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WIOD AM-FM, Miami • KTVU, San Francisco-Oakland • WIIC-TV, Pittsburgh

WSB TELEVISION

WHITE COLUMNS ON PEACHTREE

CHANNEL 2, ATLANTA, GA. 30309

VIEWPOINT



AN EDITORIAL OPINION.....

January 2, 1969

VIEWPOINT - An official expression of the editorial opinion of the management of WSB Television.

"Who is my neighbor?"

If you live in Atlanta, here's a modern day answer to that 2,000 year old question.

These are your neighbors.

Some live in these homes because they are lazy; some because they don't know any better; but most because there is simply no other place to live in this city of a million.

For too long, most of us have passed by our slum neighbors on the other side of the road.

But the good Samaritans are among us today, too.

In 1966, Mayor Allen set a goal - almost 17,000 new housing units in the next five years. It was a modest goal - actually aimed only at keeping us about even in the fight against rotten housing.

Since then, Atlanta architect Cecil Alexander has sacrificed much of his own profit-making time as a non-paid chairman of the Mayor's Housing Resources Committee. And Malcolm Jones, a retired Army Colonel, has been the full-time working head of the big housing push. At the end of the first two years, the program is amazingly "on schedule".

Except in one important area:

The city is 4,000 units behind in the goal for public housing.

Behind in the very area where the need is greatest, where this family must live -- in new units that can be rented or purchased at \$30 to \$50 per month.

Of all the units built or started since 1966, private enterprise has not been able to build anything to rent or sell for less than \$60 a month. That is not to say that private builders have not tried. They have done a fine job. But the high cost of land and labor and zoning problems have effectively prevented the building of truly low cost housing.

That means that our government, which is another way of saying you and I, is apparently the only Samaritan who can change the life of a boy like this.

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WIOD AM-FM, Miami • KTVU, San Francisco-Oakland • WIIC-TV, Pittsburgh

WSB TELEVISION

WHITE COLUMNS ON PEACHTREE

CHANNEL 2, ATLANTA, GA. 30309

VIEWPOINT

AN EDITORIAL OPINION.....

January 3, 1969

VIEWPOINT - An official expression of the editorial opinion of the management of WSB Television.

American Builder Magazines' Centennial issue asked a hard question:

"Who really give a damn about housing?"

And answers:

"Not the cities - they're headed for a decade of failure.

"Not the suburbs - they couldn't care less."

"Not the rural areas - everyone's leaving them."

"Not the power structure - all they do is talk, talk, talk."

Then the magazine recognizes Atlanta as one of the few oasis in a desert of apathy. Because Mayor Allen, Dan Sweat, Cecil Alexander and Malcolm Jones have pushed us far ahead of other cities.

But still not far enough. Even the Mayor's crash program falls short of help in the area of the greatest need: units that will rent or sell for \$30 to \$50 a month.

So what can be done?

Here is what WSB Television considers some key recommendations:

The Federal Housing Act of 1968 allows the FHA to make some loans for home ownerships at one per cent interest! But there's not enough money for this project - or for many of the other housing programs. Congress must see the crisis - and vote the money.

Building codes must be updated to allow for new, more economical assembly-line building techniques and materials.

Building trade unions must stop discriminating and start helping to train more workmen.

Private enterprise must be able to build truly low cost housing at a profit. Senator Robert Kennedy's suggestions for tax benefits offer the best hope for that.

(more)



COX BROADCASTING CORPORATION stations: WSB AM-FM-TV, Atlanta • WHIO AM-FM-TV, Dayton • WSOC AM-FM-TV, Charlotte
WIOD AM-FM, Miami • KTVU, San Francisco-Oakland • WIIC-TV, Pittsburgh

What private enterprise so far has not built in Atlanta, must then be built as public housing. And some of this public housing can be built in present slum pockets even in Northside Atlanta.

One of the most difficult problems in Atlanta is to find land at a reasonable price zoned for apartments.

WSB Television suggests the expressways. That's right - the expressways! Not on the pavement during rush hour traffic. But in the air space over the freeways!

Not only is it possible to build housing over the expressways but it has been done in other cities. The land is already owned by the government. And the government encourages use of the valuable air space for such necessary urban projects as housing.

Incidentally, for rapid transit, too.

Without the expressways, only 200 to 400 acres inside Atlanta are zoned for apartments. With the air space over the freeways there would be a minimum of 2,700 acres of expressway right-of-way within the city of Atlanta. Already there's plenty of parking available every rush hour.

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CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE

November 27, 1968



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

Dear Members: Housing Resources Committee,
Low-Income Housing Coordinating Group (and Guests)

The Annual Meeting of the Housing Resources Committee and the Low-Income Housing Coordinating Group will be held at 10:30 a.m., Thursday, December 12 in Committee Room 2, Second Floor, City Hall.

This the second Annual Meeting of the Housing Resources Committee and will include the full membership of the Committee.

Mayor Allen is scheduled to address the Committee on this occasion.

We are revising the Status Report of the Low and Medium Income Housing Program to show results during the first two years of the Program, which ended November 15. We feel that you will be pleased with the overall accomplishments.

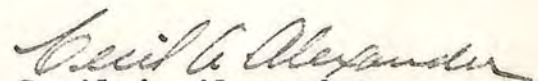
Also, we are preparing for you a slide presentation showing currently existing slum conditions in the City, which we are trying to eliminate and typical illustrations of low and medium income housing developments which we are promoting as replacement housing.

In addition, we propose to have for your review an Annual Report showing I - Our accomplishments to date; II - Implications and anticipated effects of the Housing Act of 1968, as it relates to the future of our Low-income Housing Program locally; III - Unfinished Business; and IV - Future Direction for the activities of our Committee.

We ask that the Chairman or Acting Chairman of each of the panels of the Committee prepare and send to Malcolm Jones, Room 1204, City Hall by December 4, a brief report (not exceeding 1-2 pages) of your panel's activities during 1968 and any suggestions for future action, for summarizing in the Annual Report.

We anticipate a good turn out at the meeting on December 12 and hope that you will be able to attend.

Sincerely,


Cecil A. Alexander,
Chairman

November 15, 1968

HOUSING RESOURCES COMMITTEE

SUMMARY

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

5 yr. Program, 1967-71

Goals:					
%established for first 2 yrs. (Same % used for 5 yr. period)	100%	(57%)	(13%)	(30%)	(0%)
	16,800	(9,576)	(2,184)	(5,040)	(0)
<u>Status</u>	<u>*No. Units</u>	<u>P.H. & TK</u>	<u>FHA 221</u>	<u>Pvt. Devel.(Conv.)</u>	<u>Elderly & N.H.</u>
Completed (New Construction)	3,217	(650)	(854)	(1481)	(232)
Under Construction	6,278	(1412)	(1263)	(3362)	(241)
In Planning	<u>7,337</u>	<u>(2388)</u>	<u>(4135)</u>	<u>(514)</u>	<u>(300)</u>
Total In Sight Plus Leasing Program	16,832	(4450) <u>(1026)</u> (5476)	(6252)	(5357)	(773)
Increase or Deficit	+32	(-4100)	(+4068)	(+317)	(+773)
Being Considered(all categories)	6,215				

*Figures in this column are basic and represent the entire program; () in columns to the right, indicate breakdown by programs of figures included in basic column.

In addition, the Housing Code Division has reported 13,945 dwelling units rehabilitated under the Housing Code and the Housing Authority has reported 340 units rehabilitated in the West End U.R. Project.

HOUSING RESOURCES COMMITTEE

November 15, 1968

Total Dwelling Units Permitted in Atlanta:
 1963 - 9,129 1966 - 2,382
 1964 - 3,829 1967 - 4,630
 1965 - 2,656 1968 - 4,098(thru Oct.)

SUMMARY

Dwelling Units Demolished under Housing Code:
 Nov. & Dec. 1966 - 144
 During 1967 - 1,272
 During 1968(thru Oct) - 740
 TOTAL 2,156

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

5 yr. Program, 1967-71

Goals:

% established for first 2 yrs. 100%
 (Same % used for 5 yr. period) 16,800

(57%) (13%) (30%) (0%)
 (9,576) (2,184) (5,040) (0)

Status	*No. Units		P.H. & TK		FHA 221		Pvt. Devel. (Conv.)		Elderly & N. H.	
	Nov. 15	Aug. 15	Nov 15	Aug 15	Nov 15	Aug 15	Nov 15	Aug 15	Nov 15	Aug 15
Completed (New Const.)	3,217	3,002	(650)	(310)	(854)	(700)	#(1481)	(1760)	(232)	(232)
Under Construction	6,278	5,831	(1412)	(1532)	(1263)	(1174)	(3362)	(3125)	(241)	-----
In Planning	<u>7,337</u>	<u>7,712</u>	<u>(2388)</u>	<u>(2608)</u>	<u>(4135)</u>	<u>(4234)</u>	<u>(514)</u>	<u>(424)</u>	<u>(300)</u>	<u>(446)</u>
Total In Sight Plus Leasing Program	16,832	16,545	** (4450) (1026) <u>(5476)</u>	(4450) (1026) <u>(5476)</u>	(6252)	(6108)	(5357)	(5309)	(773)	(678)
Increase or Deficit	+32	-255	(-4100)	(-4100)	(+4068)	(+3824)	(+317)	(+269)	(+773)	(+678)
Being Considered(all cat.)	6,215	5,205								

#400 units developed conventionally, included in previous report, have been dropped because rents are too high to qualify under the Low-Income Housing Program.

Did Not Materialize (See Note A attached.)

*Figures in this column are basic and represent the entire program; () in columns to the right, indicate breakdown by programs of figures included in basic column. ** In addition, 1,026 units have been leased for P.H.; 800 of these are now occupied or available for occupancy as Public Housing. Also 18,594 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 13,945 sub-standard units have been brought into compliance through actual rehabilitation. 340 units have been rehabilitated by the H.A. in the West End U.R. area. 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, " " "

Respectfully submitted,

Malcolm D. Jones
 Malcolm D. Jones
 Housing Coordinator

- Encls: 1. Summary of Public Housing in Atlanta
 2. Notes
 3. Inventory of Low and Medium Income Housing in Atlanta (with office copies only)
 4. Project Index (with office copies only)

SUMMARY OF PUBLIC HOUSING IN ATLANTA

\$,874	.	.	.	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) Spring '68 - 310 of these units completed 7-25-68; remainder completed 11-10-68.
	(140)			Units under construction in Perry Homes Extension - South of Procter Creek.
				(78) 3 Bedroom
				(46) 4 Bedroom Bids opened March 7, 1967. Permit issued May '67. Construction behind schedule.
				(16) 5 Bedroom 85% completed 11-10-68. Estimated completion date Feb. 1, 1969.
	(350)			Units planned for Thomasville U.R. Project
				(40) 1 Bedroom (16 Elderly) Bids opened May 15, 1968. Contract signed July 1, 1968. Ground broken July 17, 1968. Will try to have part delivered before final scheduled completion date Jan 1970.
				(120) 2 Bedroom
				(80) 3 Bedroom
				(80) 4 Bedroom
				(30) 5 Bedroom
	4200			Units reserved
	(1372)			(Allocations made by HUD to date; Hollywood Rd., 202; Bankhead Hwy., 500; Gilbert Rd., 220; and Honor Farm #1, 450)
	(730)			(730 units of this reservation are approved for use in the leasing program.)
	(1313)			(1,313 units of this reservation are tentatively committed; East Lake #2, 800; Jonesboro Rd., 160; Bedford-Pine U.R. area, 353.)
	(785)			(785) units of this reservation are tentatively proposed for commitment to projects in planning.
	<u>300</u>			Units allocated for leasing program (Leased units can only be utilized for P.H. occupancy as they become vacant.)
5,640	5,640			Total under Development and In Planning
	(1,026)			Units under lease (9 locations); 800 of these are occupied or available for occupancy as Public Housing. On September 18, 1968, Bd. of Ald. approved Resolution authorizing H.A. to request allocation from HAA of 2,000 additional units of Public Housing. Request is being prepared by H.A.
<u>2,000</u>				
16,514				Total Public Housing Potential

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

HOUSING RESOURCES COMMITTEE
Atlanta, Georgia
December 12, 1968

SECOND ANNUAL REPORT

CONTENTS

Accomplishments
Implications of the 1968 Housing Act
Future Direction
Unfinished Business
Reports of Committee Panels (Encl. 1)
Summary of Status Report (Encl. 2)

ACCOMPLISHMENTS

November 15, 1968, marked the completion of the first two years' activity of the Housing Resources Committee in its efforts to promote and accelerate the Low-income Housing Program in Atlanta.

The 5 year goal of 16,800 low and medium income housing units announced by the Mayor in his Housing Conference establishing the HRC on November 15, 1966, is now in the pipe line. This figure was based on anticipated replacement needs caused by Governmental action during 1967-71, and did not take into consideration normal growth, formation of new families and in-migration.

The November 15 revision of the report on status of the low and medium income housing program shows:

Completed	3,217 units	
Under Construction	6,278 units	
In Planning	7,337 units	
In Sight	16,832 units	Total

This slightly exceeds (by 32 units) the 5 year goal of 16,800 units and is only 305 units short, in the first two categories, of the anticipated need for 9,800 units during the first two years of the program.

It is anticipated that most of the 7,337 units in Planning will materialize. However, in the event that some may fall by the way side, there are an additional 6,215 units Being Considered, which will more than compensate for any units now in the In Planning category which may be lost to the program.

The Summary (Encl. 2) shows that the goals for all phases of the 5 year program are being met, with the exception of Public Housing which is currently 4,100 units behind.

The Committee has consistently endeavored to overcome and minimize neighborhood objections to low-income housing, which has been the greatest problem in getting approval on site selections.

The Committee has solicited and obtained the support of the Chamber of Commerce in seeking the cooperation of County Commissioners (particularly Fulton) for establishing low income housing projects in unincorporated areas of adjoining Counties, where occupants may reside in close proximity to sources of industrial employment.

Among other accomplishments, the Housing Resources Committee:

Has worked closely with developers, builders, City Departments and Community groups in promotion of low and medium income housing and in coordination of efforts in this field.

Has been instrumental in establishing the Greater Atlanta Housing Development Corporation to assist local non-profit housing corporations, thus providing seed money and other assistance (including perhaps the banking of land for subsequent use at no profit for low income housing developments).

Was a pioneer in proposing and getting approval at both the local and national level for use of prefabricated relocatable units as temporary relocation housing.

Was influential in promotion, at the Washington level, of expanding the base for Federal Grants and direct Loans, now authorized in the 1968 Housing Act, for assisting home owners in rehabilitation of their dwellings to meet requirements of the Housing Code.

Has urged early adoption by the City of miniature Urban Renewal projects, through the Neighborhood Development Program, in blighted residential pockets, to rid the City of its worst slum areas.

Has urged revision of some previous conventional planning concepts in an effort to get certain areas rezoned to permit a more practical approach to improvement of such areas for residential use.

Urged the dispersal of future Public Housing in relatively small developments on scattered sites.

Has been instrumental in creation of interest in the low-income housing program by non-profit organizations and the formation of several such organizations to participate in the low-income housing program.

Was the catalyst in getting neighborhood interest revived for improvement of Vine City through Urban Renewal.

Proposed and obtained concurrence of the Board of Education for drafting legislation for consideration by the General Assembly in its next session to authorize developers to build schools simultaneous with development of housing projects, except in Urban Renewal areas, for lease to the School Board until it is in position to purchase the facilities.

Was active participant in Atlanta Conference on Equal Opportunity in Housing.

Has worked with the Model Cities' staff in development of its housing rehabilitation program and site selection for experimental housing.

Has pointed out to City officials the necessity for, and urged recognition of, the principle that site selection for low-income housing should include a planning function and responsibility, similar to location of schools, water purification plants, sewerage disposal systems and other public works; that it should not be left entirely up to land promoters and developers to select sites and bear the burden of trying to get them suitably zoned and approved.

After promoting and receiving support of thirty prominent Business, Civic and Religious organizations and individuals, the HRC held a special meeting on August 2, 1968, with the Planning and Development Committee and the Zoning Committee of the Board of Aldermen in which the following specific requests were made:

1. Asked the Mayor to appoint either an existing committee or a new committee of the Board of Aldermen to assume a responsibility in the field of low-income housing.
2. Revision of the Building Codes for the City of Atlanta, particularly to allow experimental housing to be built in the Model Cities area.

3. Revision of the Ordinance governing non-conforming use of land to allow structural changes in improving dwelling units to meet requirements of the Housing Code.
4. Accelerate the urban renewal program particularly in the Nash-Bans, Vine City and other areas outside the Model Cities area.
5. Authorize the Atlanta Housing Authority to request 2,000 additional units of public housing.
6. Adoption of a revised district zoning map based on the new Land Use map, to include adequate areas for low-income housing.

Results:

a. A resolution was adopted on September 16, 1968, charging the Planning and Development Committee of the Board of Aldermen with responsibility for assisting the Housing Resources Committee in meeting requirements of the Low-income Housing Program.

b. Vine City and East Atlanta have been included in the Neighborhood Development Program for planning in 1969.

c. The Board of Aldermen authorized on September 16, request by the Housing Authority to the Federal Government for an allocation of an additional 2,000 units of Public Housing; and the request has been submitted to Housing Assistance Agency of HUD.

d. Although specific action on the other three items has thus far been inconclusive, the need for these elements has been recognized and emphasized and indirect favorable effects have been encouraging.

Throughout the program the HRC has endeavored to work for close contact and understanding with the Federal Agencies, local groups and City Departments in promotion of the Low-income Housing Program and received from them a remarkable degree of cooperation and assistance, which is very much appreciated.

On December 9, 1968, award was made by the Housing Authority to National Homes Corp. of LaFayette, Indiana, for development of the 96 acre Federal surplus land site, as part of the Thomasville Urban Renewal project. This award was based on a design competition among 5 prominent developers and will include 600 units of low and medium income housing, 2 schools, parks, commercial development to serve the immediate neighborhood and other facilities.

IMPLICATIONS OF THE 1968 HOUSING ACT

The National Housing Act passed by the Congress on August 1, 1968, reaffirms the national goal in the 1949 Housing Act, of "a decent home and a suitable living environment for every American family".

Private industry has been challenged to provide six million additional housing units during the next ten years for low and moderate income families. The 1968 legislation provides the tools and incentives and success in meeting the national objective will largely depend on:

1. Sponsor interest.
2. Availability of land at a reasonable price.
3. The mortgage money market.
4. Municipal cooperation
5. Funding by the Congress in 1969.
6. Building code and zoning restrictions.

Section 238: The 1968 Housing Act established a new Special Risk Insurance Fund which permits the Federal Housing Administration to assume higher mortgage insurance risks in connection with both location and credit characteristics that were unacceptable under the mutual mortgage sections of the Act. This should widen both the housing and the mortgage sections of the Act. This should widen both the housing and the mortgage market.

Section 237: Provides, on an experimental basis, FHA mortgage insurance to finance homeownership for certain lower income families who cannot qualify under normal standards because of their past credit records, but who can meet mortgage payments with appropriate budget and financial counseling.

Section 236: Under this rental housing program the tenant or cooperator will pay at least 25 per centum of his family income towards the market rent or the basic rent, whichever is greater. The basic rental is determined on the basis of operating the project with payments to principal and interest on a level annuity plan at 1 percent interest. HUD pays the mortgagee the difference between the amount collected from the occupant and a fair market monthly rental determined on the basis of operating the project with payments of principal, interest and mortgage insurance premium required on a level annuity mortgage at the market interest rate. There will be no subsidy for the moderate income tenants. Maximum mortgage amounts - 100% of FHA cost to nonprofit and 90% for profit motivated sponsors. 40 year term. Limited to families whose incomes are not in excess of 135% of initial admission levels of public housing.

The above is only a partial outline of Section 236. The regulations cover a wide segment of rental housing financing and the mortgage insurance terms are liberal. The Act authorized \$75,000,000 to July 1, 1969, but only \$25,000,000 has been funded. These funds will likely be allocated very rapidly to proposed rental and cooperative projects. There is no requirement for a Workable Program.

Section 235: This section places heavy emphasis on home ownership and provides that if the purchaser of a new home or a living units in a condominium will pay at least 20% of the family's income, HUD will pay the balance of the monthly mortgage payments. A two family dwelling may also be purchased, if owner occupies one unit. Mortgages are limited to \$15,000 and \$17,000 for large families. Family income limited to 135% of public housing entrance levels. 30 year mortgage term. No Workable Program is required.

Subsidies vary with the income of the purchaser and the cash investment in the housing unit will range from a minimum of \$200 to 3% of FHA's estimate of cost.

Section 235 of the Housing Act is very comprehensive and the present funding of \$25,000,000 will be used up rapidly.

Comments: All of the legislation mentioned above applies to both proposed construction and major rehabilitation and provides wide opportunity for nonprofit organizations to operate in a number of fields. It is also attractive to profit motivated firms. It permits the issuance of mortgage insurance in urban, suburban, core and rural areas and better distribution of low income housing in all areas where the need can be established under the new Act.

It gives the sponsor a choice of construction or rehabilitating single family homes, town houses, apartments, condominiums and cooperatives. It provides for accumulation of equity by the buyer through credit for his own labor. It also provides employment and contract opportunities for lower income families and business concerns in the construction area to the extent feasible. Occupant training will be provided where needed in financing and other fields.

There are many changes and additions to the Housing Act that have not been covered in the brief outline above. Other sections apply to Urban Renewal, Public Housing, Housing for the Elderly, Nursing Homes, Nonprofit Hospitals, Flood Insurance, Financing, etc.

THE IMPACT OF THIS BILL ON HOUSING SHOULD BE TREMENDOUS.
THE TOOLS ARE AVAILABLE AS NEVER BEFORE.

FUTURE DIRECTION

As Chairman of the Housing Resources Committee, I make the following recommendations for the future course of action for the housing program in Atlanta. We request that the Mayor and Board of Aldermen give consideration to these proposals and advise us accordingly, in a revised statement of mission for the Committee:

1. All bodies concerned with housing review the present and continuing needs for low income housing.
2. Eliminate existing slums and provide housing as needed in the area for those who wish to remain there.
3. Place housing near jobs and public facilities in the City of Atlanta and throughout the metropolitan area.
4. Continue efforts to promote innovative low-income housing construction in Atlanta.
5. Continue to aid efforts to eliminate social problems connected with housing.
6. Further involve the business community in the housing program.
7. Assist nonprofit groups and developers in their efforts to obtain land and construct housing.
8. Promote and explain the new general housing act and the fair housing act.
9. Consider national and local legislation useful to the housing program.
10. Assist in the stabilization of existing neighborhoods and encourage the construction of middle and upper income residential developments in the City of Atlanta.
11. Attempt to involve persons in the slums in the business side of demolition, rehabilitation or erecting new units.
12. Continue efforts to sell the need for low income housing to the people of metropolitan Atlanta.

It is also suggested that consideration be given to placing the functions of the Housing Resources Committee with the Citizens Advisory Committee for Urban Renewal or as a part of an activated Urban Coalition.

UNFINISHED BUSINESS

There are many unfinished phases of the initial program which need the continuing existence of a citizens' group to help with the completion of the program. Some of them are:

1. Completion of projects now in planning.
2. Legislation pending that will allow the city to lease schools to be built by developers simultaneously with housing projects, except in urban renewal areas.
3. Investigation of problems relating to code restrictions on innovative building.
4. Activation of Board for the Greater Atlanta Housing Development Corporation.
5. Obtaining of additional sites in areas where low income housing is needed.

It should be borne in mind, that while this program is apparently in good shape, that many of the projects still need shepherding. There are many forces trying to block housing in Atlanta and any faltering in continuing efforts might well decimate the final accomplishment of the erection of the 16,800 units.

I wish to close by thanking Col. Jones, William Gates of our staff, the members of our committee who worked dilligently during the past two years and such members as Archer Smith, Lee Burge, Clarence Coleman, Charles Palmer, Robert Winn and Dale Clark immediately come to mind among many **others**. This has truly been a working Committee. We also thank the Atlanta Housing Authority, the Planning Department, the Building Department, Public Works Department, members of the Board of Aldermen, Mayor Allen and the members of the Press, Radio and TV Organizations. Not to be forgotten are the developers and nonprofit groups who have in the last analysis made the program possible.

Cecil A. Alexander

Cecil A. Alexander
Chairman

- Encls: 1. Reports of Committee Panels
2. Summary of Status Report

GEORGIA INSTITUTE OF TECHNOLOGY
ATLANTA, GEORGIA 30332

OFFICE OF THE PRESIDENT

December 3, 1968

Report on the Activities and Plans of the Construction and Design Panel
of the Housing Resources Committee of the City of Atlanta.

1. The Construction and Design Panel made preliminary evaluations of new building techniques by private entrepreneurs with resulting suggestions to encourage development of these techniques.
2. The Panel conducted a meeting with representatives of the Model Cities Program and other interested civic groups for the purpose of discussing the relation of existing codes with the housing goals of the City of Atlanta. An offer of assistance was made to the Model Cities Program.

Mr. Wayne Moore, of the Metropolitan Planning Commission, also offered the assistance of his office.

3. The Panel is supporting the efforts of the Georgia Institute of Technology to establish a Housing Resources Center, which will collaborate with private enterprises and with the Urban Life Center of Georgia State College in seeking solutions to many housing problems.
4. The Panel believes that its objectives as stated in its annual report for 1967 are still valid.

REW:sa

Encl: 1a

GREATER ATLANTA HOUSING DEVELOPMENT CORPORATION

A charter has been obtained for a non-profit corporation to be known as Greater Atlanta Housing Development Corporation.

Office space has been secured adjacent to Central Atlanta Progress, Inc. at 2742 First National Bank Building, for secretarial convenience, and a full-time Executive Secretary, Mr. Robert C. Watkins, was retained effective July 22, 1968.

The purpose of the Corporation is to promote more adequate housing for families with low to moderate incomes through the following activities:

1. Technical assistance for multi-family housing sponsors, especially non-profit sponsors.
 - a. Advising prospective sponsors in site selection, zoning, FHA, HUD, loan matters and problems.
 - b. Collating information accumulated from research of city and federal agencies.
2. Provide seed money loans:
 - a. To secure land options
 - b. Pay preliminary architect fees
 - c. Attorney fees
 - d. Title surveys
 - e. Other initial costs until loan closing
3. Rehabilitation of deteriorating and substandard housing and establishment of a program for sale of single-family dwellings to occupant owners.
4. Promote interested parties to help in solution of housing problems.

Operating funds of \$22,200 have been provided thus far through a grant of \$10,000 from the Atlanta Chamber of Commerce and \$12,200 from interested corporations. Plans are under way for providing more substantial funds for seedmoney loans and other purposes.

Selection of the Board of Trustees and election of officers will probably be completed sometime in December, 1968, so that the program of the Corporation will become fully operative in 1969.

A report of the activities of the Executive Director in 1968 is attached.

W. Lee Burge, Chairman
Finance and Non-Profit Funds Panel
Housing Resources Committee

Encl: 1b

Project No.

- 1-7-68-202 Wheat Street Baptist Church Sponsor - Rev. Wm. H. Borders, Contact Proposed project is a high rise home for the elderly. Will be built on land near the church. Capacity 200 units with a total cost of \$3,000,000.00. Consultant employed - Urban East - Jim Robinson. Seed money will be needed \$50,000.00 - Approximately 1 year. Architect employed - Paul Muldawer. All land not yet acquired as of 11-6-68 - Variances needed. Preliminary application expected to be submitted by January 1, 1969.
- 3-9-68-221h Interfaith Inc. to sponsor a project to purchase and remove, rehabilitate to F.H.A. standards and sell approximately 1,000 houses now in the path of the airport expansion. Negotiations started Sept. 3, 1968, with the city to effect this project. Currently the city has an average price (acceptable to Interfaith, Inc.) that they are asking the F.A.A. to accept in lieu of competitive bids. No information on progress since 10/23/68. 500 houses would have to be moved in one year. Seed money needed. No consultant. Project \$5,000,000.00 plus. Subdivision land will have to be purchased to accommodate this number of houses in this short period of time. December 2, 1968 the F.H.A. has not answered the City's letter regarding average price for the houses. No apparent interest.
- 5-9-68
221 (d)3 Turner Monumental AME Church wants to sponsor a 221 (d)3 rental project - 100 units \$1,500,000.00. This is in the Kirkwood Area. The sponsor would need seed money for land purchase. 11 Acres of land located and available. Architect selected and consultant obtained.
- 9-10-68
221h The Atlanta Urban League, Inc., 239 Auburn Ave. - Lyndon Wade, Executive Director, interested in being non-profit sponsor for a rehabilitation project. Sponsor will buy sub-standard houses, rehabilitate them to F.H.A. standards then sell them back to the former occupants or other qualified families. A leg man needed to locate these houses and put them together in projects of eight. Urban League made application to be a non-profit sponsor. When started will probably do 100 houses the first year. @ \$1,000,000.00. Seed money needed - No consultant fee authorized.
- 10-10-68 The Community Services for the Blind, Inc., 1341 Ponce de Leon Ave., Mr. R.W. Edwards, Executive Director, wants to sponsor a college dormitory for their school. An architect, Bruce Goff employed, Rep. Ed Hansen, a consultant employed. Seed money will be needed.
- 11-10-68-234 Model Cities - Johnny Johnson, Director. It has been proposed that G.A.H.D. Corporation buy a site in the Model Cities area, then negotiate a contract to have constructed, on this site, 14 prebuild "Commodore" or similar row type housing units under the condominium plan. Architect, Housing Manufacturer - Consultant Urban East. Seed money needed. Might initiate in January 1969.

Report of Legal Panel

December 9, 1968

In brief, the achievements and activities of the Legal Panel in the year to date have been as follows:

(1) Advocacy, drafting, and passage by the Atlanta School Board of a local constitutional amendment to allow the City of Atlanta, through its local School Board, to lease school buildings for a term longer than that of the City Council. The research on this project was done by Freeman Hutton and the Chairman of this Committee, and was presented by the Chairman to the School Board on June 28, 1968. The School Board passed the concept of leasing school buildings from private developers for a long-term in principal, and directed Mr. A. C. Latimore, the school board attorney, in conjunction with the Legal Panel to draft the specific local constitutional amendment.

The advantage of this local constitutional amendment would be that school facilities could be provided in a low-cost housing project in the form of rental payments over a term of years, thus alleviating the need of the School Board to construct a school facility at high initial costs, and thus providing the project with necessary community facilities. The most oft-used excuse in opposition to zoning property for low-cost housing is that no school facilities would be available; an objection which would become moot after passage of the constitutional amendment, in that the School Board would lease with little diminution in its bonds' credit.

Upon completion of the drafting, the amendment will then be submitted to the School Board sometime in early 1969, for formal approval so that it can be readied for the 1970 Legislature and subsequent referendum. As a practical matter, the leasing arrangements in Urban areas will probably be required to contain an option to purchase vested in the School Board, to circumvent HUD requirements, in that City credit against Federal Funds could only be allowed in structures which were a public facility; according to Mr. Neil Zittrouer, of the Department of Housing and Urban Development, Renewal Assistance Administration.

(2) The Legal Panel, through its Chairman, drafted the Package Zoning Proposal, presented to the Board of Aldermen on August 2, 1968, and assisted in the publicity surrounding the presentation of said proposal on August 2, 1968.

(3) The Legal Panel, through its Chairman, served on an Ad Hoc Committee, reviewing the total purposes of the Committee. This Ad Hoc Committee reviewed a report of Colonel Jones, dated February 7, 1968, and made its comments to the full Housing Resources Committee.

(4) Mr. Freeman Hutton delivered a report on the Housing and Urban Development Act of 1968. At the conclusion of the report, Mr. Hutton was charged with the responsibility of working with Mr. Bill Gates to compile a detailed analysis of the Act and its affect

on Housing Resources Committee activities.

The Legal Panel is presently working on Housing Code enforcement, inability of certain slum dwellers to obtain building permits in non-conforming areas of the City, as well as its continued analysis of the Housing and Urban Development Act of 1968, and continued participation in the School Board amendment involving leasing.

Archer D. Smith, III
Chairman, Legal Panel

HOUSING RESOURCES COMMITTEE

November 15, 1968

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In Planning	<u>7,337</u>	<u>7,712</u>	<u>(2388)</u>	<u>(2608)</u>	<u>(4135)</u>	<u>(4234)</u>	<u>(514)</u>	<u>(424)</u>	<u>(300)</u>	<u>(446)</u>
Total In Sight Plus Leasing Program	16,832	16,545	** <u>(4450)</u> <u>(1026)</u> <u>(5476)</u>	<u>(4450)</u> <u>(1026)</u> <u>(5476)</u>	(6252)	(6108)	(5357)	(5309)	(773)	(678)
Increase or Deficit Being Considered(all cat.)	+32 6,215	-255 5,205	(-4100)	(-4100)	(+4068)	(+3824)	(+317)	(+269)	(+773)	(+678)

Did Not Materialize (See Note A attached.)

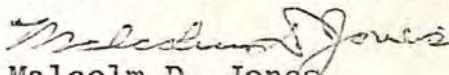
#400 units developed conventionally, included in previous report, have been dropped because rents are too high to qualify under the Low-Income Housing Program.

*Figures in this column are basic and represent the entire program; () in columns to the right, indicate breakdown by programs of figures included in basic column. ** In addition, 1,026 units have been leased for P.H.; 800 of these are now occupied or available for occupancy as Public Housing. Also 18,594 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 13,945 sub-standard units have been brought into compliance through actual rehabilitation. 340 units have been rehabilitated by the H.A. in the West End U.R. area. 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, " " "

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Respectfully submitted,

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 Housing Coordinator

SUMMARY OF PUBLIC HOUSING IN ATLANTA

8,874	.	.	.	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) Spring '68 - 310 of these units completed 7-25-68; remainder completed 11-10-68.
(140)				Units under construction in Perry Homes Extension - South of Procter Creek.
				(78) 3 Bedroom
				(46) 4 Bedroom Bids opened March 7, 1967. Permit issued May '67. Construction behind schedule.
				(16) 5 Bedroom 85% completed 11-10-68. Estimated completion date Feb. 1, 1969.
(350)				Units planned for Thomasville U.R. Project
				(40) 1 Bedroom (16 Elderly) Bids opened May 15, 1968. Contract signed July 1, 1968. Ground broken
				(120) 2 Bedroom July 17, 1968. Will try to have part delivered before final scheduled
				(80) 3 Bedroom completion date Jan 1970.
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				(30) 5 Bedroom
4200				Units reserved
(1372)				(Allocations made by HUD to date; Hollywood Rd., 202; Bankhead Hwy., 500; Gilbert Rd., 220; and Honor Farm #1, 450)
(730)				(730 units of this reservation are approved for use in the leasing program.)
(1313)				(1,313 units of this reservation are tentatively committed; East Lake #2, 800; Jonesboro Rd., 160; Bedford-Pine U.R. area, 353.)
(785)				(785) units of this reservation are tentatively proposed for commitment to projects in planning.
<u>300</u>				Units allocated for leasing program (Leased units can only be utilized for P.H. occupancy as they become vacant.)
5,640	5,640			Total under Development and In Planning
(1,026)				Units under lease (9 locations); 800 of these are occupied or available for occupancy as Public Housing.
<u>2,000</u>				On September 18, 1968, Bd. of Ald. approved Resolution authorizing H.A. to request allocation from HAA of 2,000 additional units of Public Housing. Request is being prepared by H.A.
16,514				Total Public Housing Potential

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

NOTES

- A. 13,260 units proposed did not materialize, of which 12,339 were shown in the previous report of Aug. 15, 1968 and 928 additional units are listed in this report, as Lost. (The majority, but not all, of these losses was due to disapprovals of sites and proposed rezoning.)
- B. Proposed locations for low-income housing are coordinated through the Plan. Dept., for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Dept. for adequacy of school facilities.
- C. The Travelers Insurance Company has financed 70 or more new single family low-cost houses in the Thomasville Urban Renewal project area under the FHA 221 d(2) insured mortgage program. Equitable has made \$1,000,000 available to Atlanta Mortgage Brokerage Co. for financing low-cost homes at favorable rates. Interest is increasing in development of home-ownership housing.
- 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 requirement on small scattered sites, both Conventionally and Federal assisted.
- E. No proposal had yet been made for construction of units (even efficiency or 1 bedroom) to rent or sell for as low as \$50 per month, although the London Towne Houses, a 221 d (3) co-op development now under construction, is approaching this, with its one bedroom unit selling at \$69 per month. The City's greatest need is in the \$30-\$50 per month rental-purchase range, which appears to have little chance of accomplishment, without governmental subsidy.
- F. Prefab distributors and conventional builders have interesting potential houses to offer but, because of fear of local Codes difficulties, are currently producing 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 not cost the developer more than \$1,500 per unit, (a 5,000 sq. ft. lot is considered ample for this type house).
- G. Imperial Homes of Griffin, Ga, manufacturers of pre-cut sectionalized frame houses, has developed a 24'x36', 3 bedroom & bath house designed to sell, to the occupant for \$8,000 to go on his land; and is developing a 4 bedroom & bath to sell similarly for about \$9,000. National Homes of Lafayette, Ind. is erecting 200 units of pre-built, 4 bedroom; bath and $\frac{1}{2}$ units in Chicago and is doing the site planning and landscaping.
- H. The nonprofit Greater Atlanta Housing Development Corp. is now in business. The CACUR's nonprofit corporation to rehabilitate existing units under 221 (h) has made excellent progress on its first group of 5 houses in Lindwood Park. Morris Brown College is another such sponsor. North West Community Forum has also filed applications for 4 projects under 221 (h).
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HOUSING RESOURCES COMMITTEE

November 15, 1968

Total Dwelling Units Permitted in Atlanta:
 1963 - 9,129 1966 - 2,382
 1964 - 3,829 1967 - 4,630
 1965 - 2,656 1968 - 4,098(thru Oct.)

SUMMARY

Dwelling Units Demolished under Housing Code:
 Nov. & Dec. 1966 - 144
 During 1967 - 1,272
 During 1968(thru Oct) - 740
 TOTAL 2,156

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

5 yr. Program, 1967-71

Goals:

% established for first 2 yrs. 100%
 (Same % used for 5 yr. period) 16,800

(57%)
 (9,576)

(13%)
 (2,184)

(30%)
 (5,040)

(0%)
 (0)

Status	*No. Units		P.H. & TK		FHA 221		Pvt. Devel. (Conv.)		Elderly & N. H.	
	Nov. 15	Aug. 15	Nov 15	Aug 15	Nov 15	Aug 15	Nov 15	Aug 15	Nov 15	Aug 15
Completed (New Const.)	3,217	3,002	(650)	(310)	(854)	(700)	#(1481)	(1760)	(232)	(232)
Under Construction	6,278	5,831	(1412)	(1532)	(1263)	(1174)	(3362)	(3125)	(241)	-----
In Planning	<u>7,337</u>	<u>7,712</u>	<u>(2388)</u>	<u>(2608)</u>	<u>(4135)</u>	<u>(4234)</u>	<u>(514)</u>	<u>(424)</u>	<u>(300)</u>	<u>(446)</u>
Total In Sight Plus Leasing Program	16,832	16,545	** <u>(4450)</u> <u>(1026)</u> <u>(5476)</u>	<u>(4450)</u> <u>(1026)</u> <u>(5476)</u>	(6252)	(6108)	(5357)	(5309)	(773)	(678)
Increase or Deficit	+32	-255	(-4100)	(-4100)	(+4068)	(+3824)	(+317)	(+269)	(+773)	(+678)
Being Considered(all cat.)	6,215	5,205								

#400 units developed conventionally, included in previous report, have been dropped because rents are too high to qualify under the Low-Income Housing Program.

Did Not Materialize (See Note A attached.)

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HOUSING RESOURCES COMMITTEE

3

DATE Nov. 15, 1968

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

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				
C-6		1113 9044 3826 2194 2417 (18,594) *13,945	Nov. & Dec. '66 During '67 Jan-Apr '68 May-July '68 Aug-Oct '68 Total	Throughout City (other than in U.R. Projects)	H.C. Enf.										Units rehabilitated thru the Housing Code Div. These do not provide additional housing but do increase the supply of standard housing units. These have been reported by the Housing Code Div. as repaired (rehabilitated). However, these figures include units found in compliance on original inspection. *It is estimated that 75% of this figure, or 13,945 substandard units have been brought into compliance thru actual rehabilitation.
C-7		48 151 19 48 74 340	Nov & Dec '66 During '67 Jan-Apr '68 May-July '68 Aug-Oct '68 Total	West End U.R. Project	Rehab. Fed. Assist.										Rehabilitation completed by Housing Authority.
C-8		30		Scattered	Conv. Rehab.								Now		Enterprise Corp. 130 Piedmont Ave., NE is interested in buying dilapidated low cost structures and rehabilitating them. Proprietor-George P. Hart, has rehabed 30 units.

HOUSING RESOURCES COMMITTEE

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	New	Exist				1	2	3	1	2	3			
C-9	96		Apts.	1991 DeLowe Dr. S.W.	Conv.				Completed	Feb. 1968	\$528,000	Owner-Naples Co. D.L.		
C-10	400		Apts.	200 Alden Ave. N.W.	Conv.	E.		E.	145.00	Completed Feb. 1968	Permit \$2,000,000	Owner-F.H. Kilgore, Jr. D.L.		
			Omitted from totals because rents are too high to qualify under the Low-income Housing Program.											
C-11	650		McDaniel St. Public Housing	McDaniel St. SW	P.H.					Completed	\$145,000/U	Public Housing - 650 units Completed (11-9-68)		
C-12	76		Apts.	1145 Constitution Rd., S.E.	Conv.					Completed 6-68	\$400,000	Permitted in November 1966 Dev. - Polar Rock Dev. Corp.		
C-13	80		Apts.	1895 Plaza Lane S.W.	Conv.					Completed 6-68	\$600,000	Owner - E. M. Keappler		
C-14	96		College Plaza Inc.	University Center U.R. Project. 1017 Westview Dr. SW	221 d(3) L.D.	96			7350	Completed 9-16-68	Permit \$792,930 (3 bldg.)	Construction started 2-27-67 Builder-Randen Const. Co. Legal - Fisher Completed 9-16-68		

HOUSING RESOURCES COMMITTEE

5

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	New	Exist				1	2	3	1	2	3			
C-15	100	#1 (#2 UC-1)	Park West Apts. #1	NW Cor. inter-section Gordon & Bolton Rds.	221 d(3) L.D.		84	12		72	83	Completed 7-1-68	Permits \$700,000 FHA Com. \$900,000	#1 Construction started 6-1. 6.3A @ 15.9 U/A. Lewis Center Legal. Owner-Park West Co. Builder-Developers -Service Co. First units occupied in Nov. Completed 8-1-68.
C-16	232		Happy Haven Nursing Home	1875 W. Anderson S.W.	Section 232								\$621,100	100% completed 7-3-68 Awaiting final endorsement.
C-17	56		Stone Hinge Apts.	12 miles S. of City Limits on S. Expressway in Clayton County	Conv.		56			115			Constr. Cost \$6,000/U	Owner-Sam Kellett et.al. 800 sq. ft. 2 br. units air conditioned w-w carpeting Swim. Pool & Kindergarten.
C-18	76		Apts.	1051 Beauregard Ave., S.E.	Conv.							Completed Aug. '68	Permit \$380,000	Owner-Polar Rock Devel. Corp. Builder-Piedmont Engr. & Const
C-19	108		Gartrell Ct. Apts. Parcel C-4 Parcel C-3B Parcel C-11	Butler St. U. R. Project 38-88 Younge St. SE	221 d(3) L.D.	24	48	28	7650	85	98	Sept. '68 Now	FHA \$980,000 FHA \$793,000	Constr. started 8-22-67. Rent incl. all utilities. Sponsor-I. Saparta & Russell. Owner-Gartrell Court Assn. Builder-Gartrell Court Assn. 99% compl. 10-1-68.

HOUSING RESOURCES COMMITTEE

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	New	Exist				1	2	3	1	2	3			
C-20	26		Park West Apts. #2	(3751 Gordon Rd. NW)	221 d(3) L.D.		20	6		84	96	Per Oct. 1967	Permit \$185,000 FHA Allot. \$247,900	#2 Appl. filed with FHA 9-20-67. Construction started 2-14-68. Completed 10-1-68.
UC-1	250		Rockdale Sec.1	1660 Jonesboro Rd., N.W.	221 d(3)							Permit Oct.'68	FHA Allot. \$2,581,000 Permit \$200,000	Committment issued 10-1-68.
UC-2	36 #1		London Towne Houses	3242 Cushman Cir SW (Off Boulder Park Dr.)	221 d(3) Co-op	8	61	122	63	69	84	Jun'68 to July'69	FHA Allot. \$486,500 Permit \$216,000	Committed by FHA 8-14-67 (4 phases) 20A. Sponsor-FCH, Inc. (Same people who devel. Eastwych) 6 different monthly pmts. 1,2,3,4 brs. some with basements. Down Payment \$135. 6 model units compl. (3-25-68) Work started on all 4 projects as of 7-1-68.
	48 #2		"	"	"			4 BR. 9*			4 BR 109*	May 1967	FHA Allot. \$661,000 Permit \$287,300	
	48 #3		"	"	"							permitted Mar.'68	FHA Allot. \$745,700 Permit \$302,300	
	68 #4		"	"	"								FHA Allot. \$923,000 Permit \$405,100	
	200		Total											* 4 Bedroom Towne Houses Builder - Diamond & Kaye

HOUSING RESOURCES COMMITTEE

DATE Nov. 15, 1968

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UC-3	40		Apts.	2905 3rd Ave.SW	Conv.								Permit \$270,000	Owner - Security Devel. and Insurance Co. D.L.
UC-4	140		Perry Homes Extension	Perry Homes Ext. South of Procter Creek. 1730 Kerry Drive NW	P.H.			78				Oct. '68 Changed to 1-1-69	\$2,238,900	Large units (3-5 br.) See summary of Public Housing, attached for breakdown. Bids opened 3-7, permit issued 5-67. Builder-H.L. Coble Constr. Co. Constr. started 5-1-67. Compl. planned by Jan.'69. Behind schedule.
UC-5	*22 *62 *18 *49 *33 *16 *16 *29 *33 *23 301	Jan'68 Feb'68 Mar'68 Apr'68 May'68 Jun'68 Jul'68 Aug'68 Sep'68 Oct'68 Total	Single Family	Various throughout City	Conv. & 221 d(2)							10 months after permit		*Permitted. Single Family houses permitted prior to Jan'68 (more than 10 months) are assumed to have been compl. and incl. in Item C-2.

HOUSING RESOURCES COMMITTEE

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UC-6(a)2D			Small Apt. Bldg. Duplexes and small apt. Devel. Note: A-Apartments D-Duplexes	1803 White Oak Hollow NE	Conv.							Spring '68	Under \$12,000	Owner-Jefferson DeShaza D.L.	
8D				1521,27,33,39 Longston Ave. SW	Conv.								Spring '68	Under \$12,000	Owner-MINE Enterprise D.L.
2D				1753 Boulevard Dr. SE	Conv.								Per. Jan. 1968	Under \$12,000	Owner-Frieda Creed Builder - D.L.
2D				949 Norfolk St NW	Conv.								Per. Aug. 1968	\$14,900	Owner-Wm. Sims D.L.
2D 16D		Total		491 Hopkins St SW	Conv.								Per Oct. 1968	\$19,500	Owner-Roy Jo Co. D.L.
UC-6(b)12A				520 Park Ave. SE	Conv.							Spring '68	\$66,000	Owner-Park Apts., Inc. D.L.	
11A				1152 Sells Ave SW	Conv.							Spring '68	\$47,300	Owner-Parzan & Assoc. D.L.	
19A				166 Anderson Ave	Conv.							Spring '68	\$85,000	Owner-Roy-Jo-Co. Builder-Roy Jones	
32A				2075 Spink St NW	Conv.							May '68 (Per Aug '67)	\$180,000	Owner-Dr. W. O. Stone Builder-Don Fraser	
6A				383 Holderness St., SW	Conv.							Mar '68 Per Aug '67	\$24,000	Owner-Roy Jones D.L.	
4A				2085 Gordon Rd. NW	Conv.							Per Aug '67	\$20,000	Owner-Dr. W. B. Shropshire Builder-John W. LeCraw, Jr.	
4A				1135 Sells Ave SW	Conv.							Per Sep '67	\$20,000	Owner-C.C. Thornton, D.L.	

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An Inventory of
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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			
(Cont.) UC-6(b)	29A			2175 Lenox Rd. NE	Conv.							Per Sep '67	\$203,000	Owner-Karl Dziewienski & Rubin Pichucik
	30A			3545 Roswell Rd. NE	Conv.							Per Oct '67	\$150,000	Owner-Elyse W. Pervis D.L.
	18A			3151 Simpson Rd NW	Conv.							Per Oct '67	\$60,000	Owner-John Atkinson D.L.
	17A			1580 Dixie St SE	Conv.							Per Oct '67	\$68,000	Owner-Kenneth Johnson D.L.
	7A			268 Eighth St NE	Conv.							Per Oct '67	\$32,000	Owner-J. Hugh Combs Builder-Bernard Kaplan
	4A			216 Doane St. SW	Conv.							Per Nov '67	\$16,000	Owner-Rev. W. J. Wynn Builder-Same
	4A			431 Holderness St., SW	Conv.							Per Jan '68	\$18,000	Owner-C.C. Thornton D.L.
	9A			2929 Forrest Hills Ave., SW	Conv.							Per Jun '68	\$15,000	Owner-Robert A. Young Builder-Bob Young Devl. Inc.
	4A			395 Holderness St., SW	Conv.							Per Feb '68	\$16,000	Owner-Albert Zeder, D.L.
	20A			2585 Beeler Dr SW	Conv.							Per Mar '68	\$90,000	Owner-H.L. Alford & J. M. Sellers D.L.
	12A			530 Park Ave SE	Conv.							Per Jul '68	\$60,000	Owner-W.L. Williams D.L.
	20A			38 Fairburn Rd.	Conv.							Per July '68	\$100,000	Owner-Albert Zeber D.L.
	4A			1150 Grenwich St SW	Conv.							Per Jul '68	\$20,000	Owner-J.T. Williams D.L.

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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			
(Cont.) UC-6(b)	4A		Apts.	1156 Greenwich St., SW	Conv.							PerAug'68	\$19,000	Owner-Roy Jones; Builder-same
UC-7	62			140 Mt. Zion Rd., SE	Conv.							Spring'68	\$310,000	Owner-Day Realty Assn., Inc. D.L.
UC-8	30		Chamberlain Realty	419 Chamberlain St., Se	221 d(3) L.D.		30			90		PerMar'68	Permit \$252,489 FHA Com. \$306,400	Owner-Chamberlain Realty, Inc. Builder-Frontier Const.Co.Inc Legal-Fisher & Phillips 35% completed 10-1-68
UC-9	134		Apts.	1101 Collier Rd. NW	Conv.							PerMay'67	\$804,000	Owner-Edwin F. Edward, Jr. DL.
UC-10	250		Apts.	1185 Collier Rd NW	Conv.							PerJan'67	\$1,409,000	Owner-W.T. Towles et.al. Builder-W.T. Towles
UC-11#1	150		Apts.	1991 DeLowe Dr. SW	Conv.							PerJul'67	\$750,000	Owner-Maples Co. D.L.
#2	54		"	"	"							PerMay'68	\$270,000	"

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	New	Exist				1	2	3	1	2	3			
UC-12	58		Apts.	1910 Bixby StSE	Conv.				10750			PerAug'67	\$225,000	Owner-Thos. Reaves D.L. Being constructed for leasing as Public Housing
UC-13	80		Apts.	2600 Old Hapeville Rd. SW	Conv.								Permit \$540,000	Owner-Security Development & Insurance Co. D.L.
UC-14	76		Apts.	1935 Allison Ct. SW	Conv.							PerAug'67	\$423,630	Owner-Crew, Pope & Carter Constr. Company D.L.
UC-15	192		Apts.	914 Collier Rd. NW	Conv.							PerSep'67	\$1,050,000	Owner-Jade East Corp. D.L.
UC-16	138		Apts.	2722 Gordon Rd. NW	Conv.							PerSep'67	\$828,000	Owner-Peyton Place Apts. D.L.
UC-17	108		Apts.	2950 Springdale	Conv.							PerSep'67	\$800,000	Owner-CPR Engineers & Dev. Co.
UC-18	80		Apts.	2390 Palmour Dr. NE	Conv.							PerOct'67	\$440,000	Owner-Fagan, Burson & Dougal, D.L.

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	New	Exist				1	2	3	1	2	3			
UC-19	92		Apts.	1090 Hollywood Rd., NW	Conv.							PerOct'67	\$393,000	Owner-Parza & Assn. D.L.
UC-20	48		Apts.	2113 DeFore Ferry Rd., NW	Conv.							PerOct'67	\$300,000	Owner-B.S. Ivey Builder-B.L.I. Constr. Co.
UC-21#2	84		Wheat St. #2 Gardens	Butler St. U.R. Project 180 Jackson StNW	221 d(3)	48		36	79		98	PerNov'67	FHA Allot. \$916,600 Permit \$720,975	Reduced from 240 units. Had difficulty on tax structure. legal-Lewis Cenker. Builder-Ranger Constr. Co. Finance-Life of Georgia.
#3	108 192	Total	" #3	390 Irwin St. NW	108 U.-Rent Supl. 221 d(3) 6% int.			108			140		FHA Allot. \$1,350,100 Permit \$1,037,408	#2-81% completed 10-1-68 #3-79% completed 10-1-68 FHA Rent Supl. tentative established @ \$960/yr. per unit. To be managed by Williamson & Co.
UC-22	45		Apts.	3379 StoneRd.SW	Conv.							PerDec'67	\$225,000	Owner-Kimberly Corp. D.L.
UC-23	64		Apts.	1073 Hollywood Rd., N.W.	Conv.							Per Dec'67	\$288,000	Owner-Melvin Warshaw, D.L.
UC-24	400		Apts.	2901 Campbellton Rd., SW	Conv.							PerJan'68	\$2,000,000	Owner-Greenbriar Village Builder-D.L.

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	New	Exist				1	2	3	1	2	3			
UC-25	92		Apts.	2400 Campbellton Rd., SW	Conv.							PerFeb'68	\$552,000	Owner-Kermit Warren, D.L.
UC-26	72		Apts	50 Mt. Zion RdSW	Conv.							PerMar'68	\$350,000	Owner-Dewep Kelley et.al D.L.
	56		"	"	"							PerSep'68	\$280,000	
UC-27	202		Hollywood Rd. Project	1580 Hollywood Rd., NW	Turnkey		196					PerApr'68	Permit \$2,500,000 HUD Com. \$3,467,538	Owner-Claridge Towners Inc. Builder-Whiting-Turner Const. Co. Contract signed 4-19-68. Broke ground May 9, 1968. (Reduced from original proposal of 250 units. Est. compl. 8-31-69.
UC-28	208		Friendship Center (Friendship Baptist Church)	99 N'side Dr. SW	221 d(3) Nonprofit	34	95	30	8750	10100	11500	PerApr'68	Permit \$1,564,000 FHA Allot. \$2,250,000	Owner-Celotex Corp. Builder-Rogers Const. Co. Sponsor-Friendship Baptist Church. Closed-Mar. 28. Work started 4-23-68. 28% compl. 10-1-68.
													\$107,000	
UC-29	200		Allen Temple #3	3175 Gordon RdSW	221 d(3) Nonprofit				8850	9950		PerApr'68	Permit \$1,950,000 FHA Allot. \$2,405,700	Owner-Allen Temple Dev. Inc. Builder-DeSoto Constr. Co. Sponsor-Allen Temple. Management-Williamson & Co. Legal-McCredy Johnston. 20% compl. 10-1-68

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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			
UC-30	241		Apts.	479 East Paces Ferry Rd., NE	Sec. 202							PerApr '68	\$2,200,000	Housing for Elderly. Owner-Atlanta Area Presbyterian Home, Inc. Builder-Abco Builders. Constr. started 7-1-68. 30% compl. 11-1-68.
UC-31	54		Apts.	3136 Gordon Rd. SW	Conv.								\$270,000	Owner-D.L. Knox & Assoc.
UC-32	100		Gun Club Apts.	1033 Hollywood Rd between Hollywood Rd. & Gun Club Road	221 d(3)								Permit \$940,000	Owner-Hollywood West Co. Builder-Gartrell Constr. Co. 20A. Res. (Low Rent) 7 1/2 A. Com. proposed FHA financing Promoter-Joe Anderson, Roy D. Warren. Rezoning approved 1-3-68 (Tied in with Item B-2) Preliminary appl. presented to FHA for consideration (11-21-67). Additional 104 expected later. Const. started 7-1-68. 29% compl. 10-1-68.
UC-33	32		Town Houses	390 West Lake Dr., NW	Conv.								Permit \$242,452	Owner-H.J. Russell Builder-H.J. Russell
UC-34	128		Apts.	200 Peyton Pl. SW	Conv.								Permit \$576,000	Owner-Mendel Romm, Jr. Builder-Same

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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			
UC-35	48		Apts.	330 Brownlee Rd., SW	Conv.							Permit	Permit \$400,000	Owner-C.C. Thornton Builder-Day Labor
UC-36	32		Apts.	1930 Honeysuckle Lane, SW	Conv.								Permit \$300,000	Owner-Fred Schwacmmle Builder-Day Labor
UC-37	350		Public Housing	Thomasville U.R. Project	P.H.	40	120	80				Jan 18'70	Ave. Cost \$14,500/U	See summary of Public Housing attached, for breakdown. Bids let in spring 1968; opened May 15. Four Bids received: 1. Lake-McDonda \$5,587,000 2. Thompson-Street \$5,932,000 3. Algona-Blair \$6,677,400 4. Basic Const. Co. \$6,850,000 Contract granted 7-1-68. Broke ground 7-17-68. Est. compl. 1-18-70.
UC-38	500		Bankhead	Both sides Bank-Head Hwy. Near River & Maynard Rd.	Turnkey								HUD Com. \$9,998,668 Developers cost to H.A. \$9,356,094 Inc. land Permit \$5,000,000	35A South of Bankhead 10.5A. N. of Bankhead; zoned M-1&M-2 Develop-Jack Jones, H.L. Coble Const. Co. Greenboro, N.C. Rezoning apprd. by Zon. Com. 12-5-67. Option ext. 1-15. Allocation of 500 units made by HUD 1-15. HUD requires const. to start by 3-1 and 25 compl. by 9-30. Contract signed 5-7-68. Ground broken 5-27-68. Final compl. date 4-12-70

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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			
UC-39	36		Apts.	1867 Myrtle Dr. SW	Conv.								Permit \$180,000	Builder-Dewey Pikelley Owner-Dewey Pikelley
UC-40	34		Apts.	3301 North Camp Creek Parkway SW	Conv.								Permit \$200,000	Owner-Reaves, Trapley & Reaves D.L.
UC-41	28		Apts.	3669 Gordon Rd SW	Conv.								Permit \$150,000	Owner-Jack Storch D.L.
UC-42	220		Public Housing	Gilbert Rd. at Flynn Rd SE	Turnkey							Spring '69		20A site zoned for apts. considered favorably by HA Promoter-Bill Woodward of Adams-Cates, Developer-Claridge Towers, Contractor-Whiting-Turner. To be developed at density of 11 U. per A. Apprd. by HUD 5-5-68. Ltr. of Intent issued by HA. Revised price appvd. by HAA 7-5-68. Revised ACC submitted to HAA 7-12-68. Forwarded to HUD, Wash. 7-26-68. Contract signed Sept. 30, 1968. Ground breaking ceremony 11-19-68.

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	New	Exist				1	2	3	1	2	3			
UC-43	112		Bankhead Estates	N'side Bankhead Hwy. West of Elbridge St.NW	Conv.									Williamson & Co.
UC-44	100		Paradise Apts.	Hollywood Rd.NW	Conv.	20	48	32	65	78	95			Owners-Herman Russell & Mickey Burch. Constr. by Wall Harris
IP-1	75		Rockdale Sec.2	Rockdale UR. Project	221 d(3)									
(UC-1)	100 175 975 1,400		Rockdale Park Town Houses 3	"	221 d(3) Co-op	\$701,00	price for res. land. Condt. Com. processing revised 2013.			Awaiting				
			Committed by FHA Additional Planned Total				Original contract provided for closing with HA by June 15, and starting construction within 90 days thereafter. Development plan submitted to FHA not consistent with competitive proposal to HA on which contract was awarded. Developer held conference with HA and FHA June 11. RESULT: HA amended contract to permit 90 days delay in closing and 10 days delay thereafter to start construction. Plans being revised							
												FHA Allot. \$801,400		Bid on land awarded May 15, to David L. Rosen Constr. to start in 10 da. from closing; const. phase planned for 4 yr. A portion of this site (150 units) is to be devel. in collaboration with the Union Bapt.Ch. & FCH. Allocation of 221 d(3) funds for 425 units apprd. 10-25-67 FHA Feasibility letter issued 12-5-67(440/U). Preliminary Appl. to FHA 12-19-67. Being processed by FHA 564 units in process 7-5-68. FHA Market Reservations issued 836 additional units, probable. Sponsor revising plans.

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	New	Exist				1	2	3	1	2	3			
IP-2 #1	180		Etheridge Pk. Apartments	Off Etheridge Dr. NW	221 d(3)	38	244		65	75			FHA Allot. \$1,630,000	18.6A appl. submitted to FHA Dec. 28; Density 15U/A Sponsor-I. Saporta, Proposed rent includes utilities. preliminary appl. submitted to FHA 12-1-67. FHA feasibility letter extended to 8-3-68. Pre-feasibility Conference Held. Has FHA allocation on first group to be air-conditioned (9-6-68). Drainage problem; being reviewed by Area Site Engr. (10-4-68).
#2	162 342	Additional requested Total	FHA originally reluctant to approve because of rough terrain and proximity to Rockdale. Has subsequently expressed willingness to reconsider.											
IP-3	30		Holiday Park Towne Houses		221 d(3)								FHA Allot. \$1,200,000	Sponsor revising plans. cond. com. processing; units reduced Awaiting additional funds (10-4-68)
	70 100	Total	Holiday Park Towne Houses		221 d(3)								Part of above	Same as above.
IP-4	193	(MR issued	Martin Luther King, Jr. Village (Ebenezer Bapt. Church)	Rawson-Washington U.R. Project. Bet. Capitol Homes & I-20.	221 d(3) Nonprofit Some R.S.	96 & Eff. 32							\$50,000 purchase price for land. FHA Allot. \$2,675,000 \$34,861 RS	7.6A FHA has given reservation for 152 units, 3 stories. Placed on market Feb. 5. Bids opened 5-1-67. 6 bids submitted, awarded July 31 to Ebenezer Bapt. Church. Appl. filed with FHA. Unacceptable as originally submitted. Amended application under feasibility study. Feasibility letter issued 7-17-68. 10-4-68 plans being revised

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	New	Exist				1	2	3	1	2	3			
IP-8	24		Single Family	Thomasville UR Project	221 d(2)			25						This is remainder of Natl. Homes prefab houses being built on lots obtained from H.A. Bids let to Cousins May 6.
	17		" "	" "	"			17						
IP-9	120		Central Meth. Church Project	E. side of Fairburn Rd. SW, N. of Sewell Rd.	221 d(3) Nonprofit Elderly							FHA Allot. \$1,671,900	40A. site. Rezoning from M-1 and M-2 approved by Bd. Ald. Jan. 15. A-1 & A-2 development planned. Promoter-C. C. Thornton. Sponsor-Central Meth Church. (Rev. A.S. Dickerson-Pastor) (Arch.-Heery & Heery.) FHA feasibility letter issued on 120/U. Awaiting revised form 2,013. Changing to nonprofit. Funds approved (10-4-68).	
	242													
	196					Total								
558														
IP-10	48			N. side of Gordon Rd., SW, W. of Adamsville Dr.	Conv.								3 1/2 A. site. Sponsor-C.C. Thornton. Favorable rec. by Plan. Bd. Oct. 11 to Zon. Com. Nov. 16 Approved. No further information. Sewer problem is now apparently resolved. Should get under way in November.	

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	New	Exist				1	2	3	1	2	3				
IP-11	450		Browntown Rd. Site.	N. of Brownville Rd. bet. Jackson P'way & Bolton Rd., NW	Turnkey										51A. site Zon. M-1. Whiting-Turner has option. Approved by HA & HUD; Plan. Bd. recommended favorable action; Zon. Com. denied unanimously 8-1; Bd. Ald. denied 8-21. Plan. Dept. sponsored reopening the proposed rezoning. Zon. Com. agreed Nov. 9 to permit project to be reintroduced. Plan. Bd. favorable recommendation Nov. 15. Zon. Com. reconsidered & deferred to 7-1-68. Final action by Zon. Com; not yet requested; have been waiting to determine out come of Sch. Bond issue, which was voted favorably Nov. 5, 1968.
				Having Difficulty. Letter written 5-14-68 by Dan Sweat to Robert Dobbs, Chairman, Neighborhood Action Committee in area pointing out accomplishments in general neighborhood and requesting withdrawal of opposition. Site included in Package Zoning; favorably reported by Planning Dept. Informal discussion with Zon. Com. 8-22-68. Another discussion proposed for 12-5-68.											
IP-12	216		Butler St. YMCA Apts.	W. of Hollywood Rd. NW, N. of Magnolia Cemetery	221 d(3) Nonprofit	72	72	72					FHA Allot. \$2,845,000		50A. tract purchased by Loridans's Foundation. 15A site planned for apts. Sponsor-Butler St. YMCA. Architect- John Cherry. Legal-Hall Ware. Favorable rec. by Plan. Bd. Oct. 11, to Zon. Com. Nov. 16, Deferred (Z-67-200-D). Zon. Com. reconsidered Dec. 7 and deferred indefinitely. Reconsidered by Zon. Com Feb. 22 and approved by Bd. Ald. Mar. 4. FHA has under feasibility study. Site plan for entire tract has been prepared and reviewed by several Depts. & Agencies;
	46		Town Houses												reaction very favorable. Assigned for feasibility processing (9-16-68)

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	New	Exist				1	2	3	1	2	3				
IP-13	160		Jonesboro Rd. Project (Z-68-33-S)	W. side of Jonesboro Rd., SE, S. of McWilliams St.	Turnkey	20	19	54					Initial proposal \$20,500/U	15A. (Plus possibly 4 add. acres) Zoned M-1. Developers-Zimmerman, Evans & Leopold. Arch.-Charles E. McCard. Site has tentative approval of HA & HUD. Rezoning Appl. filed Feb. 26, 1968. Plan. Bd. made favorable recommendation 3-13-68 to Zon. Com. approved by Zon. Com. 5-9, for 160 units. Cost negotiation with HA; latest estimate \$19,250, further reduction being attempted. (11-7-68).	
						55	-	4 BR.							
						12	-	5 BR.							
						5-23-68 Zon. Com reaffirmed previous favorable action. 6-4-68 Bd. Ald. deferred action 6-6-68 Zon. Com. again confirmed its approval 6-17-68 Rezoning approved by Bd. Ald. "A-1-C" at density of 11/U A. Site approval appl. being processed by HUD. H.A. is awaiting proposal from developer.									
IP-14	353		Bedford Pine U.R. Project	N. Ave & Linden	P.H. 204 Reg. 149 Elderly									Preliminary plans submitted to H.A. (Reduced to 353 units tentatively) Development programs being formalized by Arch.-Sheetz & Bradfield 8-12-68.	
IP-15	22		Apts.	290 Springdale Rd., SW	Conv.									1.7A. Rezoning Apr. by Zon. Com. 10-10-68 (Z-68-161-S) Owner-CPR Engr. & Devl. Co. Inc.	
IP-16	40			E. side of Brownlee Rd., SW N. of Scott St.		HAVING DIFFICULTY									(Z-68-22-C) 4A. Zoned R-5; to Zon. Com. Mar. 21 for rezoning to A-1 (Plan. Bd. favorable rec.) Zon. Com. holding for further discussion with applicant. No further information (9-6-68)

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	New	Exist				1	2	3	1	2	3			
IP-17	450		Total (Smallest No. Units bid)	Fed. Honor Farm #1 McDonough Blvd., SE	P.H. Turnkey 221 d(3)									Part of Community Unit Plan on 95 A. tract. Announcement of Fed. participation and allocation of 450 P.H. units made-Dec. 12. Bd. Ald. agreed to accept and develop as expansion of T'ville U.R. Project (5-6-68) H.A. called for proposals 6-10-68; due in H.A. 9-5-68; (extended to 10-24-68) to include not less than 300 units for lowest income families. 5 bids opened 10-24-68. Award not yet determined.
	150													
	600													
			<u>Firms</u>	<u>BIDS</u>							<u>No. Units</u>	<u>Cost</u>		
			J.I. Kislak Mortgage Corp. of Florida & Boise Cascade Urban Redevelopment Corporation, Miami, Florida								744	\$11.5 mil.		
			National Homes Corporation								600	\$8.7 mil.		
			Pace Development Corporation								615	\$8,613,500		
			The Vector Co., Inc. & Merton Development Company								922	\$11,619,583		
			Interfaith, Inc.								828	\$11,161,500		
IP-18	32		Westlake Manor	Westlake Ave. NW	221 d(3) L.D.			32			102	FHA \$467,500		FHA feasibility letter issued 1-4-68. FHA Committed (3-25-68) Withdrawn from FHA 9-12-68)

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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			
IP-19	800		East Lake Golf Course#2 (Z-68-30-S)	N. of Glenwood Ave.	Turnkey (2)&(3)								Land Cost \$1,200,000	Proposed on 99A. for Com. Uni Devel. zoned R04; requested to rezone to C-1, R-6, A-1 & A-2 72A proposed for Housing; density 10.68U./A. Owner-James Maye et.al. Appl.-Hamilton Douglas.Promoter-Jim Goldin, Atlanta J.C's. Developer-Paul Andrews, Southeastern Devel. Corp. Nashville. Architects-Allen W. Hall, Hall & Baugherg, Dallas Consultant-John Wiersma, Ford Foundation, Washington.Federal Interest-Cecil L. Yarborough, Field Rep.-Program Officer, Adult Education U.S. Office of Education, Region IV. 5-23-68 Zon. Com. approved rezoning under Com. Unit Plan. Approved by Bd. Ald. 6-3-68. March Co. designated developer 6-27-68. Appraisals obtained (8-21-68) AHA approval 10-15-68.
IP-20	72		C.C. Thornton Apts.	S. side Gordon Rd., SW 800' E. of Lynhurst Dr.	Conv.									5a. tract rezoned from M-1 to A-1. Approved by Zon. Com 6-20-68.
IP-21	8			W. side of Harwell approx. 900' N. of Gordon Rd.	Conv.									Owners-Carl Goldstein & Ston 1/2A. rezoned from R-5 to A-1. Approved by Zon. Com. 6-2-68.

HOUSING RESOURCES COMMITTEE

DATE Nov. 15, 1968

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

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			
IP-26	72		Z-67-242-S	LL68, 14th Dist. F.Co. NW side of Waters Rd., SE, SW from Cor. of Cleveland Ave.	Conv.									6.7A. zoned R-4. Owner-Mrs. Viola Jackson. Appl.-R.S. Young Plan. Bd. deferred Feb. 14, 1968. Approved by Zon. Com. Mar. 21. Approved by Bd. Ald. Apr. 1.
IP-27	64		Martin Manor		221 d(3)								FHA Allot. \$653,000	Feasibility letter issued 9-20-68.
IP-28	120			S. side Boulder Pk. Dr. W. of Brownlee	Conv.	6	48	60						9.6A. Zon. Com. appvd. Sept. 19, (Z-68-132-C) Town Houses; 1½ B; split level. Owner-Dutch Valley Corp; Promoter-I. Saporta.
IP-29	56			Watts Rd., NW, off N.W. Drive	221 d(3) nonprofit									6½A. Developer-James W. Howard Rezoning appl.apprvd. by Zon. Com. 9-16-68.(Z-68-139-C).
IP-30	200			Mildred Pl. & Wood St., NW	221 d(3) nonprofit									30A. tract (25A vacant) Spon.-Liberty Bapt. Church. Promoter J. T. Bickers. Development to be similar to Allen Templ. Zon. Com. delayed action to rezone 9-5-68; awaiting detailed plans.

HOUSING RESOURCES COMMITTEE

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

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			
BC-2	150		Apts.	E. of Gun Club Rd., S. of Alvin Dr., N.W.	221 d(3)									Approx. 12A. (Tied in with Item UC-32). Rezoned from R-5 to A-1. Approved 3-2-67. Promoter-Joe Anderson of Roy D. Warren Co.
				Similar situtation to	UC-32									
BC-3	50		Apts.	S. side of Westview Ave., SW in West End. U.R. Project	221 d(3)									J.M. Richardson of Johnson, Richardson & Assoc. wants to purchase this 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. Proposed to hold status quo for present. Purchase of this site also requested repeatedly by Chas. A. Mueller.
				This property has excellent potential for development under 221 d (3). Repeated inquiries have been made by interested developers for release of this site by the City.										
BC-4		36	Seminole Ct. Apts.	Near N. Highland & North Ave.	Turnkey Rehab.	32								*Efficiency. In fair condition Owner wants to sell. Listed by Ed L. Barnum Realty Co.

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An Inventory of
 LOW AND MEDIUM INCOME HOUSING IN ATLANTA
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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			
BC-5	80			Harwell Rd. at Oakcliff, NW	221 d(3)									<p>6½A. tract. Cenker & Kingloff-Owners-Developers, Density 12.5U/A zoned R-5; Previously approved by Zon. Com. 6-23-66 Denied by Bd. Ald. 7-8-66 on objections from Q. V. Williamson as inconsistent with original Adasmville plan. Deferred by Zon. Com. 10-16. Variance granted by Bd. Ald. Denied by Zond. Com. Included in Package Zoning proposal. Reported favorably by Plan. Dept.</p>
BC-6	35 30 140			Railroad Ave. NE	221 (h) 221 d(2) Turnkey									<p>Appox. 6.5A. (including school site for about 2.5A.) Promoter Noyes Collinson, American Friends Service Committee. Arch.-Henry Norris. Is now interested in prefabs for this area, pending possible ultimate acquisition by City for Rapid Transit. Petition submitted to Plan. Dept. to rezone from R-3 to A-2, small tract (about 6A.) of vacant land for high rise (possibly 140U). Promoter-Bill Litchfield, Adams-Cates.</p>

Apartment use for the major portion of this site appears more practical than single family, for which area is now zoned.

In view of currently undetermined future of this limited area, it appears that erection of prefabs on existing lots and construction of a small high rise apartment development on former County owned land in this area, is the most feasible solution at this time.

HOUSING RESOURCES COMMITTEE

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

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			
BC-10	250		Apts.	S. of Oak Dr. SE E. of Empire Dr.	221 d(3) Co-op									25A. site now zoned M-1. Promoter-Robert Laxon. Owner-Lee Fore. Builder-Victoria Maslia. Developer-FHA, Inc. FHA thinks OK. Ward Ald. strongly opposed to rezoning. Owner wants property placed in "package" rezoning program for low-income housing. Recommended to Plan. Dept. Plan. Dept. reported negatively. Political opposition.
BC-11	16			W. side of Gilbert. Conv. Rd. SE(at Clayton Co. Line)										1A. tract; zoned A-1. Co-owner Keith Elmore & Wm. Merritt. Owners-desire to retain ownership & operate. These owners have contacted FHA which is not interested in 221 d(3) development on such a small tract. Most B&L Assn. and several banks in the City have also been contacted; all declined to finance. Should be able to get assistance thru recently formed Housing Development Corp. of Metropolitan Atlanta.
BC-12	20		Apts.	W. side of Fair- burn Rd. SW near Bakers Ferry Rd.	Conv.									Before Zon. Com. 3-23; Held over awaiting submission of plans(now submitted) Promoter-David Berry. No additional information (8-15-68).

DATE Nov. 15, 1968

HOUSING RESOURCES COMMITTEE

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

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					
BC-13	650		Apts.	E. of Kimberly Rd. in F. Co. (LL 29 FF)	Turnkey										Zoned A-1. Site location tentatively approved by HA. P & D Com. approved & recommended favorable consideration of petition. Find action on annexation due 12-1-68. Land Use Proposal submitted to HA 9-23-68.	
						Tentative site approval by HUD was expected in late October.										
BC-14	152		Apts. Franklin Lee & Leonard Hall Property	Queen Mill Rd. Cobb County	Turnkey or 221 d(3) RS	76	76								17A. tract on paved road; zoned Apts. Has water; sewer anticipated this year. Owners-Leonard Hall & Franklin Lee Jack Hurt (521-3171) of Southern Acceptance Corp. interested in this project	
BC-15	700		Apts.	N. of Sewell Rd. SW, bet. ACLRR and I-285.	Turnkey(600) Conv. (100)										126.32A. zoned A-1, R-5, R-B, M-1 & M-2. Promoter-Nicholas Berryman, Adams-Cates Co. Proposing Apts., Duplexes, and Single-Family without change in Zoning. Promoters seeking political acceptance; prospect are discouraging. Strong political opposition.	
BC-16	750		Old. Natl. Homes property	Between Proctor Cr. & Gun Club Rd., NW	Turnkey or 221 d(2) & (3)										100A.; zoned A-L; Promoter-Wm. R. Cason, Sharp-Boylston Co.	

HOUSING RESOURCES COMMITTEE

DATE Nov. 15, 1968

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LOW AND MEDIUM INCOME HOUSING IN ATLANTA
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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			
BC-22	110		Herman Levin Property	Greendale Dr. SE	Turnkey 221d(3) or Conv.									9.72A. tract. Zoned A-1, 8-66 Owner-Herman Levin. Tel.-252-4950. (Roswell Plumbers-Sandy Springs)
BC-23	400			W. side of Kimberly Rd., SW in Fulton Co.	Turnkey Architects & developers propose submitting request for a 400 unit Turnkey development initially. Site was not included in plan considered by P & D Com. because petition request was not submitted by deadline.									48.1A. tract zoned A-1. Owner-Atty Fine and others propose to annex to City. Petition submitted. Public Hearing Held July 31; approved. Annexation scheduled for Jan. '69. Arch.-Enloe, West & Granada. Devel.-Klingbeil Co.
BC-24	250		Techwood & North Avenue		Turnkey									Tentative - For Elderly
DNM-0	12,339	(Proposed projects;	locations, number of units each and reasons for not materializing shown in previous report).											
DNM-1	52		Park West Apts. #3	(3751 Gordon Rd. NW)	221 d(3) L.D.					72	83		Permit \$416,635 FHA Allot. \$520,000	#3 Committed by FHA and 2% completed 8-1-68. Construction stopped. Project cancelled Foundation difficulties.
DNM-2	300 569			Hartrampf prop. LL204, 14th Dist. F. Co.	221 d(3) Co-op									HAVING DIFFICULTY A portion of original tract (70 acres) under option to Bill Moore for devel. Having trouble getting constr. loan. Project abandoned.

HOUSING RESOURCES COMMITTEE

PROJECT INDEX

To accompany Low-income Housing Inventory Report of November 15, 1968

<u>Item No.</u>	<u>No. Units New - Existing</u>	<u>Designation</u>	<u>Location</u>	<u>Program</u>	<u>Page</u>
<u>Completed</u>					
C-1	373	Allen Temple	Gordon Rd. Near Harwell	221 d(3)	1
C-2	542	Single Family	Scattered	Conv. & 221 d(2)	1
C-3	112	Duplexes & Small Apts.	Scattered	Conv.	1
C-4	594	Apts.	Scattered	Conv.	2
C-5		Leased for P.H.	9 Sites	Leasing for P.H.	2
C-6		Rehab. H. C. Div.	Throughout City	H.C. Enf.	3
C-7		Rehab. by H.A.	West End U. R. Project	U.R.	3
C-8		Rehab. by Pvt. Ent.	Scattered	Conv. Rehab.	3
C-9	96	Apts.	1991 DeLowe Dr., SW	Conv.	4
C-10	(400)*	Apts.	200 Alden Ave., NW	Conv.	4
C-11	650	Public Housing	McDaniel St., SW	P.H.	4
C-12	76	Apts.	1145 Constitution Rd., SE	Conv.	4
C-13	80	Apts.	1895 Plaza Lane, SW	Conv.	4
C-14	96	College Plaza Inc.	1017 Westview Dr., SW	221 d(3) LD	4
C-15	100	Park West Apts. #1	NW cor. Gordon & Bolton Rds.	221 d(3) LD	5
C-16	232	Happy Haven Nursing Home	1875 West Anderson, SW	Sect. 232	5
C-17	56	Stone Hinge Apts.	S. Expressway, 12 mi. S. City Limits	Conv.	5
C-18	76	Apts.	1051 Beauregard Ave., SE	Conv.	5
C-19	108	Gartrell Court Apts.	38-88 Younge St., SE	221 d(3) LD	5
C-20	26	Park West #2	3751 Gordon Rd., NW	221 d(3) LD	6
	3,217	15,341			
*NOT INCLUDED IN TOTALS					

Under Construction

UC-1	250	Rockdale #1	1660 Johnson Rd., NW	221 d(3)	6
UC-2	200	London Towne Houses	3242 Cushman Cir., SW	221 d(3) Co-op	6
UC-3	40	Apts.	2905 Third Ave., SW	Conv.	7
UC-4	140	Perry Homes Ext.	1730 Kerry Dr., NW	P.H.	7
UC-5	301	Single Family	Scattered	Conv. & 221 d(2)	7
UC-6	241	Duplexes & Small Apts.	Scattered	Conv.	8
UC-7	62	Apts.	140 Mt. Zion Rd., SE	Conv.	10
UC-8	30	Chamberlain Apts.	419 Chamberlain St., SE	221 d(3) LD	10
UC-9	134	Apts.	1101 Collier Rd., NW	Conv.	10
UC-10	250	Apts.	1185 Collier Rd., NW	Conv.	10

HOUSING RESOURCES COMMITTEE

PROJECT INDEX (Continued)

<u>Item No.</u>	<u>No. Units New - Existing</u>	<u>Designation</u>	<u>Location</u>	<u>Program</u>	<u>Page</u>
<u>Under Construction (Cont.)</u>					
UC-11	204	Apts.	1991 DeLowe Dr., SW	Conv.	10
UC-12	58	Apts.	1910 Bixby St., SE	Conv. for lease as PH	11
UC-13	76	Apts.	1501 Beauregard Ave., SE	Conv.	11
UC-14	76	Apts.	1935 Allison Ct., SW	Conv.	11
UC-15	192	Apts.	914 Collier Rd., NW	Conv.	11
UC-16	138	Apts.	2722 Gordon Rd., NW	Conv.	11
UC-17	108	Apts.	2950 Springdale Rd., SW	Conv.	11
UC-18	80	Apts.	2390 Palmour Dr., NE	Conv.	11
UC-19	92	Apts.	1090 Hollywood Rd., NW	Conv.	12
UC-20	48	Apts.	2113 Defore Ferry Rd., NW	Conv.	12
UC-21	192	Wheat St. Gardens 2&3	Butler St. U.R. Project	221 d(3) & RS	12
UC-22	45	Apts.	3379 Stone Rd., SW	Conv.	12
UC-23	64	Apts.	1073 Hollywood Rd., SW	Conv.	12
UC-24	400	Apts.	2901 Campbellton Rd., SW	Conv.	12
UC-25	92	Apts.	2400 Campbellton Rd., SW	Conv.	13
UC-26	128	Apts.	50 Mt. Zion Rd., SW	Conv.	13
UC-27	202	Hollywood Rd. Project	1580 Hollywood Rd., NW	Turnkey	13
UC-28	208	Friendship Center	99 Northside Dr., SW	221 d(3)	13
UC-29	208	Allen Temple #3	3175 Gordon Rd., SW	221 d(3)	13
UC-30	241	Apts. Efficiency	479 East Paces Ferry Rd., NE	Sect. 202	14
UC-31	54	Apts.	3136 Gordon Rd., SW	Conv.	14
UC-32	100	Gun Club Apts.	Bet. Hollywood Rd. & Gun Club Rd.	221 d(3)	14
UC-33	32	Town Houses	390 West Lake Dr., NW	Conv.	14
UC-34	128	Apts.	200 Peyton Pl., SW	Conv.	14
UC-35	48	Apts.	330 Brownlee Rd., SW	Conv.	15
UC-36	32	Apts.	1930 Honeysuckle Lane, S.W.	Conv.	15
UC-37	350	Public Housing	Thomasville U.R. Project	P.H.	15
UC-38	500	Bankhead Project	Bankhead Hwy. at Maynard Rd.	Turnkey for P.H.	15
UC-39	36	Apts.	1867 Myrtle Dr., SW	Conv.	16
UC-40	34	Apts.	3301 North Camp Creek Parkway, SW	Conv.	16
UC-41	28	Apts.	3669 Gordon Rd., SW	Conv.	16
UC-42	200	Public Housing	Gilbert Rd. at Flynn Rd., SE	Turnkey for P.H.	16
UC-43	112	Bankhead Estates	N.side of B'head Hy., W. of Elbridge St.	Conv.	17
UC-44	100	Paradise Apts.	Hollywood Rd., NW	Conv.	17
	6,278				

HOUSING RESOURCES COMMITTEE

PROJECT INDEX (Continued)

<u>Item No.</u>	<u>No. Units New - Existing</u>	<u>Designation</u>	<u>Location</u>	<u>Program</u>	<u>Page</u>
<u>In Planning</u>					
IP-1	1,150	Cerex Atlanta Corp.	Rockdale U.R. Project	221 d(3)Co-op, 221 d(3) MIR & BMIR	17
IP-2	342	Etheridge Park Apts.	Off Etheridge Dr., NW	221 d(3)	18
IP-3	100	Holiday Park Town Houses		221 d(3)	18
IP-4	193	Martin Luther King, Jr. Village	Between Capital Homes & I-20	221 d(3) & RS	18
IP-5	20	Single Family	Thomasville U.R. Project	221 d(2)	19
IP-6	300	Asbury Nursing Home	Gammon Theological Sem. Site	Hill-Burton Act;323;202	19
IP-7	440	Wildwood Park	Fairburn Rd., N. of Holy Family Hosp.	221 d(3) Co-op	19
IP-8	41	Single Family Lots	Thomasville U.R. area	221 d(2)	20
IP-9	588	Central Methodist Ch. Project	E. of Fairburn, N. of Sewell	221 d(3) & Elderly	20
IP-10	48	Apts.	N. of Gordon, W. of Adamsville Dr.	Conv.	20
IP-11	450	Browntown Rd. Site	N. side of Browntow Rd., NW	Turnkey	21
IP-12	262	Butler St. YMCA Site	W. side of Hollywood Rd.	221 d(3)	21
IP-13	160	Jonesboro Rd. TK Project	W. of J'boro Rd., S. of McWilliams	Turnkey	22
IP-14	353	Apts & Elderly	Bedford-Pine U.R. Project	P.H.	22
IP-15	22	Apts.	290 Springdale Rd., SW	Conv.	22
IP-16	40	Apts.	E. of Brownlee Rd., SW, N. of Scott	Conv.	22
IP-17	600(or more)	Honor Farm #1	Off McDonough Blvd.	PH; Turnkey; 221 d(3)&(2)	23
IP-18	32	West Lake Manor	Westlake Dr., NW	221 d(3) LD	23
IP-19	800	East Lake Golf Course #2	Bet. Glenwood Ave. & Memorial Dr.	Turnkey	24
IP-20	72	C.C. Thornton Apts.	S. side Gordon Rd., SW, E. of Lynhurst	Conv.	24
IP-21	8	Apts.	W. of Harwell Rd., NW, N. of Gordon	Conv.	24
IP-22	124	Apts.	W of Harwell Rd., N. of Gordon	Conv.	25
IP-23	8	Apts.	R. of Property on Gordon Rd. (LL14)	Conv.	25
IP-24	163	Flipper Temple Homes	Arno Ct., N. of Magnolia Cemetery	221 d(3)	25
IP-25	175	Turnkey	Prison Cr. & Leila Lane	Turnkey	25
IP-26	72	Apts.	LL 68, 14th Dist. F. Co.	Conv.	26
IP-27	64	Martin Manor		221 d(3)	26
IP-28	120	Apts.	S. of Boulder Park Dr., W. of Brownlee	Conv.	26
IP-29	56	James W. Howard Project	Watts Rd., NW (Off Northwest Dr.)	221 d(3) or Conv.	26
IP-30	200	Liberty Baptist Church	Mildred Pl. and Wood St., NW	221 d(3)	26
IP-31	100	Wildwood Park Town Houses	Fairburn Rd. N. of Holy Family Hosp.	221 d(3)	27
IP-32	102	Forrest Park Cooperative TH.		221 d(3)	27
IP-33	162	Lakeside North Apts.		207	27
	<u>7,337</u>				

HOUSING RESOURCES COMMITTEE

PROJECT INDEX (Continued)

Item No.	No. Units		Designation	Location	Program	Page
	New	- Existing				
<u>Being Considered</u>						
BC-1	26		Single Family Lots	Thomasville U.R. area	221 d(2)	27
BC-2	150		Joe Anderson Project	E. of Gun Club Rd., S of Alvin Dr. NW	221 d(3)	28
BC-3	50		S. side Westview Dr., SW	West End U.R. area	221 d(3) LD	28
BC-4		36	Seminole Ct. Apts.	Near N. Highland & N. Ave.	Turnkey Rehab.	28
BC-5	80		Cenker & Kingloff Project	Harwell Rd. at Oakcliff NW	221 d(3)	29
BC-6	205		Railroad Ave. (Johnsontown)	Railroad Ave., NE	221 (h); d(2) & TK	29
BC-7	500		Duvall tract	E. of Jonesboro Rd., SE	TK; 221 h; 221 d(2)	30
BC-8	500		Single-Family development	Off Boulder Park Dr., SW	TK & Private Sales	31
BC-9	225		Ga. Teacher's Devel. Inc.	Harwell Rd., S. of Bankhead Hwy.	221 d(3)	31
BC-10	250		Lee P. Fore Property	E. of Empire Dr., SW, S. of Oak Dr.	221 d(3) co-op	32
BC-11	16		Keith Project	W. side Gilbert Rd. at Co. Line	Conv.	32
BC-12	20		David Berry Proposal	W. side of Fairburn Rd. near Bakers Fy.	Conv.	32
BC-13	650		Multi-family	E. of Kimberly Rd. in F. Co.	Turnkey	33
BC-14	152		Proposal in Cobb Co.	Queen Mill Rd., S. of Bankhead	Turnkey	33
BC-15	700		Former Sewell Rd. Project	N. of Sewell Rd. Bet. ACL & I-285	TK; 221 d(3); Conv.	33
BC-16	750		Old Natl. Homes Property	Bet. Procter Cr. & Gun Club Rd., NW	221 d(3) & 221 d(2)	33
BC-17	500		Old Natl. Homes Property	LL64, W. of County Line Rd. SW	221 d(2); TK (SF & Apts)	34
BC-18	102		Fairburn & Gordon Apts.	NE quadrant; intersec. Gordon & F'burn	221 d(3) RS	34
BC-19	273		Wellswood Apts.	W. of Boulevard, S. of Englewood Ave.	Turnkey	34
BC-20	206		Previous Cunningham Site	W. of Jonesboro Rd., S. of Macedonia	Turnkey	34
BC-21	100		PH for Elderly	Pittman & Hilliard	Turnkey	34
BC-22	110		Herman Levin Property	Greendale Dr., SE	TK; 221 d(3); Conv.	35
BC-23	400		Fine tract	W. of Kimberly Rd. in F. Co.	Turnkey	35
BC-24	250		Techwood & N. Ave. tract	Techwood & N. Avenue	Turnkey for Elderly	35
	6,215	36				
<u>Did Not Materialize</u>						
DNM-0	12,339		Shown on previous report of Aug. 15, 1968.			
DNM-1	52		Park West #3	3751 Gordon Rd., NW	221 d(3) LD	35
DNM-2	869		Hartramph Property	Near Willis Mill Rd, SW, LL200, 14th District, F. Co.	221 d(3) & 221 d(3) co-op	35
	13,260					

December 23, 1968

MEMORANDUM

To: Col. Malcolm Jones

From: Dan Sweat

Subject: Remarks at Annual Meeting of HRC

I pointed out that the statistics released by Col. Jones and the Committee were certainly impressive and that the influence of the Committee's success was not confined to Atlanta's housing program but has also been felt at the national level and that housing experts from over the country have commented on the Atlanta approach and on the excellent program of the Housing Resources Committee.

It is my feeling that the story behind the statistics is where the real meaning of this Committee and the housing program is to be found. I said that the work of the Committee has made all the city aware of the desperate need for decent housing for the less fortunate, less affluent citizens of Atlanta. It has helped bridge the gap of credibility between the City - the institution - the power structure (call it what you will) and a very large and important segment of our community, and, most importantly, this program started the City out on a new direction so long needed.

The Aldermen understood this need when they refused to pass Urban Renewal Survey and Planning applications until the housing relocation needs were met. The Mayor realized the need when he called the Housing Conference and established this committee and it was obvious that the private business leadership recognized it when you, the members of the Housing Resources Committee, responded as you have done.

I pointed out that the resultant changes are reflected in a report given by Howard Openshaw at the last CACUR meeting. Mr. Openshaw

Col. Jones
Page Two
December 23, 1968

pointed out that of the 10,033 units begun in urban renewal projects in 1968, 884 have been completed which is 21 times the number of housing units in urban renewal areas completed the previous year. During the same period, only 484 units were demolished in urban renewal areas. So, for the first time in the history of Atlanta's urban renewal program, more housing units were completed in urban renewal areas than were demolished. We have finally turned the corner in our urban redevelopment program and are headed in a new direction so long sought.

DS:fy

HOUSING RESOURCES COMMITTEE
Atlanta, Georgia
December 12, 1968

SECOND ANNUAL REPORT

CONTENTS

Accomplishments
Implications of the 1968 Housing Act
Future Direction
Unfinished Business
Reports of Committee Panels (Encl. 1)
Summary of Status Report (Encl. 2)

ACCOMPLISHMENTS

November 15, 1968, marked the completion of the first two years' activity of the Housing Resources Committee in its efforts to promote and accelerate the Low-income Housing Program in Atlanta.

The 5 year goal of 16,800 low and medium income housing units announced by the Mayor in his Housing Conference establishing the HRC on November 15, 1966, is now in the pipe line. This figure was based on anticipated replacement needs caused by Governmental action during 1967-71, and did not take into consideration normal growth, formation of new families and in-migration.

The November 15 revision of the report on status of the low and medium income housing program shows:

Completed	3,217 units	
Under Construction	6,278 units	
In Planning	7,337 units	
In Sight	16,832 units	Total

This slightly exceeds (by 32 units) the 5 year goal of 16,800 units and is only 305 units short, in the first two categories, of the anticipated need for 9,800 units during the first two years of the program.

It is anticipated that most of the 7,337 units in Planning will materialize. However, in the event that some may fall by the way side, there are an additional 6,215 units Being Considered, which will more than compensate for any units now in the In Planning category which may be lost to the program.

The Summary (Encl. 2) shows that the goals for all phases of the 5 year program are being met, with the exception of Public Housing which is currently 4,100 units behind.

The Committee has consistently endeavored to overcome and minimize neighborhood objections to low-income housing, which has been the greatest problem in getting approval on site selections.

The Committee has solicited and obtained the support of the Chamber of Commerce in seeking the cooperation of County Commissioners (particularly Fulton) for establishing low income housing projects in unincorporated areas of adjoining Counties, where occupants may reside in close proximity to sources of industrial employment.

Among other accomplishments, the Housing Resources Committee:

Has worked closely with developers, builders, City Departments and Community groups in promotion of low and medium income housing and in coordination of efforts in this field.

Has been instrumental in establishing the Greater Atlanta Housing Development Corporation to assist local non-profit housing corporations, thus providing seed money and other assistance (including perhaps the banking of land for subsequent use at no profit for low income housing developments).

Was a pioneer in proposing and getting approval at both the local and national level for use of prefabricated relocatable units as temporary relocation housing.

Was influential in promotion, at the Washington level, of expanding the base for Federal Grants and direct Loans, now authorized in the 1968 Housing Act, for assisting home owners in rehabilitation of their dwellings to meet requirements of the Housing Code.

Has urged early adoption by the City of miniature Urban Renewal projects, through the Neighborhood Development Program, in blighted residential pockets, to rid the City of its worst slum areas.

Has urged revision of some previous conventional planning concepts in an effort to get certain areas rezoned to permit a more practical approach to improvement of such areas for residential use.

Urged the dispersal of future Public Housing in relatively small developments on scattered sites.

Has been instrumental in creation of interest in the low-income housing program by non-profit organizations and the formation of several such organizations to participate in the low-income housing program.

Was the catalyst in getting neighborhood interest revived for improvement of Vine City through Urban Renewal.

Proposed and obtained concurrence of the Board of Education for drafting legislation for consideration by the General Assembly in its next session to authorize developers to build schools simultaneous with development of housing projects, except in Urban Renewal areas, for lease to the School Board until it is in position to purchase the facilities.

Was active participant in Atlanta Conference on Equal Opportunity in Housing.

Has worked with the Model Cities' staff in development of its housing rehabilitation program and site selection for experimental housing.

Has pointed out to City officials the necessity for, and urged recognition of, the principle that site selection for low-income housing should include a planning function and responsibility, similar to location of schools, water purification plants, sewerage disposal systems and other public works; that it should not be left entirely up to land promoters and developers to select sites and bear the burden of trying to get them suitably zoned and approved.

After promoting and receiving support of thirty prominent Business, Civic and Religious organizations and individuals, the HRC held a special meeting on August 2, 1968, with the Planning and Development Committee and the Zoning Committee of the Board of Aldermen in which the following specific requests were made:

1. Asked the Mayor to appoint either an existing committee or a new committee of the Board of Aldermen to assume a responsibility in the field of low-income housing.
2. Revision of the Building Codes for the City of Atlanta, particularly to allow experimental housing to be built in the Model Cities area.

3. Revision of the Ordinance governing non-conforming use of land to allow structural changes in improving dwelling units to meet requirements of the Housing Code.
4. Accelerate the urban renewal program particularly in the Nash-Bans, Vine City and other areas outside the Model Cities area.
5. Authorize the Atlanta Housing Authority to request 2,000 additional units of public housing.
6. Adoption of a revised district zoning map based on the new Land Use map, to include adequate areas for low-income housing.

Results:

a. A resolution was adopted on September 16, 1968, charging the Planning and Development Committee of the Board of Aldermen with responsibility for assisting the Housing Resources Committee in meeting requirements of the Low-income Housing Program.

b. Vine City and East Atlanta have been included in the Neighborhood Development Program for planning in 1969.

c. The Board of Aldermen authorized on September 16, request by the Housing Authority to the Federal Government for an allocation of an additional 2,000 units of Public Housing; and the request has been submitted to Housing Assistance Agency of HUD.

d. Although specific action on the other three items has thus far been inconclusive, the need for these elements has been recognized and emphasized and indirect favorable effects have been encouraging.

Throughout the program the HRC has endeavored to work for close contact and understanding with the Federal Agencies, local groups and City Departments in promotion of the Low-income Housing Program and received from them a remarkable degree of cooperation and assistance, which is very much appreciated.

On December 9, 1968, award was made by the Housing Authority to National Homes Corp. of LaFayette, Indiana, for development of the 96 acre Federal surplus land site, as part of the Thomasville Urban Renewal project. This award was based on a design competition among 5 prominent developers and will include 600 units of low and medium income housing, 2 schools, parks, commercial development to serve the immediate neighborhood and other facilities.

IMPLICATIONS OF THE 1968 HOUSING ACT

The National Housing Act passed by the Congress on August 1, 1968, reaffirms the national goal in the 1949 Housing Act, of "a decent home and a suitable living environment for every American family".

Private industry has been challenged to provide six million additional housing units during the next ten years for low and moderate income families. The 1968 legislation provides the tools and incentives and success in meeting the national objective will largely depend on:

1. Sponsor interest.
2. Availability of land at a reasonable price.
3. The mortgage money market.
4. Municipal cooperation
5. Funding by the Congress in 1969.
6. Building code and zoning restrictions.

Section 238: The 1968 Housing Act established a new Special Risk Insurance Fund which permits the Federal Housing Administration to assume higher mortgage insurance risks in connection with both location and credit characteristics that were unacceptable under the mutual mortgage sections of the Act. This should widen both the housing and the mortgage sections of the Act. This should widen both the housing and the mortgage market.

Section 237: Provides, on an experimental basis, FHA mortgage insurance to finance homeownership for certain lower income families who cannot qualify under normal standards because of their past credit records, but who can meet mortgage payments with appropriate budget and financial counseling.

Section 236: Under this rental housing program the tenant or cooperator will pay at least 25 per centum of his family income towards the market rent or the basic rent, whichever is greater. The basic rental is determined on the basis of operating the project with payments to principal and interest on a level annuity plan at 1 percent interest. HUD pays the mortgagee the difference between the amount collected from the occupant and a fair market monthly rental determined on the basis of operating the project with payments of principal, interest and mortgage insurance premium required on a level annuity mortgage at the market interest rate. There will be no subsidy for the moderate income tenants. Maximum mortgage amounts - 100% of FHA cost to nonprofit and 90% for profit motivated sponsors. 40 year term. Limited to families whose incomes are not in excess of 135% of initial admission levels of public housing.

The above is only a partial outline of Section 236. The regulations cover a wide segment of rental housing financing and the mortgage insurance terms are liberal. The Act authorized \$75,000,000 to July 1, 1969, but only \$25,000,000 has been funded. These funds will likely be allocated very rapidly to proposed rental and cooperative projects. There is no requirement for a Workable Program.

Section 235: This section places heavy emphasis on home ownership and provides that if the purchaser of a new home or a living units in a condominium will pay at least 20% of the family's income, HUD will pay the balance of the monthly mortgage payments. A two family dwelling may also be purchased, if owner occupies one unit. Mortgages are limited to \$15,000 and \$17,000 for large families. Family income limited to 135% of public housing entrance levels. 30 year mortgage term. No Workable Program is required.

Subsidies vary with the income of the purchaser and the cash investment in the housing unit will range from a minimum of \$200 to 3% of FHA's estimate of cost.

Section 235 of the Housing Act is very comprehensive and the present funding of \$25,000,000 will be used up rapidly.

Comments: All of the legislation mentioned above applies to both proposed construction and major rehabilitation and provides wide opportunity for nonprofit organizations to operate in a number of fields. It is also attractive to profit motivated firms. It permits the issuance of mortgage insurance in urban, suburban, core and rural areas and better distribution of low income housing in all areas where the need can be established under the new Act.

It gives the sponsor a choice of construction or rehabilitating single family homes, town houses, apartments, condominiums and cooperatives. It provides for accumulation of equity by the buyer through credit for his own labor. It also provides employment and contract opportunities for lower income families and business concerns in the construction area to the extent feasible. Occupant training will be provided where needed in financing and other fields.

There are many changes and additions to the Housing Act that have not been covered in the brief outline above. Other sections apply to Urban Renewal, Public Housing, Housing for the Elderly, Nursing Homes, Nonprofit Hospitals, Flood Insurance, Financing, etc.

THE IMPACT OF THIS BILL ON HOUSING SHOULD BE TREMENDOUS.
THE TOOLS ARE AVAILABLE AS NEVER BEFORE.

FUTURE DIRECTION

As Chairman of the Housing Resources Committee, I make the following recommendations for the future course of action for the housing program in Atlanta. We request that the Mayor and Board of Aldermen give consideration to these proposals and advise us accordingly, in a revised statement of mission for the Committee:

1. All bodies concerned with housing review the present and continuing needs for low income housing.
2. Eliminate existing slums and provide housing as needed in the area for those who wish to remain there.
3. Place housing near jobs and public facilities in the City of Atlanta and throughout the metropolitan area.
4. Continue efforts to promote innovative low-income housing construction in Atlanta.
5. Continue to aid efforts to eliminate social problems connected with housing.
6. Further involve the business community in the housing program.
7. Assist nonprofit groups and developers in their efforts to obtain land and construct housing.
8. Promote and explain the new general housing act and the fair housing act.
9. Consider national and local legislation useful to the housing program.
10. Assist in the stabilisation of existing neighborhoods and encourage the construction of middle and upper income residential developments in the City of Atlanta.
11. Attempt to involve persons in the slums in the business side of demolition, rehabilitation or erecting new units.
12. Continue efforts to sell the need for low income housing to the people of metropolitan Atlanta.

It is also suggested that consideration be given to placing the functions of the Housing Resources Committee with the Citizens Advisory Committee for Urban Renewal or as a part of an activated Urban Coalition.

UNFINISHED BUSINESS

There are many unfinished phases of the initial program which need the continuing existence of a citizens' group to help with the completion of the program. Some of them are:

1. Completion of projects now in planning.
2. Legislation pending that will allow the city to lease schools to be built by developers simultaneously with housing projects, except in urban renewal areas.
3. Investigation of problems relating to code restrictions on innovative building.
4. Activation of Board for the Greater Atlanta Housing Development Corporation.
5. Obtaining of additional sites in areas where low income housing is needed.

It should be borne in mind, that while this program is apparently in good shape, that many of the projects still need shepherding. There are many forces trying to block housing in Atlanta and any faltering in continuing efforts might well decimate the final accomplishment of the erection of the 16,800 units.

I wish to close by thanking Col. Jones, William Gates of our staff, the members of our committee who worked dilligently during the past two years and such members as Archer Smith, Lee Burge, Clarence Coleman, Charles Palmer, Robert Winn and Dale Clark immediately come to mind among many **others**. This has truly been a working Committee. We also thank the Atlanta Housing Authority, the Planning Department, the Building Department, Public Works Department, members of the Board of Aldermen, Mayor Allen and the members of the Press, Radio and TV Organizations. Not to be forgotten are the developers and nonprofit groups who have in the last analysis made the program possible.

Cecil A. Alexander

Cecil A. Alexander
Chairman

- Encls: 1. Reports of Committee Panels
2. Summary of Status Report

GEORGIA INSTITUTE OF TECHNOLOGY
ATLANTA, GEORGIA 30332

OFFICE OF THE PRESIDENT

December 3, 1968

Report on the Activities and Plans of the Construction and Design Panel
of the Housing Resources Committee of the City of Atlanta.

1. The Construction and Design Panel made preliminary evaluations of new building techniques by private entrepreneurs with resulting suggestions to encourage development of these techniques.
2. The Panel conducted a meeting with representatives of the Model Cities Program and other interested civic groups for the purpose of discussing the relation of existing codes with the housing goals of the City of Atlanta. An offer of assistance was made to the Model Cities Program.

Mr. Wayne Moore, of the Metropolitan Planning Commission, also offered the assistance of his office.

3. The Panel is supporting the efforts of the Georgia Institute of Technology to establish a Housing Resources Center, which will collaborate with private enterprises and with the Urban Life Center of Georgia State College in seeking solutions to many housing problems.
4. The Panel believes that its objectives as stated in its annual report for 1967 are still valid.

REW:sa

Encl: 1a

GREATER ATLANTA HOUSING DEVELOPMENT CORPORATION

A charter has been obtained for a non-profit corporation to be known as Greater Atlanta Housing Development Corporation.

Office space has been secured adjacent to Central Atlanta Progress, Inc. at 2742 First National Bank Building, for secretarial convenience, and a full-time Executive Secretary, Mr. Robert C. Watkins, was retained effective July 22, 1968.

The purpose of the Corporation is to promote more adequate housing for families with low to moderate incomes through the following activities:

1. Technical assistance for multi-family housing sponsors, especially non-profit sponsors.
 - a. Advising prospective sponsors in site selection, zoning, FHA, HUD, loan matters and problems.
 - b. Collating information accumulated from research of city and federal agencies.
2. Provide seed money loans:
 - a. To secure land options
 - b. Pay preliminary architect fees
 - c. Attorney fees
 - d. Title surveys
 - e. Other initial costs until loan closing
3. Rehabilitation of deteriorating and substandard housing and establishment of a program for sale of single-family dwellings to occupant owners.
4. Promote interested parties to help in solution of housing problems.

Operating funds of \$22,200 have been provided thus far through a grant of \$10,000 from the Atlanta Chamber of Commerce and \$12,200 from interested corporations. Plans are under way for providing more substantial funds for seedmoney loans and other purposes.

Selection of the Board of Trustees and election of officers will probably be completed sometime in December, 1968, so that the program of the Corporation will become fully operative in 1969.

A report of the activities of the Executive Director in 1968 is attached.

W. Lee Burge, Chairman
Finance and Non-Profit Funds Panel
Housing Resources Committee

Encl: 1b

Project No.

- 1-7-68-202 Wheat Street Baptist Church Sponsor - Rev. Wm. H. Borders, Contact Proposed project is a high rise home for the elderly. Will be built on land near the church. Capacity 200 units with a total cost of \$3,000,000.00. Consultant employed - Urban East - Jim Robinson. Seed money will be needed \$50,000.00 - Approximately 1 year. Architect employed - Paul Muldawer All land not yet acquired as of 11-6-68 - Variances needed. Preliminary application expected to be submitted by January 1, 1969.
- 3-9-68-221h Interfaith Inc. to sponsor a project to purchase and remove, rehabilitate to F.H.A. standards and sell approximately 1,000 houses now in the path of the airport expansion. Negotiations started Sept. 3, 1968, with the city to effect this project. Currently the city has an average price (acceptable to Interfaith, Inc.) that they are asking the F.A.A. to accept in lieu of competitive bids. No information on progress since 10/23/68. 500 houses would have to be moved in one year. Seed money needed. No consultant. Project \$5,000,000.00 plus. Subdivision land will have to be purchased to accommodate this number of houses in this short period of time. December 2, 1968 the F.H.A. has not answered the City's letter regarding average price for the houses. No apparent interest.
- 5-9-68
221 (d)3 Turner Monumental AME Church wants to sponsor a 221 (d)3 rental project - 100 units \$1,500,000.00. This is in the Kirkwood Area. The sponsor would need seed money for land purchase. 11 Acres of land located and available. Architect selected and consultant obtained.
- 9-10-68
221h The Atlanta Urban League, Inc., 239 Auburn Ave. - Lyndon Wade, Executive Director, interested in being non-profit sponsor for a rehabilitation project. Sponsor will buy sub-standard houses, rehabilitate them to F.H.A. standards then sell them back to the former occupants or other qualified families. A leg man needed to locate these houses and put them together in projects of eight. Urban League made application to be a non-profit sponsor. When started will probably do 100 houses the first year. @ \$1,000,000.00. Seed money needed - No consultant fee authorized.
- 10-10-68 The Community Services for the Blind, Inc., 1341 Ponce de Leon Ave., Mr. R.W. Edwards, Executive Director, wants to sponsor a college dormitory for their school. An architect, Bruce Goff employed, Rep. Ed Hansen, a consultant employed. Seed money will be needed.
- 11-10-68-234 Model Cities - Johnny Johnson, Director. It has been proposed that G.A.H.D. Corporation buy a site in the Model Cities area, then negotiate a contract to have constructed, on this site, 14 prebuild "Commodore" or similar row type housing units under the condominium plan. Architect, Housing Manufacturer - Consultant Urban East. Seed money needed. Might initiate in January 1969.

Report of Legal Panel

December 9, 1968

In brief, the achievements and activities of the Legal Panel in the year to date have been as follows:

(1) Advocacy, drafting and passage by the Atlanta School Board of a local constitutional amendment to allow the City of Atlanta, through its local School Board, to lease school buildings for a term longer than that of the City Council. The research on this project was done by Freeman Hutton and the Chairman of this Committee, and was presented by the Chairman to the School Board on June 28, 1968. The School Board passed the concept of leasing school buildings from private developers for a long-term in principal, and directed Mr. A. C. Latimer, the school board attorney, in conjunction with the Legal Panel to draft the specific local constitutional amendment.

The advantage of this local constitutional amendment would be that school facilities could be provided in a low-cost housing project in the form of rental payments over a term of years, thus alleviating the need of the School Board to construct a school facility at high initial costs, and thus providing the project with necessary community facilities. The most oft-used excuse in opposition to zoning property for low-cost housing is that no school facilities would be available; an objection which would become moot after passage of the constitutional amendment, in that the School Board would lease with little diminution in its bonds' credit.

Upon completion of the drafting, the amendment will then be submitted to the School Board sometime in early 1969, for formal approval so that it can be readied for the 1970 Legislature and subsequent referendum. As a practical matter, the leasing arrangements in Urban areas will probably be required to contain an option to purchase vested in the School Board in that City credit against Federal Funds could only be allowed in structures which were a public facility; according to Mr. Neil Zittrouer, of the Department of Housing and Urban Development, Renewal Assistance Administration.

(2) The Legal Panel, through its Chairman, drafted the Package Zoning Proposal, presented to the Board of Aldermen on August 2, 1968, and assisted in the publicity surrounding the presentation of said proposal on August 2, 1968.

(3) The Legal Panel, through its Chairman, served on an Ad Hoc Committee, reviewing the total purposes of the Committee. This Ad Hoc Committee reviewed a report of Colonel Jones, dated February 7, 1968, and made its comments to the full Housing Resources Committee.

(4) Mr. Freeman Hutton delivered a report on the Housing and Urban Development Act of 1968. At the conclusion of the report, Mr. Hutton was charged with the responsibility of working with Mr. Bill Gates to compile a detailed analysis of the Act and its affect

Encl: 1c

on Housing Resources Committee activities.

The Legal Panel is presently working on Housing Code enforcement, inability of certain slum dwellers to obtain building permits in non-conforming areas of the City, as well as its continued analysis of the Housing and Urban Development Act of 1968, and continued participation in the School Board amendment involving leasing.

Archer D. Smith, III
Chairman, Legal Panel

HOUSING RESOURCES COMMITTEE

November 15, 1968

Total Dwelling Units Permitted in Atlanta:
 1963 - 9,129 1966 - 2,382
 1964 - 3,829 1967 - 4,630
 1965 - 2,656 1968 - 4,098(thru Oct.)

SUMMARY

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

Dwelling Units Demolished under Housing Code:
 Nov. & Dec. 1966 - 144
 During 1967 - 1,272
 During 1968(thru Oct) - 740
 TOTAL 2,156

5 yr. Program, 1967-71

Goals:

% established for first 2 yrs. 100%
 (Same % used for 5 yr. period) 16,800

(57%)
 (9,576)

(13%)
 (2,184)

(30%)
 (5,040)

(0%)
 (0)

Status	*No. Units		P.H. & TK		FHA 221		Pvt. Devel. (Conv.)		Elderly & N. H.	
	Nov. 15	Aug. 15	Nov 15	Aug 15	Nov 15	Aug 15	Nov 15	Aug 15	Nov 15	Aug 15
Completed (New Const.)	3,217	3,002	(650)	(310)	(854)	(700)	#(1481)	(1760)	(232)	(232)
Under Construction	6,278	5,831	(1412)	(1532)	(1263)	(1174)	(3362)	(3125)	(241)	-----
In Planning	<u>7,337</u>	<u>7,712</u>	<u>(2388)</u>	<u>(2608)</u>	<u>(4135)</u>	<u>(4234)</u>	<u>(514)</u>	<u>(424)</u>	<u>(300)</u>	<u>(446)</u>
Total In Sight Plus Leasing Program	16,832	16,545	** <u>(4450)</u> <u>(1026)</u> <u>(5476)</u>	<u>(4450)</u> <u>(1026)</u> <u>(5476)</u>	(6252)	(6108)	(5357)	(5309)	(773)	(678)
Increase or Deficit	+32	-255	(-4100)	(-4100)	(+4068)	(+3824)	(+317)	(+269)	(+773)	(+678)
Being Considered(all cat.)	6,215	5,205								

#400 units developed conventionally, included in previous report, have been dropped because rents are too high to qualify under the Low-Income Housing Program.

Did Not Materialize (See Note A attached.)

*Figures in this column are basic and represent the entire program; () in columns to the right, indicate breakdown by programs of figures included in basic column. ** In addition, 1,026 units have been leased for P.H.; 800 of these are now occupied or available for occupancy as Public Housing. Also 18,594 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 13,945 sub-standard units have been brought into compliance through actual rehabilitation. 340 units have been rehabilitated by the H.A. in the West End U.R. area. 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, " " "

Respectfully submitted,

Malcolm D. Jones
 Malcolm D. Jones
 Housing Coordinator

- Encls: 1. Summary of Public Housing in Atlanta
 2. Notes
 3. Inventory of Low and Medium Income Housing in Atlanta (with office copies only)
 4. Project Index (with office copies only)

SUMMARY OF PUBLIC HOUSING IN ATLANTA

3,874	.	.	.	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) Spring '68 - 310 of these units completed 7-25-68; remainder completed 11-10-68.
(140)				Units under construction in Perry Homes Extension - South of Procter Creek.
				(78) 3 Bedroom
				(46) 4 Bedroom Bids opened March 7, 1967. Permit issued May '67. Construction behind schedule.
				(16) 5 Bedroom 85% completed 11-10-68. Estimated completion date Feb. 1, 1969.
(350)				Units planned for Thomasville U.R. Project
				(40) 1 Bedroom (16 Elderly) Bids opened May 15, 1968. Contract signed July 1, 1968. Ground broken
				(120) 2 Bedroom July 17, 1968. Will try to have part delivered before final scheduled
				(80) 3 Bedroom completion date Jan 1970.
				(80) 4 Bedroom
				(30) 5 Bedroom
4200				Units reserved
(1372)				(Allocations made by HUD to date; Hollywood Rd., 202; Bankhead Hwy., 500; Gilbert Rd., 220; and Honor Farm #1, 450)
(730)				(730 units of this reservation are approved for use in the leasing program.)
(1313)				(1,313 units of this reservation are tentatively committed; East Lake #2, 800; Jonesboro Rd., 160; Bedford-Pine U.R. area, 353.)
(785)				(785) units of this reservation are tentatively proposed for commitment to projects in planning.
<u>300</u>				Units allocated for leasing program (Leased units can only be utilized for P.H. occupancy as they become vacant.)
5,640	5,640			Total under Development and In Planning
(1,026)				Units under lease (9 locations); 800 of these are occupied or available for occupancy as Public Housing.
<u>2,000</u>				On September 18, 1968, Bd. of Ald. approved Resolution authorizing H.A. to request allocation from HAA of 2,000 additional units of Public Housing. Request is being prepared by H.A.
16,514				Total Public Housing Potential

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

NOTES

- A. 13,260 units proposed did not materialize, of which 12,339 were shown in the previous report of Aug. 15, 1968 and 928 additional units are listed in this report, as Lost. (The majority, but not all, of these losses was due to disapprovals of sites and proposed rezoning.)
- B. Proposed locations for low-income housing are coordinated through the Plan. Dept., for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Dept. for adequacy of school facilities.
- C. The Travelers Insurance Company has financed 70 or more new single family low-cost houses in the Thomasville Urban Renewal project area under the FHA 221 d(2) insured mortgage program. Equitable has made \$1,000,000 available to Atlanta Mortgage Brokerage Co. for financing low-cost homes at favorable rates. Interest is increasing in development of home-ownership housing.
- 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 requirement on small scattered sites, both Conventionally and Federal assisted.
- E. No proposal had yet been made for construction of units (even efficiency or 1 bedroom) to rent or sell for as low as \$50 per month, although the London Towne Houses, a 221 d (3) co-op development now under construction, is approaching this, with its one bedroom unit selling at \$69 per month. The City's greatest need is in the \$30-\$50 per month rental-purchase range, which appears to have little chance of accomplishment, without governmental subsidy.
- F. Prefab distributors and conventional builders have interesting potential houses to offer but, because of fear of local Codes difficulties, are currently producing 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 not cost the developer more than \$1,500 per unit, (a 5,000 sq. ft. lot is considered ample for this type house).
- G. Imperial Homes of Griffin, Ga, manufacturers of pre-cut sectionalized frame houses, has developed a 24'x36', 3 bedroom & bath house designed to sell, to the occupant for \$8,000 to go on his land; and is developing a 4 bedroom & bath to sell similarly for about \$9,000. National Homes of Lafayette, Ind. is erecting 200 units of pre-built, 4 bedroom; bath and $\frac{1}{2}$ units in Chicago and is doing the site planning and landscaping.
- H. The nonprofit Greater Atlanta Housing Development Corp. is now in business. The CACUR's nonprofit corporation to rehabilitate existing units under 221 (h) has made excellent progress on its first group of 5 houses in Lindwood Park. Morris Brown College is another such sponsor. North West Community Forum has also filed applications for 4 projects under 221 (h).
- I. Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430).

Mr. Sweat

December 6, 1968

MEMORANDUM

TO: Mayor Ivan Allen, Jr.

This is to inform you of the current situation pertaining to the proposed rezoning from M-1 to A-1 of the 51-acre Browntown Road site for a 450 unit Turnkey development (to include an elementary school in the area).

Action was deferred by the Zoning Committee on November 16, 1967, until after July 1, 1968, in order for essential Community Facilities to be provided for (actual and planned) by the responsible Departments. In view of the impending School Bond issue, further consideration by the Zoning Committee was not requested or taken until yesterday when the matter was discussed informally with the Committee, following the regular Zoning agenda. No action was taken by the Zoning Committee on the petition.

In preparation for this discussion, the Promoters and Developers appeared before the Zoning Committee and placed in the hands of each member of the Committee a brochure, similar to the attached, containing copies of the following, all of which are favorable:

- a. A letter By Dan Sweat written May 14, 1968, pointing out need for the project and the status of improvements that had then been made.
- b. Current factual letteres (this week) from the Construction, School and Parks Departments specifying improvements which have been made and those planned for the general area in the foreseeable future.
- c. Letter from the Housing Resources Committee explaining approved plans of the Butler Street YMCA project which will provide every substantial Community Facilities for the general area, to supplement those provided by the City.

Cecil Alexander appeared personally before the Zoning Committee yesterday, representing the Housing Resources Committee, pointing out the need for and endorsing the proposed project.

Mayor Ivan Allen, Jr.

December 6, 1968

Page 2

The estimated development period for this project is three years.

Mrs. Odessa Hill (resident in the 221 Lincoln Homes sub-division) and Alderman Q. V. Williamson appeared before the Committee and opposed the project.

This project has been in the mill nearly two years. The developer is getting discouraged and informed me yesterday that his option will soon expire and he is not in position to get it further renewed.

This is a good project, in a logical location and is badly needed by the City in the low-income housing program. The site has been approved by both the Housing Authority and HUD and has been favorably recommended by the Planning Department and the Joint Planning Board. Considerable progress has already been made in improving Community Facilities in the general area and additional substantial improvements are planned and projected.

This general area has probably received more attention, effort and financing within the past year than almost any other comparable area in the City within the same period of time. It would be most unfortunate if this project is denied now, because of the persistent and apparently now unwarranted protests of only a very few objectors.

The Butler Street YMCA project in the same general area, which was also deferred on November 16, 1967, was subsequently approved without another Public Hearing. I would hope that this could be handled similarly.

Respectfully,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

Encl: Brochure

CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE

November 27, 1968



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

Dear Members: Housing Resources Committee,
Low-Income Housing Coordinating Group (and Guests)

The Annual Meeting of the Housing Resources Committee and the Low-Income Housing Coordinating Group will be held at 10:30 a.m., Thursday, December 12 in Committee Room 2, Second Floor, City Hall.

This the second Annual Meeting of the Housing Resources Committee and will include the full membership of the Committee.

Mayor Allen is scheduled to address the Committee on this occasion.

We are revising the Status Report of the Low and Medium Income Housing Program to show results during the first two years of the Program, which ended November 15. We feel that you will be pleased with the overall accomplishments.


Also, we are preparing for you a slide presentation showing currently existing slum conditions in the City, which we are trying to eliminate and typical illustrations of low and medium income housing developments which we are promoting as replacement housing.

In addition, we propose to have for your review an Annual Report showing I - Our accomplishments to date; II - Implications and anticipated effects of the Housing Act of 1968, as it relates to the future of our Low-income Housing Program locally; III - Unfinished Business; and IV - Future Direction for the activities of our Committee.

We ask that the Chairman or Acting Chairman of each of the panels of the Committee prepare and send to Malcolm Jones, Room 1204, City Hall by December 4, a brief report (not exceeding 1-2 pages) of your panel's activities during 1968 and any suggestions for future action, for summarizing in the Annual Report.

We anticipate a good turn out at the meeting on December 12 and hope that you will be able to attend.

Sincerely,


Cecil A. Alexander,
Chairman

HOUSING RESOURCES COMMITTEE

October 30, 1968

Significant Features In Some Applicable Sections
Housing Act 1968

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117 - Code Enforcement

Grants may help pay for concentrated code enforcement administration, etc. and for the provision and repair of necessary streets, sidewalks, street lighting, etc.

Area must be built up, predominately residential and with code violations in 20% of the buildings.

Grants and Loans may be made through LPA's or private non-profit agencies as designated by the LPA.

115 - Rehabilitation Grants

Up to \$3,000 to low-income owner occupants.

For repair and improvement of owner-occupied homes to bring them up to housing code standards.

May not exceed actual cost of repairs and improvements if home owners income is \$3,000 or less or

If annual income is over \$3,000, and cost of repairs and improvements cannot be financed under 312 that can be amortized so that entire housing expense does not exceed 25% of his income.

115 grants and 312 loans may be handled through local Urban Renewal agencies or thru a private non-profit group designated as an agency. (p. 24; also see p. 49, Urban Coalition Summary.)

Only available in Urban Renewal, Code Enforcement, Neighborhood Development Program, Certified and Fair Act areas.

312 - Direct Rehabilitation Loans

3% direct loans.

Applicable to low and moderate income owners of residential and business property:

In U.R., Code Enforcement, NDP and Certified areas.

May be used also to bring structures up to Code or Urban Renewal requirements.

115 grants and 312 loans may be handled through local Urban Renewal Agencies or through a private non-profit group designated as an agency (p. 24 Urban Coalition Summary).

Only available in approved Urban Renewal, Code Enforcement, Neighborhood Development Program, Certified and Fair Act areas.

Workable Program is required.

235 - Home Ownership and Cooperative Housing Program

Assists in construction and rehabilitation of sales or cooperative housing (single or multi-family).

Assistance similar to 236.

Can lower interest rate to buyer as low as 1%.

Open to private developers who are not limited profit sponsors (unlike 236, RS, 221 d (3), 221 (h)).

Mortgage nearly 100%.

\$200 down payment (may be used against closing cost).

Buyer must pay 20% of his income.

Upper income brackets same as 236.

(Generally will benefit people of higher income than 236, because higher credit rating required of purchasers than renters.)

May insure risky 236 projects?

No Workable Program required.

236 - Rental and Cooperative Housing Program

Similar in purpose to 221 d (3) and may supplant it.

Rental or cooperative, limited profit and non-profit.

Sponsor may get FHA insured mortgage financing as low as 1% interest, but not below 1%.

40 year mortgage.

Tenants required to pay 25% of family income.

Upper limits of eligible tenants not as high as 221 d (3) (Lower income families given preference).

Assistance is much less than principal and interest cost of Public Housing.

In between Public Housing and 221 d (3).

Rental payments adjusted periodically (Tenants may continue to live in project, paying full rent).

Tenants may purchase units under Section 235.

No. Workable Program required.

No local approval required.

237 - Home Ownership for Previously Bad Risks

207 - Low-income Housing Demonstration Program

Prohibits high-rise elevator projects for families with children.

Grants and Loans to public or private non-profit organizations to develop and demonstrate new or improved means of providing housing for low-income families.

Neighborhood Development Program

Planned and carried out on basis of yearly increments.

May cover activities in several contiguous or non-contiguous areas.

May reserve funds estimated to be needed for succeeding year.

Broad plan specifying major land uses, density and public facilities proposed.

Rehabilitation activities could proceed along with public improvements, with detailed planning and scheduling of subsequent activities proceeding simultaneously with actual development in the area.

Workable Program is required.

Low Rent Public Housing

Atlanta 3,200-5,200

Programs:

1. May buy existing housing.
2. May buy new housing (Turnkey).
3. May lease new or existing housing.
4. May combine with Private Developer
Non-profit, Cooperative, limited profit or profit.
5. May sell Public Housing units to tenants in Public
Housing Projects, purchased for lease or leased units?
6. May build Public Housing projects.

Workable Program required except lease program (Leasing
Program requires approval of local governing body of the community.)

Rent Supplement

May rent new or rehabilitated units.

40 year supplement to Sponsor (FHA commitment).

Built under 221 d (3) - Market interest rate.

Small Portion Below Market interest rate

Small portion for 202 Elderly

Rent Supplement is difference between actual rent and 25% of
tenants income.

Cannot be more than 70% of actual rent.

Can remain, if pays rent (25% of income.)

Workable Program is required, or local official approval
by community in which project is located.

221 d (3) - Below Market Interest Rate Rental and
Cooperative Housing

Construction and rehabilitation of moderate income housing.

Rental or cooperative.

Limited Profit - Developer permitted to earn 6% return on
equity. May increase to 12% after taxes.

Non-Profit - Builder - Seller. Private developer may
build and sell to non-profits or cooperatives.

40 year mortgage.

3% interest.

Assistance amounts to about 4%.

Upper limits tied by formula to Public Housing limits.

Generally first rental limited to \$5,000 - small families
\$9,500 - large families

Can be sold to eligible tenants under Section 235.

221 (h) and 235 (j) - Rehabilitation for Sales Program

3% interest (financed same way as 221 d (3) non-profit).

235 (j) converts 221 (h) to new assistance method.

Interest may be as low as 1%.

Main difference is income limits and method of financing.

Mortgage assistance is difference between 20% of home ownership's income and mortgage payments (including principal, interest, taxes and insurance), but not below 1% interest.

Under 235 (j) existing houses not needing rehabilitation may be purchased by the non-profit and resold.

Must be viable neighborhoods (both programs).

No Workable Program required.

202 - Senior Citizens Housing Program

3% interest.

100% loans.

50 year terms.

Individuals or heads of households 62 years or over are eligible.

For people whose incomes are too high for Public Housing and too low for private housing market.

Nonprofits or cooperatives may sponsor.

Constructed or rehabilitated.

Some Rent Supplement available.

204 - Grants to Housing Authorities to Improve Services to Tenants

Seed Money Loans

Provides for 80% interest free loans to nonprofits and cooperatives for seed money

Normally repaid when project is permanently financed.

Remainder may be cancelled.

National Homeowners Foundations

May make grants and loans to public and private organizations.

National Housing Partnerships

Partnership may provide up to 25% of the initial equity investment.

Objective.

Opens up the possibility of locally organized broadly based profit motivated development groups receiving technical assistance and financial investment from this source.

Model Cities

Workable Program not required.

Urban Renewal

Demolition Grants

Historic Preservation

New Communities



METROPOLITAN PLANNING DEPARTMENT
MARION COUNTY, INDIANA

2041 CITY-COUNTY BUILDING
INDIANAPOLIS, INDIANA 46204
PHONE: 633-3434

November 4, 1968

Mr. Dan Sweat, Jr.
Director of Governmental Liaison
City Hall
Atlanta, Georgia 30303

Dear Mr. Sweat:

We are looking forward to our visit in Atlanta on November 7th and 8th.


The group will include the following:

Charles Whistler--President Metropolitan Plan Commission--(attorney)
Richard DeMars--Secretary Metropolitan Plan Commission--(President
Geupel Construction Company)
David Meeker--member Metropolitan Plan Commission--(Director of Model
Cities Program)--(architect)
Earl Miles--member Metropolitan Plan Commission--(President Board of
Sanitary Commissioners)--(manufacturer)
Robert Morris--member Metropolitan Plan Commission--(Insurance Executive)
Cornelius O. Alig--member Metropolitan Plan Commission--(Vice-President
Indiana National Bank)
James Morris--Director of Special Projects--Office of the Mayor
Ross Vogelgesang--Executive Director--Metropolitan Planning Department

We will arrive on Eastern Flight #251 at 10:26 A.M. and have reservations
at the Marriott Motor Hotel.

We appreciate the appointments you have arranged for us. I will call you
upon arrival. If your schedule permits, we would enjoy having you as
our guest for lunch.

Sincerely,


Ross Vogelgesang
Executive Director

FRV:lm



Glenn E. Bennett, Executive Director

J. D. Wingfield, Jr., Planning Director

October 21, 1968

Copy to Col. Jones

11/7

MEMO TO: Mr. Severinghaus
Mr. Alexander
Mr. Born
Mr. Heyman
Mr. Cobb
Mr. Wingfield
Mr. Harder

FROM: Glenn E. Bennett, Executive Director *GEB*

On November 7, at 2:00 P. M., Mr. Vogelsang, Executive Director of the Metropolitan Planning Commission in Indianapolis and several members of his Commission are going to be with us for the purpose of talking about organizations for metropolitan planning.

They now represent an agency which is composed of the City and the County, and are getting ready to expand to include several counties. The Chairman is Mr. Charles Whistler, who is an Indiana lawyer. He and five other members of the Planning Commission will be present.

We will meet in our Conference Room at 2:00 o'clock for an hour or more. I hope you can attend.

cc: ✓ Mr. Dan Sweat
Mayor's Office
City of Atlanta

October 22, 1968

Mr. Ross Vogelgesang
2041 City-County Building
Indianapolis, Indiana

Dear Mr. Vogelgesang:

I have scheduled a meeting for your group with Glenn Bennett and his key staff people of the Atlanta Region Metropolitan Planning Commission for 2:00 p.m., Thursday, November 7.

I have also scheduled a meeting for 9:30 a.m. on November 8 with Mr. Tom Shuttleworth to discuss land use variances and the Atlanta land use rules and regulations.

I have not attempted to develop a schedule for a tour of Atlanta programs or facilities. Col. Malcolm Jones, the Mayor's Housing Coordinator, will stand by on the morning of the 8th following the meeting with Mr. Shuttleworth to assist you in seeing those components of Atlanta's programs which you might desire to see.

It will be helpful if you will call Col. Jones at City Hall after you arrive so that plans can be worked out. His number is 522-4463, Ext. 430.

Sincerely yours,

Dan Sweat

DS:fy

cc: Mr. Glenn Bennett
Col. Malcolm Jones
Mr. Tom Shuttleworth

CITY HALL

68 Mitchell Street SW
Atlanta, Georgia 30303 - Telephone 522-4463

Executive Department

Ivan Allen, Jr., Mayor
Sam V. Massell, Jr., Vice Mayor and President of Board of Aldermen
Colonel Malcolm D. Jones, Housing Coordinator
Dan E. Sweat, Jr., Director of Governmental Liaison

Department of Buildings

W. F. Wofford, Building Official
E. F. Wise, Chief Electrical Inspector
W. H. Goodwin, Assistant Chief Electrical Inspector
Wylie W. Mitchell, Chief Plumbing Inspector

Department of Planning

Collier B. Gladin, Planning Director

City Hall Reporters (Press Room, City Hall)

Alexander Coffin, The Atlanta Constitution
Raleigh Bryans, The Atlanta Journal

Housing Resources Committee

Cecil A. Alexander, Chairman
44 Broad Street NW, Atlanta, Georgia 30303 - Tel: 688-3313
Col. Malcolm D. Jones (also shown under Executive Department)

Aldermen

Rodney M. Cook (Chairman, Planning & Development Committee)
34 - 10th Street NE, Atlanta, Georgia 30309 - Tel: 892-1561

George Cotsakis (Chairman, Building Committee)
150 Ottley Drive, Atlanta, Georgia 30324 - Tel: 874-4768

E. Gregory Griggs (Member, Model Cities Executive Board)
2710 Apple Valley Road NE, Atlanta, Georgia 30319 - Tel: 233-4162

G. Everett Millican (Vice Chairman, Model Cities Executive Board)
500 Bishop Street NW, Atlanta, Georgia 30318 - Tel: 351-5074

Q. V. Williamson (Member, Planning & Development Committee)
855 Hunter Street NW, Atlanta, Georgia 30314 - Tel: 522-5895

Model Cities Program

673 Capitol Avenue SW
Atlanta, Georgia 30315
Telephone: 524-8876

J. C. Johnson, Director
James L. Wright, Jr., Physical Planning Coordinator

Housing Authority of the City of Atlanta

Suite 824 - Hart Building
Atlanta, Georgia 30303
Telephone: 523-6024

M. B. Satterfield, Executive Director
Lester H. Persells, Associate Executive Director
Gilbert H. Boggs, Director of Housing
Howard Openshaw, Director of Redevelopment
Edwin L. Sterne, Chairman of the Board, Housing Authority of the City of Atlanta,
639 Trust Company of Georgia Building, Atlanta, Georgia 30303 - Tel: 525-5591
J. B. Blayton, Sr. (Member of Board, Housing Authority of the City of Atlanta
205 Auburn Avenue NE, Atlanta, Georgia 30303 - Tel: 523-8282

Chamber of Commerce

Housing & Redevelopment Committee

George W. Kennedy, Chairman
P. O. Box 4655, Atlanta, Georgia 30302 - Tel: 588-7231

Denver D. Gray, Vice Chairman
722 Peachtree Center Building, Atlanta, Georgia 30303 - Tel: 521-1805

Fulton County Commissioners

165 Central Avenue SW
Atlanta, Georgia 30303
Telephone: 572-2791

Charlie Brown, Chairman
James H. Aldredge
Walter M. Mitchell

Trust Company of Georgia

James L. Meyerholtz, Vice President
36 Pryor Street NW, Atlanta, Georgia 30303 - Tel: 588-7841

Federal Housing Administration

300 Peachtree Center Building
230 Peachtree Street NW
Atlanta, Georgia 30303

Cary S. Hooks, State Director
William A. Hartman, Deputy Director
Ralph L. Johnston, Chief Underwriter

November 18, 1968

Mr. David Thaler
Managing Editor
AMERICAN BUILDER
30 Church Street
New York, New York

Dear Dave:

Thanks very much for the copy of the centennial issue.

You have done an outstanding job and I am sure this is a tremendous contribution to the entire low-income housing situation in America.

Thanks again for the kind comments about Atlanta.

Sincerely yours,

Dan Sweat

DS:fy

November 14, 1968

Chicago Dwelling Association
130 North Wells Street
Chicago, Illinois 60606

Gentlemen:

On November 13, I had the opportunity of seeing your Town House Park project at 52nd Street and Blackstone in Chicago, developed by National Homes Corporation of Lafayette, Indiana.

I was very favorably impressed with the project, particularly the convenience of living conditions and the excellent environmental atmosphere which has been created in development of the project.

This Committee is anxious to learn details of the legal relationship, mission and authority of your organization with respect to the Chicago Housing Authority and the mechanics involved in the Town House Parks development.

As explained to me yesterday, which I would like to get confirmed or otherwise clarified:

(a) Your organization is a nonprofit subsidiary of the Chicago Housing Authority and as such is able to purchase land, from the Chicago Housing Authority, at a write down, by direct negotiation without having to go through bidding procedures.

(b) You then contract with National Homes, or some other mobile home manufacturer, for purchase, delivery and erection of the units, including site development (landscaping, street lighting, walks, patios, parking, etc.) on specified sites.

(c) You then select the occupants from applications submitted to you and arrange for the purchase of the individual units, through a Federal assisted cooperative, on a 38 year FHA insured mortgage.

November 14, 1968

Page 2

(d) That National Homes Acceptance Corporation, or some other mortgagee, carries the long term mortgage of the cooperative.

I am particularly interested in learning how the Chicago Housing Authority obtains the sites which it sells to you, as a nonprofit corporation, and to what extent is the original cost of the land written down on resale to you. Also from what source are your operating funds derived?

The Georgia Redevelopment Law requires that Urban Renewal land, if disposed of to private developers for non-public uses, must go through competitive bidding procedures. However, it also permits such land be sold to public or quasi-public bodies by negotiation. I am also interested in learning if Illinois has a similar law, and if so, how are you able to overcome this feature.

Any information which you can provide us on this general matter, including perhaps a copy of your articles of incorporation, will be very much appreciated.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

cc: Chairman, Housing Resources Committee
Director of Governmental Liaison ✓

Mr. Sweet

GREATER ATLANTA HOUSING DEVELOPMENT CORPORATION

The Greater Atlanta Housing Development Corporation is a non-profit, tax-exempt organization, whose primary objective is to assist non-profit sponsors and private developers, as well, in carrying out programs to serve the housing needs of Atlanta's low-income and moderate-income families.

The corporation was established under the auspices of the Atlanta Chamber of Commerce in June, 1968, with financial support from the Chamber (\$10,000) for the initial funding of the corporation's operations. In close cooperation with the Chamber were Central Atlanta Progress, Inc., key persons of the Mayor's Housing Resources Committee, and others.

It was the intent of the Chamber's Board of Directors, in establishing the corporation, to seek a broad base of leadership and financial involvement from throughout the Atlanta business community. Toward this end, a number of the city's leading business citizens have been invited to participate in the funding of the corporation, and there has been gratifying response.

The Greater Atlanta Housing Development Corporation will aid sponsors of housing programs in several ways: Interpretation and explanation of programs available under current housing legislation; advisory help and coordination of the development functions, such as assistance in selecting an architect, attorney, engineer, contractor, developer and financial institution for construction loans -- seeking, in each case, those experienced in the type project selected; and helping to arrange and negotiate "seed money" loans for expenses for such services above set out which are incurred before mortgage proceeds become available.

These services are being provided through the corporation's Executive Director, who is highly knowledgeable in housing finance, project development and management, judgment of the feasibility of projects, technical aspects of Federal Housing Administration procedures, and communication with the business community and neighborhood groups.

Arrangement and negotiation of short-term "seed money" loans will result in a reduction of the sponsor's risk and thereby stimulate the construction of sales and rental housing for lower income families and promote rehabilitation of substandard housing. (One prime source of seed money, or "front end" loans, is to be Atlanta Civic Enterprises, Inc., an organization of ten larger businesses which have created a pool of resources to help solve the local need for housing. Atlanta Civic Enterprises, Inc., is in agreement with the method of approach being undertaken by the corporation.)

The loan fund administered by Atlanta Civic Enterprises fills this need for seed money, which can be loaned at less than the market rate of interest -- with some type of security -- and will be generally supplemented to some extent by the non-profit sponsor. It will be a revolving fund, as funds disbursed for the permanent loan are used to repay the seed money, or front end, loans.

Cost of operations will initially be provided from the funding support of the Atlanta Chamber of Commerce and members of the Atlanta business community. However, the corporation is anticipated to become self-sustaining from the fees or other charges for the technical services rendered. Such charges, as a part of the project cost, would be paid from the proceeds of permanent loans.

Already, in some FHA projects which have the 100 per cent loan provision, a consultant fee is allowed for inclusion in the cost and payable when mortgage money is available. The Greater Atlanta Housing Development Corporation ostensibly would qualify for such fees in many instances.

The housing legislation passed by Congress permits non-profit organizations, such as churches, civic organizations, unions and others, to sponsor projects of building or rehabilitating housing for low to moderate income families, with loans up to 100 per cent of the costs at interest rates, in some cases, as low as 1 per cent.

Despite 100 per cent financing, the initial costs of architect fees, attorney fees, engineering studies, FHA fees, land options and other costs must be paid before mortgage proceeds become available. These front end expenditures can amount to as much as 4 per cent of the total project cost but are reimbursable when mortgage money becomes available. Lack of funds to meet these expenses often seriously delays or completely rules out projects by non-profit sponsors.

Executive Director of the non-profit corporation is Mr. Robert Watkins, formerly owner of Industrial Service Company and with a background in the construction business. Offices of the corporation are located at 2742 First National Bank Building, adjacent to the offices of Central Atlanta Progress, Inc., which is providing secretarial help as well as office space for the new corporation.

