

HOUSING RESOURCES COMMITTEE
(SUMMARY OF PUBLIC HOUSING IN ATLANTA)

August 15, 1969

8,874 Existing Units in operation when accelerated program started, Nov. 15, 1966 - filled.

1,140 Units completed and under development (Conventional) since program started Nov. 15, 1966, as follows:

- *(650) Units off McDaniel St., in Rawson-Washington U. R. Project; completed 11-10-68
- (140) Units in Perry Homes Extension - South of Procter Creek. Completed 3-27-69.
- (350) Units Under Construction in Thomasville U. R. Project. Bids opened May 15, 1968. Contract signed 7-1-68. Ground broken 1-17-68. Will try to have part delivered before final scheduled completion date Jan. 1970.

**6,200 Units reserved to Atlanta by HUD for new construction:

(2423)	Allocations made by HUD	Completed	Under Const.	In Planning
	Bankhead Courts	(132) (May 1969)		
	Bankhead Courts		(368)	
	Hollywood Courts		(202)	
	Gilbert Gardens		(220)	
			(42)	
	Leila Valley Apts.		(175)	
	East Lake #2		(800)	
	Jonesboro Rd. #1			(160)
	Wellswood Apts.			(324)
	TOTALS	(132)	(1807)	(484)
(1665)	Bedford-Pine			(451)
	Pittman-Hilliard St.			(100)
	North Ave.-Techwood			(250)
	Jonesboro Rd. #2			(114)
	Boulder Park			(300)
	Browntown Rd.			(450)
(1382)	(Units not reported as committed.)			
(730)	(Approved for use in the leasing program.)			

(These figures represent a breakdown of the HUD allocations)

300 Allocated for Leasing Program (Leased units can only be utilized for P. H. occupancy as they become vacant. Total units under lease 1,015.)

7,640 Total units Completed, Under Development, In Planning, Uncommitted & authorized for Leasing Program.

(1015) Units actually under lease--9 locations (of 1030 Allocated & Approved for leasing program); most of these are occupied or available for occupancy as Public Housing.

**On September 16, 1968, Bd. of Ald. approved Resolution authorizing H. A. to request reservation from HAA of 2,000 additional units of Public Housing. Approved by HAA March 17, 1969 (Included in this figure).

16,514 Total Public Housing Potential, with current reservations authorized by the HAA.

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

NOTES

- A. There are 3,572 units known to be Being Considered, plus several sites on which the number of units has not been set (there are approximately 1000 units in this category). 21,979 units Did Not Materialize, of which 21,032 were included in the previous Summary of May 15, 1969, and 947 additional units are listed in this report as Lost. (The majority of these losses were due to disapprovals of sites, a large portion of which were denials of zoning petitions). 1,246 units originally listed have been dropped from totals in this report, because of too high rentals.
- B. In view of the 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 requirements on small scattered sites by both Conventional and Federal assisted financing. Also Public Housing in small projects, to include small developments on scattered sites is strongly advocated, for future development.
- C. No proposal has yet been made for the construction of units (even efficiencies) to rent or sell for as low as \$50 per mo. although the London Towne Houses, a 221(d) 3 Co-op development now approaching completion, is near this with its one bedroom unit selling at 69 dollars a mo. The City's greatest need is the \$30-\$50 per Mo. rental-purchase range, which appears to have little chance of accomplishment, without substantial government subsidy.
- D. Prefab distributors and conventional builders have interesting potential houses to offer but, because of fear of local Codes difficulties, are currently erecting 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 cost the developer not more than \$1,500 per unit. A 5,000 sq. ft. lot is considered ample for this type house which should reduce land costs by 33 1/3%; most houses in this price range are currently being erected in Atlanta on R-5 lots having a minimum size of 7,500 sq. ft.
- E. The nonprofit Greater Atlanta Housing Development Corporation is now in business. The CACUR's nonprofit corporation to rehabilitate existing units under 221 (h) has completed its first group of 5 houses in Lindwood Park. Vanguard Housing Corp. has obtained FHA commitment for rehabilitation of 6 units under 221 (h).
- F. Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430 or 431.)

HOUSING RESOURCES COMMITTEE

PROJECT INDEX

To accompany Low-income Housing Inventory Report of August 15, 1969

Item no.	No. Units		Designation	Location	Program	Page
	New	Existing				
<u>Completed units</u>						
C-1A	964		Small apartments	throughout city	Conv. & FHA	
C-1D	34		Duplexes (small groups)	throughout city	Conv. & FHA	
C-2	647		Single Family	scattered	Conv. & 221 d (3)	
C-3		1,015	Lease agreement	8 sites	Leasing for P. H.	
C-4		18,644	Rehabilitation-Housing Code	scattered	H. C. enforcement	
C-5		540	Rehabilitation-Housing Authority	scattered	Urban Renewal	
C-6		30	Rehabilitation-conventional	scattered	Conv. Rehab.	
C-7		5	CACUR project	Linwood Park	221 (h)	
C-8	140		Perry Homes Extension	1730 Kerry Dr. NW	P. H.	
C-9	650		McDaniel St.	McDaniel St. off I-20	P. H.	
C-10	373		Allen Temple #1 & #2	Gordon Rd. & Harwell	221 d (3)	
C-11	96		College Plaza	1017 Westview Dr.	221 d (3) LD	
C-12	100		Park West #1	Gordon & Bolton Rd., N.W.	221 d (3) LD	
C-13	108		Gartrell Court	Younge St. (Butler St. UR)	221 d (3) LD	
C-14	26		Park West #2	3751 Gordon Rd., S.W.	221 d (3) LD	
C-15	84		Wheat St. Gardens #2	180 Jackson St. NW	221 d (3) NP	
C-16	108		Wheat St. Gardens #3	180 Jackson St. NW	221 d (3) RS	
C-17	24		La Mancha	2600 Old Hapeville Rd., S.E.	Conv.	
C-18	225		Monticello Apts.	3670 Gordon Rd., S.W.	Conv.	
C-19	16		Apts.	3901 Campbellton Rd.	Conv.	
C-20	62		Duplexes	140 Mt. Zion Rd., S.E.	Conv.	
C-21	58		Apts.	1910 Bixby St.	Conv.	
C-22	76		Villa Court	1051 Beauregard	Conv.	
C-23	76		Apts.	1145 Constitution Ave., S.E.	Conv.	
C-24	128		Peyton Heights	200 Peyton Pl., S.W.	Conv.	
C-25	138		Peyton Place Apts.	2722 Gordon Rd., S.W.	Conv.	
C-26	72		Apts.	50 Mt. Zion Rd., S.E.	Conv.	
C-27	56		Apts. (#2 at location)	50 Mt. Zion Rd., S.E.	Conv.	
C-28	48		Apts.	2113 De Fore Ferry Rd., N.W.	Conv.	
C-29	204		Apts.	1991 DeLowe Dr. SW	Conv.	
C-30	96		Apts.	1991 DeLowe Dr. SW	Conv.	
C-31	80		Apts.	2390 Palmour Dr., N.E.	Conv.	
C-32	92		Apts.	2400 Campbellton Rd., S.W.	Conv.	
C-33	56		Stone Hinge Apts.	12 Mi. South of City on S. X-way	Conv.	
C-34	54		3136 Gordon Rd.	3136 Gordon Rd., S.W.	Conv.	
C-35	76		Collier Woods & 1000 Collier Rd.	Collier Rd., N.W.	Conv.	
C-36	132		Bankhead Project	Bankhead and Maynard	Turnkey	
TOTAL	5 099	20.254				

Item no.	No. Units		Designation	Location	Program	Page
	New	Existing				
<u>Units Under Construction</u>						
UC-1	234		Single Family (under \$15,000)	scattered	221 d (2) & Conv.	9
UC-2	2		Duplexes (under \$12,000 per unit)	491 Hopkins St. SW	Conv.	9
UC-3	30		Small Apartments	scattered		9
UC-4	368		Bankhead Project	Bankhead near Maynard Dr.	Turnkey	10
UC-5	350		Thomasville U. R.	Thomasville	PH	10
UC-6	202		Hollywood Rd. Project	1580 Hollywood Rd.	Turnkey	10
UC-7	220		Gilbert Gardens	Gilbert Rd. at Flynn	Turnkey	10
UC-8	175		Leila Valley Apts.	Prison Creek and Leila Lane	Turnkey	10
UC-9	60		Duplexes	284 Linden Avenue	Conv.	11
UC-10	200		London Towne Houses	3242 Cushman Cir. SW	221 d (3) Co-op.	11
UC-11	250		Rockdale Park Sec. 1	1660 Johnson Rd.	221 d (3)	11
UC-12	75		Rockdale Park Sec. 2	1660 Johnson Rd.	221 d (3)	11
UC-13	120		Central Methodist Gardens #1	E. side Fairburn Rd., N. of Sewell Rd.	221 d (3)	12
UC-14	120		Central Methodist Gardens #2	E. side Fairburn Rd., N. of Sewell Rd.	221 d (3)	12
UC-15	208		Allen Temple #3	3175 Gordon Rd. S.W.	221 d (3)	12
UC-16	180		Etheridge Park Apartments	Off Etheridge Dr. NW	221 d (3)	12
UC-17	100		Gun Club Apartments	1033 Hollywood Rd. N. W.	221 d (3)	13
UC-18	241		Calvin Court	479 E. Paces Ferry Rd., N.E.	202	13
UC-19	64		Martin Manor	2950 Gordon Rd., S.W.	221 d (3)	13
UC-20	208		Friendship Center	99 Northside Dr. SW	221 d (3)	13
UC-21	30		Chamberlain Realty	419 Chamberlain St. SE	221 d (3)	13
UC-22	96		Apts.	2891 Springdale	Conv.	14
UC-23	40		Deerwood	2905 3rd Ave. SW	Conv.	14
UC-24	40		Apts.	1514 Northwest Dr.	Conv.	14
UC-25	45		Apts.	3379 Stone Rd. SW	Conv.	14
UC-26	64		Apts.	1073 Hollywood Rd. NW	Conv.	14
UC-27	92		Apts.	1090 Hollywood Rd., N.W.	Conv.	14
UC-28	100		Paradise Apts.	Hollywood Rd. NW	Conv.	14
UC-29	132		Gordon Rd. Extension Apts.	3804 Gordon Rd. SW	Conv.	14
UC-30	160		Apts.	954 Hightower Rd., N.W.	Conv.	14
UC-31	163		Flipper Temple Homes	2479 Abner Pl. NW	221 d (3)	15
UC-32	96		Apts.	3350 Mt. Gilead Pl. SW	Conv.	15
UC-33	36		Apts.	2825 Waters Rd. SW	Conv.	15
UC-34	72		Apts.	3000 Continental Colony Parkway SW	Conv.	15
UC-35	130		Apts.	62 Harwell Rd. NW	Conv.	15
UC-36	52		Apts.	2786 Old Hapeville Rd., S.E.	Conv.	15
UC-37	206		Apts.	2971 Macon Dr. SW	Conv.	15
UC-38	294		Apts.	505 Englewood SE	Conv.	15

Item no.	No. Units		Designation	Location	Program	Page
	New	Existing				
UC-39	88		Apts.	Hollywood Rd. NW	Conv.	16
UC-40	22		Apts.	87 Harwell Rd. NW	Conv.	16
UC-41	34		Apts.	1660 Stanton Rd. SW	Conv.	16
UC-42	28		Apts.	3669 Gordon Road	Conv.	16
UC-43	34		Apts.	3301 North Camp Creek Parkway SW	Conv.	16
UC-44	36		Apts.	1867 Myrtle Dr.	Conv.	16
UC-45	32		Apts.	1930 Honeysuckle Lane SW	Conv.	16
UC-46	56		Apts.	3144 Gordon Rd. SW	Conv.	16
UC-47	375		Apts.	580 Northside Cir.	Conv.	16
UC-48	32		Apts.	390 West Lake Dr.	Conv.	16
UC-49	76		Apts.	1935 Allison Ct. SW	Conv.	17
UC-50	40		Apts.	901 Bolton Rd., N.W.	Conv.	17
UC-51	216		Butler St. YMCA Project	1562 Hollywood Road, N.W.	221 d (3)	17
UC-52	800		East Lake Golf Course #2	N. of Glenwood Ave.	Turnkey	18
	<u>7,166</u>					

Units in Planning

IP-1	100		Rockdale Park Town Houses #3	1660 Johnson Rd., N. W.	221 d (3)	19
IP-2	162		Etheridge Park #2	Off Etheridge Dr. NW	FHA 221 d (3)	19
IP-3	(Did Not Materialize)		Holiday Park Town Houses	Rockdale U. R. Project	221 d (3)	19
IP-4	192		Martin Luther King Village	Between Capitol Homes & I-20	221 d (3)	19
IP-5	20		Thomasville U. R. Single Family	Thomasville U. R. Project	221 d (3)	19
IP-6	300		Asbury Hills Nursing Home	Gammon Theological Seminary Site	202,232, Hill & Burton Act	20
IP-7	402		Wildwood Park Town Houses	Fairburn Rd. (west side)	221 d Co-op	20
IP-8			Thomasville U. R. Single Family (Nat.Homes)	Thomasville U. R. Project	221 d (2)	20
IP-9	196		Central Methodist Elderly	E.side Fairburn Rd. SW.N. of Sewell Rd.	240	20
IP-10	48		Apts.	N.side Gordon Rd. SW of Adamsville Dr.	Conv.	21
IP-11	450		Apts.	Browntown Rd.	Turnkey	21
IP-12	(Deleted; now UC-51)					21
IP-13	160		Jonesboro Rd. Project	Jonesboro Rd. SE, S. of McWilliams Rd.	Turnkey	21
IP-14	353		Bedford-Pine	North Ave. & Linden	PH	22
IP-15	22		Apts.	290 Springdale Rd.	Conv.	22
IP-16	40		Apts.	Brownlee Rd. S.W.	Conv.	22
IP-17	600		Federal Honor Farm #1	McDonough Boulevard, S.E.		22
IP-18	32		Westlake Manor	westlake Ave. NW	221 d (3)	23
IP-19	(Deleted; now UC-52)					23
IP-20	72		C. C. Thornton Apts.	S.side Gordon Rd. East of Lynhurst	Conv.	23
IP-21	8		Apts.	W.side Harwell Rd. 900' N. of Gordon Rd.	Conv.	23

Item No.	No. Units		Designation	Location	Program	Page
	New	Existing				
IP-22	124		Apts.	West side of Harwell Rd. LL237, 14 Dist.	Conv.	21
IP-23	8		Apts.	R. of property on Gordon Rd. LL14	Conv.	21
IP-24	330		Pope & Carter Project	14th Dist. F. Co.		23
IP-25	60		Apts.	Bolton Rd. Near Harvill	235	23
IP-26	72		Apts.	Center St. NW	Conv.	23
IP-27	56		Apts.	Waters Rd. & Cleveland Ave.	Conv.	23
IP-28	120		Boulder Park Town Houses	Watts Rd. NW off Northwest Dr.	Conv.	23
IP-29	204		Brandy Wine Town Houses	Boulder Park Dr., W. of Brownlee Rd.	Conv.	24
IP-30	200		Apts.	Mt. Zion Rd.	Conv.	24
IP-31	250		Apts.	Mildred Pl. & Wood St.	221 d (3)	24
IP-32	102		Forest Park Cooperative Town Houses	Melvin Dr. SW	221 d (3)	24
IP-33	162		Lakeside North Apts.	Forest Park	221 d (3)	24
IP-34		6	Vanguard Housing Corp.	Roswell Rd.	207	24
IP-35	60		Gilbert Square	Lyndwood Park	221 (h)	24
IP-36	128		Martin Luther King, Sr. Nursing Center		236	25
IP-37	250		Apts.	Auburn Ave.	202	25
IP-38	100		Apts.	North Ave. & Techwood	PH (Eld.)	25
IP-39	98		Apts.	Pittman-Hilliard St.	PH (Eld.)	25
IP-40	324		Wellswood Apts.	Bedford Pl. & Linden	PH	25
IP-41	270		Apts.	W. of Boulevard, S. of Englewood, S.E	PH	25
TOTAL	7,050			Campbellton Rd., 1000' E. of Kimberly Road	Conv.	25

Units Being Considered

BC-1	26		Thomasville U. R. Single Family	Thomasville U. R. Project	221 d(2) or Conv.	26
BC-2	150		Apts.	E. of Gun Club Rd., S. of Alvin Dr.		26
BC-3	50		West End U. R., S. side Westview SW	Between Dargan Pl. & Holderness	221 d (3) LD	26
BC-4		36	Seminole Court (Rehabs)	Near N. Highland & North Ave.	T. K. Rehab.	26
BC-5	80		Apts.	Harwell Rd. at Oakcliff NW	221 d (3)	26
BC-6	500		Boulder Park Single Family	Off Boulder Park Drive, S.W.	Turnkey & Conv.	26
BC-7	16		Apts.	W. side Gilbert Rd. at Clayton Co.	Conv.	27
BC-8	20		Apts.	Fairburn Rd. & Bakers Ferry		27
BC-9	152		Apts.	Queen Mill Rd., Cobb County	T. K. or 221 d (3)	27
BC-10	750		Old National Homes Property	Proctor Creek & Gun Club Rd.	T. K. or 221 d (3)	27
BC-11	102		Apts.	Fairburn & Gordon	221 d (3)	27
BC-12	206		Apts.	Jonesboro & Macedonia	T. K.	27
BC-13	110		Apts.	Greendale Dr. SE	T. K. or 221 d (3)	27
BC-14	350		Apts.	Jonesboro Rd., NE of Hutchins Rd., SE	Turnkey	28
BC-15	300		Mobile Homes	S. side Perry Blvd. NW	235	28

Item no.	No. Units		Designation	Location	Program	Page
	New	Existing				
BC-16			Apts.	Gordon Rd. near Lynhurst Dr. (SE corner)		2
BC-17	60		Apts.	Center St. near Hill St. (NW corner)	236	28
BC-18	500		Cascade Harbin Rd. Project	E. of Harbin Road, S. of Cascade		28
BC-19			Apts.	Mildred Pl. off Bankhead		28
BC-20			Harbin Rd.	1894 Harbin Rd. & Dodson Dr.		28
BC-21			Apts.	318 Holderness SW		28
BC-22			Westshire Pl.	1074, 114, 1068 Westshire Pl.		29
BC-23			Apts.	Wood St. (Sumlin St.) off Bankhead		29
BC-24			Forrest Park Rd.	3775 Forrest Park Road		29
BC-25	200		Apts.	S. X-way South of Vocational School		29
BC-26			Apts.	Carroll Rd. & Harvill, N.W.		29
	<u>3,572</u>	<u>36</u>				

Units which Did Not Materialize

DNM 1-24	21,032	Apts.		Shown in Summary Report of May 15, 1969		30
DNM-25	45	Apts.		3379 Stone Rd., S.W.		30
DNM-26	550	Apts.		Near 7th Day Adv. Prop. Kimberly Rd.	235 PH & T. K.	30
DNM-27	150	Apts.		N. End Adams Ave.		30
DNM-28	52	Apts.		(Park West) 3751 Gordon Rd.	221 d (3)	30
DNM-29		LL204	14th Dist. F. Co.	Hartramd Prop.	221 d (3) Co-op	30
DNM-30	150	Apts.		Adeline Ave.		
TOTAL	21,979					

Units which Did Not Qualify

DNQ-1	192	Jade East Apts.		914 Collier Rd.	Conv.	31
DNQ-2	80	1890 House Apartments		1895 Plaza Lane	Conv.	31
DNQ-3	250	Apts.		1185 Collier Rd.	Conv.	31
DNQ-4	220	Apts.		3901 Campbellton Rd.	Conv.	31
DNQ-5	108	Apts.		2950 Springdale Rd. SW	Conv.	31
DNQ-6	56	La Mancha		2600 Old Hapeville Rd.	Conv.	31
DNQ-7	48	Apts.		330 Brownlee Rd.	Conv.	31
DNQ-8	158	Happy Haven Nursing Home		1875 Anderson St.	232	31
DNQ-9	134	Savannah Square		1101 Collier Rd.	Conv.	31
TOTAL	1,246					