

HOUSING RESOURCES COMMITTEE

DATE August 31, 1967

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

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
F-4	* 96		College Plaza, Inc.	University Center U.R. Project 1017 Westview Dr. S. W.	221 d (3)			96		7350		Spring '68	Permit \$792,930 (3 bldgs.)	Fisher - Legal. Construction started 2/27/67. Builder - Randen Construction Co. About 30% complete.
F-5	36		London Towne Houses	Off Boulder Park Dr. on Cushman Circle, S. W.	221 d (3) So-op				70	83	95.50	June 1968 to July '69		Committed by FHA 8-14-67 (4 phases) 20 A. being processed by FHA. Sponsor - FCH, Inc. (Same people who developed Eastwych Village) 6 different monthly pmts. 1,2,3,4 bedrooms, some with basements. *4 Bedrooms Town Houses Builder - Diamond & Kaye
	48		"	"	"									
	48		"	"	"									
	68		"	"	"									
	200	Total												
F-6	*108		Gartrell Court Parcel C-4 Parcel C-3B Parcel C-11	Butler Street U. R. Project 38-88 Younge St. S. E.	221 d (3) LDL-R	24	48	28	74	85	95	Sept. '68 Jan. 1969	\$1,200,000 FHA AI Permit \$793,000	Construction started 8-16-67 Rental incl. all utilities. Sponsors - I. Saporta and Russell. Owner - Gartrell Court Assn. Builder - Gartrell Court Assn.

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F-7	*400	allocated	Rockdale U.R. Area (MR issued)	Rockdale U. R. Project	221 d (3) & 221 d (3) Co-op	140	830	(Incl. 160 T. H.)				1968 thru 1971	701,000 price for res. land	Bid on land awarded May 15, to David L. Rosen. Construction to start in 12 mo. from closing; construction phase planned for 4 years. A portion of this site is to be developed in collaboration with the Union Baptist Church and FCH. Allocation of 221 d (3) funds for 400 units approved. Rezoning approved by Zon. Com. Aug 24.
(P-5)	984	additional planned						411	(Incl. 140 T.H.)					
	1,384	Total												
F-8	350		Public Housing	Thomasville U.R. Project		40	120	80				Summer '68 Fall 1969	Av. cost \$14,500/U.	See summary of Public Housing, attached for breakdown. Bids to let in Fall 1967
						80	- 4 BR							
						30	- 5 BR							
F-9	140		Public Housing	Perry Homes Ext. South of Proctor Creek. 1730 Kerry Dr. N.W.				78				Oct. 1968	\$2,238,900	Large units (3-5 bedrooms). See summary of Public Housing, attached, for breakdown. Bids opened March 7, Permit issued May 1967 - Builder - H. L. Coble Construction Co. Const. under way.
						46	- 4 BR							
						16	- 5 BR							
F-10	650		Public Housing	McDaniel St. S.W.								248 Oct. 1967 402 March 1968	Av. Cost \$14,500/U	Included in summary of Public Housing, attached.

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F-13		519 Nov. 594 Dec. 416 Jan. 469 Feb. 483 Mar. 329 Apr. 617 May 672 June 572 July 4671 Total		Throughout city (other than in U. R. Projects)	H.C. Enf.							Now		Units rehabilitated thru the Housing Code Division. These do not provide additional housing, but do increase the supply of standard housing.
F-14		25 Nov. 20 Dec. 35 Jan. 25 Feb. 15 Mar. 11 Apr. 12 May 6 June 32 July 181 Total		West End U. R. Project										Rehabilitation completed by Housing Authority Same comment as above.

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F-18	220			Gilbert Rd. & Flynn Rd. S.E.	Turnkey							Fall 1968		20 A. site zoned for apts. considered favorably by H.A. Promoter - <u>Bill Woodward</u> of Adams Cates. Builder - <u>Whiting-Turner</u> . To be developed at density of 11 U. per A. H.A. has not issued letter of intent; (8-22-67) is waiting for 2nd estimate on construction cost, expected Aug. 23. Option expires Sept. 17.
					Approved May 5, 1967 by HUD									
F-19	*208	(MR issued)	Friendship Baptist Church Parcel #73	University Center U. R. Project	221 d (3) Non-profit	34	95	30				Oct. 1968	\$74,000.00 price for land.	13 A. offered by H.A. Jan. 15. FHA Feasibility Letter issued 7-20-67. Awarded to Celotex Corp. July 6. Allocation by HUD - \$2,288,000. Non-profit sponsor - Friendship Baptist Church.
F-20	250		Former Magnolia Cemetery Site	West of Hollywood Rd. NW (North of Proctor Creek) 20.5 A +?	Turnkey							Sept. 1968		Builder - <u>Whiting-Turner Const. Co.</u> (Mat Bystry) Promoter - <u>Bill Woodward & Bob Cousins</u> . Approved by HUD May 5. Letter of Intent issued by H.A. Having difficulty on appraisal of land.
F-21	230		Atlantis West	3680 Gordon Rd. SW on southwest side (N. of Adamsville Dr.)	221 d (3) L.D.							Spring 1968	966,000	Owner - <u>Gerson Parzen</u> D.L. Permitted May 1967

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F-22	98		Golfview Apts.	Jonesboro Rd. SE	221 d (3) L.D.									FHA Feasibility Letter issued 221 d (3) allotment \$1,083,000 Sponsor - Wm. Moore
F-23	76			1145 Constitution Rd., S. E.	Conv.							Jan. 1968 to Sept. 1968	Permit \$400,000	Permitted in November 1967 Developer - Polar Rock Dev. Corp.
F-24	20			1108 Conway Pl. NW	Conv.							Completed May 1967	Permit \$82,500	Permitted in November '66 Owner - Albert Zeder & Gerson Parzen Builder - Stanley Raven
F-25	62			1140 Mt. Zion Rd. SE	Conv.							Nov. 1967	310,000	Owner - Day Realty Assn., Inc. D.L.
F-26	84			1350 Mayson-Turner Rd. NW	Conv.							Completed Apr. 1967	285,000	Owner - A. Zeder Builder - Warsaw Const. Co.
F-27	68 80			350 Chappell Rd. NW	Conv.							Completed May 1967	240,000 320,000	Owner - Estate of S. J. Twilley D.L.
F-28	46			2604 Campbellton Rd. SW	Conv.							Completed May 1967	300,000	Owner - Holms Inc. D.L.

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F-29	96			1991 De Lowe Dr. SW	Conv.							Nov. 1967	\$28,000	Owner - Naples Co. D.L.
F-30	134			1101 Collier Rd. NW	Conv.							Dec. 1967 (Permitted May 1967)	\$84,000	Owner - Edwin F. Edward, Jr. D.L.
F-31	36			1050 Beauregard Ave. SE	Conv.							Completed June 1967	\$110,000	Owner - Polar Rock Devel. Corp. Builder - Piedmont Eng. & Const.
F-32	152			532 Cleveland Ave. SW	Conv.							Completed July 1967	\$496,000	Owner - Security Development & Investment Co.
F-33	48			2778 Gordon Rd. SW	Conv.							Completed June 1967	\$270,000	Owner - Mendel Romm, Jr. Builder - Dickey Const. & Devel. Co.
F-34	80			1895 Plaza Lane SW	Conv.							Permitted June 1967	\$600,000	Owner - E. M. Keappler
F-35	250			1185 Collier Rd. NW	Conv.							Permitted June 1967	\$1,409,000	Owner - W. T. Towles et al Builder - W. T. Towles
F-36	150			1991 De Lowe Dr. SW	Conv.							Permitted July 1967	\$750,000	Owner - Naples Co. D.L.

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P-2	16		Section 3-R-22	Thomasville U. R. Project	221 d (2) or Conv.		Single		Family Sales Housing					Bids due Jan. 12, 1967
	12		Section 4-R-22	Thomasville U. R. Project	221 d (2) or Conv.		Single		Family Sales Housing					Bids due March 24, 1967
	20		Section 6-R-22	Thomasville U. R. Project	221 d (2) or Conv.		Single		Family Sales Housing					Bids due Feb. 8, 1967
	51		Section 4-R-22	Thomasville U. R. Project	221 d (2) or Conv.		Single		Family Sales Housing					Bids due Dec. 13, 1966. No bids received.
	58		Section 6-R-22	Thomasville U. R. Project	221 d (2) or Conv.		Single		Family Sales Housing					Bids due Dec. 14, 1966. No bids received.
	157		Lots Total											
			*(MR issued on 11/9)											
			-53 Sold to National Homes											
	104													
				National Homes has acquired 53 lots and is selling single family prefab homes from models already erected; 20 odd lots committed to another builder. This leaves 84 lots uncommitted.										
P-3	*360	First Stage	Executive House Apts.	Cleveland Ave. Extension	221 d (3) L. D.				70	95	Fall 1968 " 1970 " 1971			69.9A residential, multi-family. 16A Commercial. Promoter - Robert Laxson, Shafer Realty. Approved by City at density of 9.6 U/A under Com. Unit Plan. FHA given assurance City proposes to extend Cleveland Ave. to serve project and develop Golf Course. Promoter wants to increase density to 12 U/A because of loss of 9.6A to School Dept. FHA waiting for exhibits. B letter issued. Zoning hearing held July 6 to change to A-L. Approved for 12 U/A & 75' set back.

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P-4	1			Not determined. Probably on Company property	Demonstration House proposed using prefabricated ceramic materials.									Sponsor-Builder - Chattahoochee Brick Co., M.B. Scarborough & English Robinson; also interested in developing a project on team concept.
				The development team concept has considerable merit. It has been successfully demonstrated in some cities and is recommended by some housing officials.										
P-5	984		Rockdale U. R. Area	Rockdale U. R. Project	221 d (3)									See comment under F-7
C-1	204			Between Hollywood Rd & Gun Club Rd. NW		60	144							20A. Res. (Low Rent) 7-1/2A. Comm. Proposed FHA financing. Promoter - Joe Anderson, Roy D. Warren. Re-zoning approved Jan. 3 Site turned down by HA for Turnkey. Prospects changed from Probable to Being Considered. (Tied in with Item C-2)
				Site proposed to Housing Authority for Turnkey, declined. FHA cool toward, because of proximity to Rockdale.										
C-2	150			E. of Gun Club Rd. S. of Alvin Dr. NW										(Tied in with Item C-1) Re-zoning appl. from R-5 to A-1. Approvd. by Z. Comm. 3/23. Promoter - Joe Anderson of Roy D. Warren Co. About 12A.
				Same situation as C-1										

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1-3	*150		Catholic Archdiocese	14 acres off DeKalb Ave. NE between DeKalb and McLendon at Hampton Terrace	221 d (3) Rent Supl.				105	120	140			Sponsor - Catholic Archdiocese of Atlanta proposes to apply for re-zoning. Promoter - Andrew McColgan, Allan-Grayson. Legal - Herbert Ringle. Preliminary allocation of RS funds approved for \$144,000 per year. FHA waiting for further action by sponsors.
	60		additional potential	Zoned R-3	Planning Dept. is dubious about re-zoning.									
1-4	50			S. side of Westview Ave. SW in West End U. R. Project	221 d (3) Lim. Div.									J. M. Richardson of Johnson, Richardson & Assoc. wants to purchase City owned Land (mostly zoned R-5) along S. side of Westview Dr. between Dargan Pl. and Holderness St. (approx. 3.4A) U.R. Policy Committee declined to act on. Proposes to hold status quo for present. Purchase of this site also requested by Chas. A. Mueller.
		36	Seminole Ct. Apts.	Near N. Highland & North Ave. NE	Turnkey Rehab.	32								*Efficiency In fair condition. Owner wants to sell. Listed by Ed. L. Barnum Realty Co.
1-6	360			East side of Fairburn Rd. SW N. of Sewell Rd.	Turnkey & 221 d (3)?									30A site Zoned M-1 - Owner - Joel Dixon Re-zoning petition by C.C. Thornton Deferred by Plan. Bd. Aug. 16 for submission of plans. Both A-1 & A-2 development contemplated - site tentatively approved Inter Group Relations Section of HUD.

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J-7	240			Butler St. behind Big Bethel Church	221 d (3) BMIR									Big Bethel Church proposes to sponsor 10-14 story high-rise on church owned property 100' x 276'. Rev. Bussey, Pastor. McCready Johnson, Legal. Trying to negotiate for add. adjacent parcel 50' x 276'. Zoned M-1; approved by Z. Comm. Mar. 23 for rezoning to C-4. Discussed with FHA 7-19-67.
J-8		28		Blvd. NE Area	221 d (3) Rehab.									U. S. Gypsum proposed to rehab. as a demonstration project; owner was reluctant to sell. Price increased as result of premature publicity. No developments reported since April.
J-9				Prefers City owned land.										Jack Pennel, Pres., Homes by Jack Inc. (Distributors for Kingberry Homes), prepared plans & specifications for low-cost housing unit and presented them to City for consideration 1/18 B.O's objections furnished him 2/7. Nothing further developed.
C-10														Uni-structure - Daniel W. Gaskin; Magnolia Corporations - David S. Wolff; and Mod (Knox Mobile Homes), W. F. Gilmore, are all very much interested in installing prefab mobile homes in Atlanta as manufactured. They are thus far prevented from doing so because of local Code requirements. These still appear to be the best possibility for getting low-cost single family homes in Atlanta. There is no interest by private enterprise in this field, through conventional Construction.

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C-11	80			Harwell Rd. at Oakcliff, N.W.	221 d (3)									Apartment use for the major portion of this site is more practical than single family, for which area is now zoned.	Center & Kingloff - Owners-Developers Density 12.5 U/A. Zoned R-5; Previously approved by Z. Comm. 6/23/66. Denied by Board of Ald. 7/8/66 on objections from Q. V. Williamson as inconsistent with original Adamsville plan. Denied by Plan. Bd. Aug. 16.
C-12	360		DuVall-Wilson Property	South & East of Peyton Rd. (North of Utoy Creek)	221 d (3) 221 d (2)									This very large project had a great potential in the City's current low-cost housing program. Is zoned R-3; Planning Dept. is opposed to re-zoning. Strong neighborhood objections to multi-family development, particularly Turnkey. The reduced area now proposed for low-income housing would still provide a substantial contribution to the program.	171 acres under option by Hartrampf Bros., The Relaty Group, for mixed types of housing. Owner has filed application for re-zoning eastern portion (69 A) to A-1 for multi-family. Deferred by Plan. Bd. Aug. 16; Should go to Zon. Com. in Sept.
C-13	540		Fairburn Rd. Site	West side of Fairburn N. of Holly Family Hosp.	221 d (3) Co-op										Sponsor - Mark Palmour, Inc. H.A. likes and has requested approval of HAA. 59 A. Re-zoning appl. on Plan. Bd. Agenda for April 12; not acted upon, awaiting presentation by Ch. Housing Resources Committee. FCH to participate is developed under 221 d (3). Presentation made by HRC to Plan. Bd. recommended approval May 10. Zoning Hearing June 22; action postponed, until Sept. 1. for report from residents of area. Reduced from 600 units originally proposed, because of commitment to the School Dept. for a school site in the project.

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C-14	100				221 d (3)									Sponsor - Fort St. Methodist Church. Rev. J. D. Grier, Jr., Pastor Architect - Francis B. Sheetz, Jr. of Sheetz & Bradfield. Seeking suitable site.
C-15	65			Railroad Ave. NE										Approx. 6.5 A. (including school site of about 2.5 A.) Promoter - Noyes Collinson, American Friends Service Committee. Architect - Henry Norris. Is now interested in prefabs.
C-16	500 Est.			E. of Fairburn Rd. SW. Generally N. of Sewell Rd.	Mixed									Several composite tracts totaling 344 A. Zoned M-1, M-2 & R-5 Sponsor - Tony Hall, Adams-Gates (Wants developer) All not suitable. Original proposed potential estimate reduced from 1500 units to 500 units.
C-17	300			W. of Wilson Mill Rd. SW opposite City Park	221 d (3) & 221 d (2)									27 A. composite tract zoned R-5 & R-3 Owner - Rev. R. J. Jackson, Morehouse College (Wants developer).
C-18	100			East of Bolton Rd. NW South of Bankhead. Adjacent to I-285										9.75 A. zoned A-1. Broker - Robert P. Mathews (Wants developer.)

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C-19	137			South side of Ponce de Leon East of Moreland	Elderly (202)				92.00	E 82.00				Proposed high-rise; zoned A-1 Excellent location. Broker - Robert P. Mathews (Wants nonprofit sponsor)
C-20	60+			E. of Boulevard Dr. NE between Rogers & Warren										4.6 A. plus possible additional assembly totaling 9.6 A; zoned R-5 Broker - Robert P. Mathews (Wants developer).
C-21	500			E. of Jonesboro Rd. SE opposite Macadonia Rd.	Turnkey									165 A. tract zoned R-4. Considered Community Unit Plan approach and gave it up as too complicated, in view of mutiple ownership; excellent location. Proposed to H.A. for Turnkey. HA is interested in only 50 Acres. Promoters - Bill Woodward & Bob Cousins. Promoters willing to commit remaining 115A at a reasonable price to a land bank thru a nonprofit Housing Development Corp.
C-22	150				Nursing home. Hill Burton & FHA Elderly									Former Gammon Theological Seminary Site Sponsor - Asbury Hill Homes for Aged, Inc. Rev. J. F. Norwood, Director Were to have held preliminary discussions with HUD and FHA. No further information.

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C-23	66			E. side of Feild Rd NW Adjacent to Bowen Homes	Any									5½ A. Clear Title (+ 1 A. not clear) Zoned R-5 Owner - John Gilmer
C-24	96			S. side of N. Ave. NW L.L. 175, 14th Dist. (near 1248 N. Ave.)	Any									8 A. tract; Zoned R-5; adjacent to Apts. X Has sewer. Owner - John Gilmore
C-25	540			Both sides Bankhead Hwy. Near River at Maynard Rd.	Turnkey or 221 d (3)									35 A. South of Bankhead 10.5 A. north of Bankhead Zoned M-1 & M-2. Site tentatively approved by Inter Group Relations Section of HUD. Appl. for rezoning filed. Plan. Bd. approved Aug 16, subject to working out details on School & sewer. To Z. Com. in Sept. Developer - James Kilpatrick - H. L. Cobel Const. Co., Greensboro, N. C.
C-26	150			W. side of Jackson P'way NW just south of Proctor Creek	Turnkey or 221 d (3) Co-op									14.3 A. tract Zoning now R-5 Sponsor-Owner - A. L. Roberts, American Companies Deferred by Plan. Bd. Aug. 16.
C-27	240			N. side of East Confederate Ave. at Walker St. SE										20 A. tract; Zoned R-4, but adjacent to A-1 (Confederate Courts Apts) Sponsor - Joseph H. Ashconti, Managing General Partner, Ashconti Ltd. Deferred by Plan. Bd. Aug. 16

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C-28	40			S. side of Adamsville Dr. SE West of Gordon Rd.	221 d (3)									4 A. tract; Zoned R-3 Sponsor - Owner - Lewis Cenker & Mildred Kingleff Denied by Plan. Bd. Aug. 16
C-29	240			W. of Boulevard SE and S. of Pershing Dr. adjacent to Wadsworth Apts.	Turnkey									20 A. tract zoned A-1 Owner - Wells Appvd. by HUD for Turnkey. Owner has not agreed to sell for this purpose (Boggs Aug 9)
C-30	262		Atlanta Southeast		221 d (3) L.D.									BMIR funds allocated. FHA feasibility letter requested.
C-31	260	2nd Stage to P-3	Executive House Apts.	Cleveland Ave. Ext.	221 d (3) L.D.									See Comment on P-3
C-32	175			Jonesboro Rd. SE S. of Hutchings Rd.	Turnkey									Requires re-zoning. Sponsor - Approved by HUD. Owner has not agreed to sell. Prospects changed from Probable to Being Considered.
C-33				Block bounded by Boulevard Dr. SE Howard St., Hollman St., Saunders St.	Housing for Elderly									Turner Monumental Church AME Pastor Rev. C. C. Huges Desires acquiring property near church for construction of 30-50 units.

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C-34(a)		300	Wellswood Apts.	W. of Boulevard SE S. of Pershing Ave.	P.H. Leasing	100		200						Contract signed week of Aug. 25 for purchase by Horowitz; HA is trying to negotiate lease; will require rehabilitation; some reserve for this purpose. 60-70 units now vacant. Approval by HUD of request for 500 add. units under leasing program is vitally needed.
(b)	58			Bixby St. S. E. 2 blocks off Memorial E. of Murphy										Being constructed by Reeves of Decatur. Proposes to lease to HA
(c)		20	Wesley Apts.	Mayson Ave. SE 1st Street			20							Owner - Sims Maddox Jr. HA attempting to negotiate lease. Require rehabilitation. Entire development has potential for about 140 usable units (excl. of terrace apts.)
D-1	*262		Herman A. Russel Property	Off Etheridge Dr. NW	404 Spec. or Turnkey	38	244		65	75				Application submitted to FHA Dec. 28 18.6 A; Density 15 U/A Sponsor - I. Saporta. Prospects changed from Firm to Doubtful. Rent incl. utilities. Now considering Turnkey. Property is now on market thru Bob Mathews - Broker (8-28-67).
				Having difficulty getting FHA approval (Feb. 9). Sponsor reports some recent encouragement from FHA on this site (April 12).										
D-2	250			S. of Oak Dr. SE E. of Empire Dr.	221 d (3) Co-op									25 A. site now zoned M-1. Promoter - Robert Laxon. Owner - Lee Fore. Builder - Victor Maslia. Developer - FHA Inc. FHA thinks ok. Ward Ald. strongly opposed to re-zoning. No contact since previous report on June 28.

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	New	Exist				1	2	3	1	2	3			
D-3	800			Off Fairburn Rd. SW near Hold Family Hospital	Turnkey									Proposed Turnkey plus complete community development. Also interested in 500 bed Nursing Home on same property. Promoter - Ralph Rapelyea, President, Georgia Nursing Home Development Corp. (Neyland Real Estate). (Property is available, but price is High). (This project needs professional leadership if it is to succeed). No further developments in past four months.
D-4	62			Woodbine at Boulevard Dr. NE	Turnkey or 221 d (3)									Sponsor - John A. Hartrampf, The Realty Corp. - Is interested in 5.8A tract on Woodbine at Boulevard Dr. NE. Proposes 6 story highrise, preferably for elderly. Discouraged by HA because of lack of commitment from HAA then, (Additional allocation of 3000 units approved by HUD Feb. 24.). Prospects changed from Considered to Doubtful. No further interest expressed since last report of June 28. Sponsor is occupied with Westside development.
D-5	100		Gordon Rd. N. of I-20				88	12		75	85			Brick veneer, Promoter - Charlie Taylor. Property not tied down 11/28. Prospects changed from Considered to Doubtful. No developments reported in '67.

Site was proposed to Housing Authority for Turnkey and was declined.

HOUSING RESOURCES COMMITTEE

DATE August 31, 1967

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

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
D-9	100		Planning Dept.	W. of Jackson P'way N. of Proctor Cr. at dead end of Glenrock Dr. cool to changing Zoning from R-5 to A-1.	221 d (3)									Promoter - Carlton Marlow, 10.7 A; Portion in flood plane; Re-zoning appl. filed Mar. 23; hearing scheduled for May. Sponsor - Buck LeCraw. Action deferred at request of applicant. Rescheduled for Sept.
D-10	390			N. of Bakers Ferry Rd. SW LL24 at City Line	Leasing for P.H.									26A tract adjacent to Elementary School and church and Fulton Co. Industrial Area. Zoned R-5 & R-6. Sponsor-Builder, David T. Edwards, Interstate Credit Corp. Owner - C. V. Burson et al Unfavorable recommendation from, Plan. Bd. Aug. 16; no plans submitted. Prospects changed from Being Considered to Doubtful. Goes to Z. Com. Sept. 7.
D-11	175		Bankhead site	Trailer Park Bankhead Hwy. at Ozburn Rd.	Turnkey Site approval requested by HA because of opposition of Intergroup HUD to this general area. Not acted on by HAA Relations Section of									16A HA has requested site approval by H.A.A. Prospects changed from Being Considered to Doubtful.
D-12		360	LaVilla Apts.	Near Carver Homes	608 now									Propose to rehabilitate and convert. Promoter - George Kaplan, Haas & Dodd No developments reported for several months Prospects changed from Being Considered to Doubtful.

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	New	Exist				1	2	3	1	2	3			
D-13		1000	Blair Village	W. side Jonesboro Rd. SE	608 now									Same as LaVilla Apts.
D-14	16			W. side of Gibert Rd. SE (at Clayton Co. line)										1A tract; Zoned A-1 Co-owners - Keith Elmore & Wm. Merritt Owners desire to retain ownership & operate. These owners have contacted FHA who is not interested in 221 d (3) development on such a small tract. Most B&L assns. and several banks in the City contacted; All declined to finance.
L-1	150			S. of Hollywood Rd. Near Grand Ave.	221 d (3) Turned down by FHA (See Letter)									10A site - Sponsor - W. F. Gilmore Zoned A-1
L-2	510			N. of Brownville Rd. between Jackson P'way & Bolton Rds. NW	Turnkey Approved May 25 by HUD. Denied by Bd. of Ald. Aug. 21									Zoned M-1. Whiting-Turner has option. Approved by HA & HUD; Planning Bd. recommended favorable action; Zoning Com. denied unanimously Aug. 10; Bd. of Ald. denied Aug. 21.
L-3	152			S. side Simpson Rd. NW between Lincoln Cem. & Hightower Rd										Developer - Polar Rock Devel. Corp. Re-zoning from R-4 to A-1 approved unanimously by Z. Com. Dec. 22. Referred back to Z. Com. by Bd. of Ald. Jan. 3 - Error in advertising (Bd. Ald. rec. letter from citizens of Collier Hgts. strongly protesting re-zoning) Plan. Bd. adversed on rehearing. Publ. Hear. 3/9. This site was strongly opposed by Collier Heights residents. The location is not in the area covered by the Collier Heights plan. Denied by Zoning Committee Aug. 24.

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	New	Exist				1	2	3	1	2	3			
L-4	1340			South & East of Peyton Rd. NW (N. of Proctor Cr.)	Turnkey & 221 d (3)									1700 unit initial potential on 171 acre tract has been reduced by 1340 units by change in plan and elimination of 102A from the low-income housing proposal.
				Change in plan required by neighborhood objections and reluctance of Planning Dept. to support re-zoning.										
L-5	240			Brock Ave. NW between Hollywood Rd. & Lotus Ave.	221 d (3) Rent Supl.									12A site fronting on Hollywood Rd., NW. Philip Alston - Promoter Mike Trotter - Legal. John Cherry - Architect. Const. Dept. estimates 1500' 60" storm sewer needed at cost of \$75,000.00. This together with cost of land makes total cost prohibitive.
				Promoters have entered into agreement with Butler Street YMCA to act as nonprofit operator; now seeking another site in Eastern portion of City.										
L-6	262		Atlanta Southeast	Jonesboro Rd. SE (Just north of Blair Village)	221 d (3)							Fall 1968		16.4A tract zoned A-2 Builder - R. C. Cunningham II of Oklahoma City. Local Representative - James T. Redd, Mills-Robertson Inc. Filed application with FHA June 5.

Allotment \$3,600,000
Rejected; submission not acceptable to FHA