

SUMMARY

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

<u>Category</u>	<u>No. Units</u>	<u>Estimate Available</u>				
		<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
Firm	6,340	(2,514)	(2,974)	(852)		
Probable	<u>1,479</u>	(20)	(185)	(130)	(644)	(500)
*Total In Sight	<u>7,819</u>	(2,534)	(3,159)	(982)	(644)	(500)
Being Considered	6,653					
Doubtful	<u>2,999</u>					
Total possible (but not probable)	<u>17,471</u>					

Lost 2,654 . . . Since previous report of June 28, in addition to 3,152 units shown on that report as Lost.
(The majority of these losses are due to disapprovals on locations and zoning.)

*Includes 1,140 units of P.H. + 470 units under Turnkey for P.H. + 162 units leased for P.H.

In addition, 4,671 units have been rehabilitated through the Housing Code Division, 181 units by the H.A. in the West End U. R. Project and 30 units voluntarily by private enterprise.

Note: Includes only the following for conventionally financed housing:
Multi-family units costing not more than \$10,000, exclusive of land
Duplex units " " " " \$12,000, " " "
Single family units " " " " \$15,000, " " "
See NOTES (last page) for comparative figures with previous report.

Respectfully Submitted,

Malcolm D. Jones
Malcolm D. Jones
Supervisor of Inspection Services

Encls: 1. Summary of Public Housing in Atlanta
2. Inventory of Projects and Living Units (Private and Public)

SUMMARY OF PUBLIC HOUSING IN ATLANTA

August 31, 1967

8874

Units in operation - filled.

1140

Units in Development stage, as follows:

(650)

Units off McDaniel St., in Rawson-Washington U. R. Project (scheduled for completion by June 30, '68)
 (248) by Oct. '67
 (402) by March '68

(350)

Units in Thomasville U. R. Project

(40) 1 Bedroom (16 for elderly) In hands of architect. To advertise in Fall. 2- $\frac{1}{2}$ -3 months
 (120) 2 Bedroom additional before construction can start. 12 months,
 (80) 3 Bedroom at least, additional for construction.
 (80) 4 Bedroom Will try to have part delivered before final.
 (30) 5 Bedroom

(140)

Units, Perry Homes Extension - South of Procter Creek.

(78) 3 Bedroom
 (46) 4 Bedroom Bids opened March 7, 1967. Permit issued May '67.
 (16) 5 Bedroom Estimate 18 months to construct.

1200

Units allocated - Proposed Turnkey; 1125 tentatively pledged on sites approved by HUD (Boggs 6-21);
 (Only 470 of these units are now in the Firm Category).

300

Units allocated for lease (Is only possibility for additional Public Housing units in
 occupancy summer, 1967; can only be turned over for Public Housing occupancy as become vacant).

Units under lease 162

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

2640*

Total additional planned, as indicated above.

3000*

New Allocation - Proposed Turnkey. Approved by Bd. of Aldermen, Dec. 20, 1966. Reservation by HUD
 announced Fed. 24.

500*

Additional allocation recently requested for leasing program; not yet approved by HUD (8-28-67). Approval is
 urgently needed in order to negotiate lease on 300 unit existing development which has 60-70 units now
 vacant; will require rehabilitation; density only 8 $\frac{1}{2}$ units/Acre.

15,014

Total Potential

Encl. #1

HOUSING RESOURCES COMMITTEE

August 31, 1967

NOTES

- | | | <u>This report</u> | <u>June 28, '67</u> | |
|----|--|--------------------|---------------------|-------------------------|
| A. | Comparison of this report with previous one dated June 28, 1967: | Firm | 6,340 | 5,244 |
| | | Probable | 1,479 | 2,965 |
| | | In Sight | 7,819 | 8,209 |
| | | Being Considered | 6,653 | 8,003 |
| | | Doubtful | 2,999 | 2,830 |
| | | Total possible | 17,471 | 19,042 |
| | | | | Lost, this report 2,692 |
| | | | | " previous " 3,152 |
| | | | | Total lost 5,844 |
- B. Proposed locations for low cost housing are being coordinated with the Planning 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 Foundation for Cooperative Housing, which developed Eastwch Village and Cambridge Square (both in DeKalb County), now has full time representative in Atlanta and is seeking clients. They are sponsoring the 200 unit London Towne Houses development in Atlanta (Item F-5).
- D. In view of difficulties encountered in zoning and getting other approvals on sites proposed for large multi-family developments, it is apparent that the low-income housing program will have to lean heavily on Developers and Builders providing a substantial portion of the program on small scattered sites. Thus far, 486 single family houses (Item F-12) and 1,665 units in duplexes and relatively small apartment developments, under conventional financing, are in this category.
- E. No proposal has yet been made for construction of units (even efficiency or 1 bedroom) to rent or sell for as low as \$50.00 per month. The City's greatest need is in the \$30.00 - \$50.00 per month-rental purchase range.
- F. Attorney Blackwell in Decatur has proposed a concrete 3 bedroom, 1 bath, 1,000 sq. ft. house which he claims can sell for \$6,000, plus land costs, incl. heating and air conditioning equipment.
- G. National Homes Corp. of Lafayette, Inc. placed on the market Feb. 1, 1967, a 800 - 900 S.F. (O.S. dimensions) 3 bedroom, prefabricated, preassembled panel, single family house plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp, to sell under FHA 221 (d) (2). Price includes plumbing, electrical, heating unit, stove & refrigerator. House can be completely assembled in 85 man hours; 53 of these (with conventional plumbing) are being erected (pre-sold) in the Thomasville Urban Renewal Area. Approx. 800 sq. ft. house is priced at \$12,200, 900 sq. ft. house is priced at \$12,600. Adrian Homes Corp. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possibly tapping fees (See Item C-10 for others).
- G. Saul Gray is a partner in a Corporation which owns 280 new units off Bankhead at Elbridge St., which he wants to sell, + a potential development on the site for 512 additional units. Area is already zoned A-1.
- I. Rehabilitation by Housing Code Division of Building Department on Boulevard in Bedford-Pine U. R. Project (approximately 700 units involved) commenced February 1. The U. R. project is still in survey and planning stage. A list is available in Housing Resources Committee office of 103 units on Boulevard which the owners stated they wish to sell, rather than rehabilitate. This list has been made available to the H.A. and to a National concern interested in developing a Rehabilitation Demonstration project in that area.
- J. Ralph L. Dickey of Atlanta has proposed a non-profit revolving fund enterprise to acquire substandard housing, renovate it and resell, primarily through private enterprise.
- K. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).

SUMMARY

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

Category	No. Units	Estimate Available				
		1967	1968	1969	1970	1971
Firm	6,340	(2,514)	(2,974)	(852)		
Probable	1,479	(20)	(185)	(130)	(644)	(500)
*Total In Sight	7,819	(2,534)	(3,159)	(982)	(644)	(500)
Being Considered	6,653					
Doubtful	2,999					
Total possible (but not probable)	17,471					

Lost 2,654 . . . Since previous report of June 28, in addition to 3,152 units shown on that report as Lost.
(The majority of these losses are due to disapprovals on locations and zoning.)

*Includes 1,140 units of P.H. + 470 units under Turnkey for P.H. + 162 units leased for P.H.

In addition, 4,671 units have been rehabilitated through the Housing Code Division, 181 units by the H.A. in the West End U. R. Project and 30 units voluntarily by private enterprise.

Note: Includes only the following for conventionally financed housing:
Multi-family units costing not more than \$10,000, exclusive of land
Duplex units " " " " \$12,000, " " "
Single family units " " " " \$15,000, " " "
See NOTES (last page) for comparative figures with previous report.

Respectfully Submitted,

Malcolm D. Jones

Malcolm D. Jones
Supervisor of Inspection Services

- Encls: 1. Summary of Public Housing in Atlanta
2. Inventory of Projects and Living Units (Private and Public)

SUMMARY OF PUBLIC HOUSING IN ATLANTA

August 31, 1967

8874

Units in operation - filled.

1140

Units in Development stage, as follows:

(650)

Units off McDaniel St., in Rawson-Washington U. R. Project (scheduled for completion by June 30, '68)
 (248) by Oct. '67
 (402) by March '68

(350)

Units in Thomasville U. R. Project
 (40) 1 Bedroom (16 for elderly) In hands of architect. To advertise in Fall. 2- $\frac{1}{2}$ -3 months
 (120) 2 Bedroom additional before construction can start. 12 months,
 (80) 3 Bedroom at least, additional for construction.
 (80) 4 Bedroom Will try to have part delivered before final.
 (30) 5 Bedroom

(140)

Units, Perry Homes Extension - South of Procter Creek.
 (78) 3 Bedroom
 (46) 4 Bedroom Bids opened March 7, 1967. Permit issued May '67.
 (16) 5 Bedroom Estimate 18 months to construct.

1200

Units allocated - Proposed Turnkey; 1125 tentatively pledged on sites approved by HUD (Boggs 6-21).
 (Only 470 of these units are now in the Firm Category).

300

Units allocated for lease (Is only possibility for additional Public Housing units in
 occupancy summer, 1967; can only be turned over for Public Housing occupancy as become vacant).

Units under lease 162

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

2640*

Total additional planned, as indicated above.

3000*

New Allocation - Proposed Turnkey. Approved by Bd. of Aldermen, Dec. 20, 1966. Reservation by HUD
 announced Fed. 24.

500*

Additional allocation recently requested for leasing program; not yet approved by HUD (8-28-67). Approval is
 urgently needed in order to negotiate lease on 300 unit existing development which has 60-70 units now
 vacant; will require rehabilitation; density only 8 $\frac{1}{2}$ units/Acre.

15,014

Total Potential

Encl. #1

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.

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-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.

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-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.

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-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			110 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.

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-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.

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			
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.

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			
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										

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			
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.

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			
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.

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				
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.	

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			
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.)

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			
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.

150
2

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			
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

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			
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.

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			
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.

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-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.

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.

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-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.

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			
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

HOUSING RESOURCES COMMITTEE

August 31, 1967

NOTES

- | | | <u>This report</u> | <u>June 28, '67</u> | | |
|----|--|--------------------|---------------------|--------|-------------------|
| A. | Comparison of this report with previous one dated June 28, 1967: | Firm | 6,340 | 5,244 | |
| | | Probable | 1,479 | 2,965 | Lost, this report |
| | | In Sight | 7,819 | 8,209 | " previous " |
| | | Being Considered | 6,653 | 8,003 | Total lost |
| | | Doubtful | 2,999 | 2,830 | |
| | | Total possible | 17,471 | 19,042 | |
- B. Proposed locations for low cost housing are being coordinated with the Planning 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 Foundation for Cooperative Housing, which developed Eastwch Village and Cambridge Square (both in DeKalb County), now has full time representative in Atlanta and is seeking clients. They are sponsoring the 200 unit London Towne Houses development in Atlanta (Item F-5).
- D. In view of difficulties encountered in zoning and getting other approvals on sites proposed for large multi-family developments, it is apparent that the low-income housing program will have to lean heavily on Developers and Builders providing a substantial portion of the program on small scattered sites. Thus far, 486 single family houses (Item F-12) and 1,665 units in duplexes and relatively small apartment developments, under conventional financing, are in this category.
- E. No proposal has yet been made for construction of units (even efficiency or 1 bedroom) to rent or sell for as low as \$50.00 per month. The City's greatest need is in the \$30.00 - \$50.00 per month-rental purchase range.
- F. Attorney Blackwell in Decatur has proposed a concrete 3 bedroom, 1 bath, 1,000 sq. ft. house which he claims can sell for \$6,000, plus land costs, incl. heating and air conditioning equipment.
- G. National Homes Corp. of Lafayette, Inc. placed on the market Feb. 1, 1967, a 800 - 900 S.F. (O.S. dimensions) 3 bedroom, prefabricated, preassembled panel, single family house plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp, to sell under FHA 221 (d) (2). Price includes plumbing, electrical, heating unit, stove & refrigerator. House can be completely assembled in 85 man hours; 53 of these (with conventional plumbing) are being erected (pre-sold) in the Thomasville Urban Renewal Area. Approx. 800 sq. ft. house is priced at \$12,200, 900 sq. ft. house is priced at \$12,600. Adrian Homes Corp. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possibly tapping fees (See Item C-10 for others).
- G. Saul Gray is a partner in a Corporation which owns 280 new units off Bankhead at Elbridge St., which he wants to sell, + a potential development on the site for 512 additional units. Area is already zoned A-1.
- I. Rehabilitation by Housing Code Division of Building Department on Boulevard in Bedford-Pine U. R. Project (approximately 700 units involved) commenced February 1. The U. R. project is still in survey and planning stage. A list is available in Housing Resources Committee office of 103 units on Boulevard which the owners stated they wish to sell, rather than rehabilitate. This list has been made available to the H.A. and to a National concern interested in developing a Rehabilitation Demonstration project in that area.
- J. Ralph L. Dickey of Atlanta has proposed a non-profit revolving fund enterprise to acquire substandard housing, renovate it and resell, primarily through private enterprise.
- K. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).

7
file

AGENDA

Housing Resources Committee

Executive Group Meeting 10:00 a.m. September 12, 1967

Committee Rm. No. 2

1. Call to Order and General Comments - Chairman
2. Summary Report on Status of Low-income Housing Program - Jones
3. (a) Low-income Housing Requirements - Extract from CIP - Jones
(b) Action by HRC - Chairman
4. (a) Consideration of Land Suitably Zoned for Low-income Housing - Jones
(b) Discussion and Determination by HRC of Recommended Procedures to Assist Program (for Joint Meeting with Planning and Development Committee Sept. 29) - Chairman
5. Requests from Sponsors for Support on 3 Rezoning Petitions before Zoning Committee - Jones
6. Accelerated Procedure - Multi-family Processing by FHA - Gates
7. 5% Donation by Nonprofit Sponsors Proposed for Rent Supplement Projects - Special Notice from Urban America
8. Panel Reports - Chairman
9. Other Business (Comments on Urban America Seminar) - Chairman

MINUTES

HOUSING RESOURCES COMMITTEE EXECUTIVE GROUP MEETING

September 12, 1967

The Executive Group of the Housing Resources Committee met at 10:00 a.m., September 12, 1967, in Committee Room #2, City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee
Dr. Benjamin E. Mays, Co-Chairman, Housing Resources Committee
Mr. Archer D. Smith, representing Mr. Charles L. Weltner, Acting Chairman,
Legal Panel
Mr. Henry L. Hills, representing Mr. Lee Burge, Chairman, Finance and
Non-Profit Funds Panel
Mr. John Wilson, member, Finance and Non-Profit Funds Panel
Mr. Charles F. Palmer, representing Mr. Clarence D. Coleman, Chairman,
Public Housing Panel
Mr. F. C. Terrell, representing Mr. Wallace L. Lee, member, Land Acquisition
Panel
Dr. Vivian Henderson, Acting Chairman, Land Acquisition Panel
Mr. J. A. Alston, member, Land Acquisition Panel
Mr. Stewart Wight, member, Land Acquisition Panel
Dean William S. Jackson, Chairman, Social Problems Panel
Mr. Edward S. Simon, Vice-Chairman, Business Participation Panel
Mr. Dale Clark, Chairman, Public Information Panel
Mr. Malcolm D. Jones, Director

Also present at the meeting were:

Mr. William S. Holland, Executive Director, CACUR
Mr. Lester A. Persells, Associate Executive Director, Housing Authority

Mr. Alexander opened the meeting with comments pertaining to the program and then called on Mr. Jones to present the current status report of the program.

Mr. Jones stated that his office was in the process of retyping the low-income housing inventory report but had only the summary ready for this meeting (Item 2 on the agenda and document 2 in the folder which had been presented to Executive Group members). He explained that included in the inventory are apartment units being developed under conventional financing which do not cost more than \$10,000 per unit to construct, \$12,000 for each side of a duplex and \$15,000 for a single family house. He explained that the last page of the summary contains notes, some of which are especially significant. He explained that Item A of the notes gives a comparison of the status of the program on August 31, as compared with the previous report of June 28 and stated that on the whole we have lost ground in this program since the previous report two months ago.

He then called attention to the extract from the CIP report pertaining to low-income housing requirements (Item 3 on the agenda and in the folder). He also pointed out that we are not really building low-cost housing in public housing but low-income housing.

He also explained Item 4(a) on the agenda and the corresponding document in the folder passed out to Committee members, pertaining to available land suitably zoned for the low-income housing program.

At this point Mr. Alexander explained that Mr. Jones' office was understaffed to handle the statistical data required by the CIP and proposed that from here on out when someone goes to the Building Department for a permit we should try to get the Permit Desk to list what the rent on the units will be and number of bedrooms per unit; that there is no way we can require this legally; and that another thing that we need to do is to also go back to the developers now in the program and get more specific information on their plans. He proposed for this purpose that the City provide a Clerk to the Committee for not less than 3 months. He stated that he felt the structures being built are reasonably good and that his feelings are that a great deal more interest should be put in the lowest rental-purchase ranges; that we can get more in that price range from the prefabricated housing; that the carrying charges on these per month is important and we should find out what it is; that to meet the really tough part of the program means going to the City for additional help. He also asked for comments from members of the Committee.

Mr. Clark said he would support asking for more help; that he also saw a news report for housing that would rent for \$50 to \$70 per month, under the Farmers Association program; that it is in DeKalb County, and is called City Line.

Mr. Alexander stated that is a good start to get low-cost housing in the counties.

Another member stated that the Farmers Association program is also a part of the FHA program.

Mr. Palmer inquired as to the definition of low-cost housing?

Mr. Jones replied that it is essentially a matter of interpretation.

Mr. Alexander stated that is was from \$0 to \$55 per month.

Mr. Palmer commented "And they want low-income housing built under private enterprise?"

Mr. Alexander replied it is thought of now primarily as a Turnkey development.

Mr. Jones added "And even Rent Supplement".

Mr. Alexander again proposed asking the City for a Clerk and developing a form for the Building Department to get filled out at the time permits are obtained and stated that we will have to talk to Mr. Wofford about that.

A motion was made that the matter be left in Mr. Jones' hands, Mr. Yates seconded it. The matter was dropped there.

Mr. Alexander then explained that the roll of this Committee in zoning matters is not an open and shut case as to how to make recommendations to the Board of Aldermen; that we have been taking this on as a extracurricular roll to assist the developers in this program; that this has been done in several instances, but no members of this Committee have been asked to go around looking at these sites to recommend those which we consider reasonable.

Mr. Jones explained that this is what he and Mr. Gates have been attempting to do; that they have been out with the sponsors and actually looked at most of the sites and have only listed and encouraged those which they felt were practical and desirable; that in a several instances they have discouraged sponsors from submitting sites which they felt were impracticable or unsuitable.

Mr. Alexander continued that his feeling is that we should try to aid and assist the builders in this program but that we have no power to change what is going on and that we are having our proposals turned down one by one for various reasons. He stated that the approach which he felt we should take is to issue a general statement about the housing program, its needs, and the shortage of land that is now suitably zoned and to work toward getting a rezoning of the entire City, with due consideration for low-income housing needs; that as for working with the developers we should be governed by what we see is acceptable to the Board of Aldermen and the Building Department in granting permits; and further to come to some conclusion about the problems. He stated that we should also help the developers arrange meetings with the Aldermen, Departments involved and anyone who wants to talk to them about deficiencies in Community Facilities related to the housing program, which in some instances have been legitimate, such as parks, transportation, traffic, schools etc. He further stated that at the same time the urgency of this program has seemed to escape some people; that one thing which we also need is to emphasize the requirement for additional low-income housing in the neighboring cities and counties and make it clear that we are not trying to create a haven here in Atlanta for the whole country to come to and move in on this program; that this may happen, but we should try to avoid it. He stated that the CIP requirement is for replacement of houses and apartments that are unfit for human habitation. He then called upon Mr. Jones for comments.

Mr. Jones stated he feels that it we do not take a position to actively support the developers who have proposed good projects and which appear reasonable, he did not know who would; that he was personally inclined to feel that we can do a service if we as a Committee take a position on such projects; that he does not think however that many areas will be built in the City which already have a surplus of community facilities; that he has hoped that we can supply facilities such as parks, schools, playgrounds etc. simultaneous with the development of the housing projects, by relying on other Agencies and other Departments;

that those details should be checked into carefully and coordination made to provide these services as adequately as we can. He said that he felt personally that a statement from the Housing Resources Committee on each of the projects proposed for low-income housing would be helpful to the Planning Board and the Zoning Committee when they make their decisions. He pointed out difficulties which we have had in getting sites approved up to that point and explained that he and Mr. Gates (the Committee Consultant) have attempted to look at each proposed site but have been unable to follow through on all details such as checking on the adequacy of community facilities etc.; that in several instances he and Mr. Gates have discouraged sponsors for this reason or that; such as ground too rough, facilities not available etc. and that as a result, several of the sites originally proposed have never come up for rezoning. He further stated that he was inclined to feel that on those proposals for Turnkey development that it would even be well for the Planning Board and the Zoning Committee to know whether or not the Housing Authority considered the sites as favorable and suitable.

One member commented that perhaps the whole City needs to be rezoned.

Mr. Alexander replied it seemed to him that we must create additional land through purchases for the city-wide approach; that when the individual developer comes along, there should be a body looking to the interest of the whole city and it appeared to him that these things have thus far been considered only by the Board of Aldermen; that he wonders whether this is doing the program the best service? He stated that consulting with the Planning Board is also very much in order, presumably.

In referring to Item 4(a) on the agenda and the corresponding marked document in the folder, Dr. Henderson inquired if this material is what his Committee had asked for?

Mr. Jones stated that this is what the Planning Department provided in response to his panel's request; that when we got it, it came in two forms: a zoning map of the City with vacant land areas superimposed on it in orange; and a report of total land in the various zoning categories and vacant land by Land Lot and District.

Mr. Jones further explained that the Planning Department is now making a comprehensive Land-Use study to go before the Board of Aldermen with some proposed changes in the overall land-use of the City; that he felt the best thing this Committee could do now is to get its recommendations presented to the Planning and Development Committee; that we have a Joint Meeting scheduled for the 29th of September.

Mr. Alexander then told Dr. Henderson that he should meet with Mr. Jones to go over the material provided by the Planning Department, but that in trying to resolve this thing we are still short on land and those two should come up with a proposal, say in September, as to the number of acres needed and its distribution.

Dr. Henderson asked approximately how many acres does that involve?

Mr. Jones replied that the maximum density authorized for garden type apartments is 16 units per acre, but that the Housing Authority has been trying to hold that down to about 12 units per acre.

Mr. Persells stated that was correct; that 3, 4, and 5 bedroom units, which the Housing Authority particularly needs, results in reduction of the density below 16 units per acre.

Mr. Jones explained we had one project which has been approved by FHA at 16 units per acre, but it is in an Urban Renewal project; that we had a developer recently drop a project because he had bought the land expecting to develop it at the maximum authorized density of 16 units per acre and that in preliminary discussions, FHA suggested 10 units per acre.

Mr. Alexander stated that it is open to debate about how many total acres would be required; that our experience to date indicates that no more than 1/3 of the land appropriately zoned actually gets into the low-income housing program, due to turndowns by HUD, FHA, neighborhoods etc.; that to date only about 1/3 of the land zoned has found its way into this program.

Mr. Alexander stated that there appears to be a need to rezone the City at large; that there were 51 zoning petitions on the agenda recently for one meeting of the Planning Board.

Mr. Jones explained that the current zoning was especially planned for industry; that many areas were originally planned but never used as industrial, which development will not occur in the foreseeable future, and that the same applies to much of the land now zoned residential (single family development) whereas the immediate need of the City now is for low-income multi-family housing.

Mr. Persells explained that the Housing Authority has gone back over the land to consider additional parcels which could be used for the low-income housing category where changes seem to be reasonable.

* * *

Mr. Alexander stated the builders have claimed that FHA procedures were holding them up; that Atlanta is one of the City's in which FHA now claims that it can process an application in less than 2 weeks; that this is a change in attitude, but the 221 d (3) program does not come within the direct line of FHA's principal insuring policy.

Mr. Alexander asked Mr. Clark if the report prepared by Mr. Gates on the accelerated procedure for multi-family processing by FHA could be carried to the press (Item 6 on the agenda, with copies in the folders) Mr. Clark indicated that it would probably be better for this type of announcement to be made by the local FHA office rather than from this Committee.

Mr. Alexander then referred to Item 7 on the agenda pertaining to the proposal in the Rent Supplement program to require nonprofit sponsors to put up 5% equity (in effect a donation); that the reason the attempt to put this thing in, is the theory that if nonprofit sponsors are financially involved in the success of their project that they will have more permanent interest in it; that Urban America's feeling is, if this is done the Rent Supplement program will die before it gets an opportunity to grow; and Urban America has suggested that those interested send telegrams to their Senators and to Senator Warren Magnuson suggesting that this approach of requiring the 5% equity will defeat the purpose of the program; that what he would like to do is to get an authorization from the Committee to sign a telegram in support of this position and to urge consideration of this matter in the final preparation of the bill.

A motion was made by Mr. Palmer, seconded and unanimously adopted asking Mr. Alexander to send such telegrams to appropriate Senators.

Mr. Clark asked if the 5% donation is a known step or a new development.

Mr. Alexander stated that it is new; that the thinking is that the nonprofit sponsor is not supposed to be getting any profit back from the project and it is asking too much of him to put up 5% equity donation to the project. Mr. Alexander also said that to give the other side of it is, that in 221 d (3) nonprofit projects one can borrow up to a 102% of the project cost and this is what you are competing with, in a sense.

Mr. Persells asked Mr. Alexander to explain the 102%.

Mr. Alexander explained what the extra 2% takes care of.

* * *

Mr. Alexander again asked for and received unanimous consent to request the City for a Clerk for at least 3 months.

Mr. Alexander then called for brief reports from the Panel Chairmen.

Legal Panel - Mr. Archer Smith made a very interesting presentation of his case study and the significance of the Shaffer vs. City of Atlanta Housing Code Case, which he announced was coming up for hearing the next day.

Construction and Design Panel - As no one was present to represent this panel, Mr. Alexander explained a project which that panel was working on involving Building Codes and a System study.

Finance and Nonprofit Funds Panel - Mr. Alexander explained that this panel is working on creation of a Nonprofit Housing Development Corporation. He also mentioned the favorable comments made at the Urban America Seminar by a local banker pertaining to loans made through his bank to sponsors of nonprofit projects.

Business Participation Panel - Mr. Alexander commented briefly on his recent conference in Washington with Secretary Weaver and FHA Administrator, Brownstein, pertaining to bringing "Big Business" into the low-income housing field.

Public Information Panel - Mr. Clark commented on the ill-fated Browntown Road rezoning attempt and to a nonprofit sponsor project which is being promoted locally by the Interfaith Group of the Unitarian Universalist Congregation.

Social Problems Panel - Dean Jackson explained that the average annual income for Negroes in Atlanta is \$3600 and that the number one question is the adequacy of the number of bedrooms in rental units.

Mr. Alexander then called on Mr. David T. Edwards, sponsor of a rezoning petition for an 18 acre site on the West side of Atlanta, North of Bakers Ferry Road, S. W. (LL 24, 14th Dist. FF) to present his proposal (one of three in Item 5 on the agenda). Mr. Edwards made a good and convincing presentation. From questions asked and comments made by some members of the Committee, the Committee appeared receptive to Mr. Edwards' proposal. Formal action by the Committee however was not called for by the Chairman to endorse this project to the Zoning Committee, as had previously been requested by Mr. Edwards, as well as similar requests from sponsors of two other projects which the Committee had previously endorsed to the Planning Board. This was for reasons explained earlier in the meeting. Subsequently however, the Chairman of the Planning Board was requested to pass on to the Zoning Committee, with the Planning Boards' recommendations, a letter which had previously been written by the Committee to the Planning Board endorsing those two projects.

The meeting was adjourned at 12 noon.


Malcolm D. Jones
Supervisor of Inspection Services

Encls: Agenda
Documents contained in folder provided every member present (with file copy only).

SUMMARY

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

Category	No. Units	Estimate Available				
		1967	1968	1969	1970	1971
Firm	6,340	(2,514)	(2,974)	(852)		
Probable	1,479	(20)	(185)	(130)	(644)	(500)
*Total In Sight	7,819	(2,534)	(3,159)	(982)	(644)	(500)
Being Considered	6,653					
Doubtful	2,999					
Total possible (but not probable)	17,471					

Lost 2,654 . . . Since previous report of June 28, in addition to 3,152 units shown on that report as Lost.
(The majority of these losses are due to disapprovals on locations and zoning.)

*Includes 1,140 units of P.H. + 470 units under Turnkey for P.H. + 162 units leased for P.H.

In addition, 4,671 units have been rehabilitated through the Housing Code Division, 181 units by the H.A. in the West End U. R. Project and 30 units voluntarily by private enterprise.

Note: Includes only the following for conventionally financed housing:
 Multi-family units costing not more than \$10,000, exclusive of land
 Duplex units " " " " \$12,000, " " "
 Single family units " " " " \$15,000, " " "
 See NOTES (last page) for comparative figures with previous report.

Respectfully Submitted,

Malcolm D. Jones
 Malcolm D. Jones
 Supervisor of Inspection Services

Encls: 1. Summary of Public Housing in Atlanta
 2. Inventory of Projects and Living Units (Private and Public)

SUMMARY OF PUBLIC HOUSING IN ATLANTA

August 31, 1967

8874

Units in operation - filled.

1140

Units in Development stage, as follows:

(650)

Units off McDaniel St., in Rawson-Washington U. R. Project (scheduled for completion by June 30, '68)
 (248) by Oct. '67
 (402) by March '68

(350)

Units in Thomasville U. R. Project

(40) 1 Bedroom (16 for elderly) In hands of architect. To advertise in Fall. 2-~~1~~-3 months
 (120) 2 Bedroom additional before construction can start. 12 months,
 (80) 3 Bedroom at least, additional for construction.
 (80) 4 Bedroom Will try to have part delivered before final.
 (30) 5 Bedroom

(140)

Units, Perry Homes Extension - South of Procter Creek.

(78) 3 Bedroom
 (46) 4 Bedroom Bids opened March 7, 1967. Permit issued May '67.
 (16) 5 Bedroom Estimate 18 months to construct.

1200

Units allocated - Proposed Turnkey; 1125 tentatively pledged on sites approved by HUD (Boggs 6-21);
 (Only 470 of these units are now in the Firm Category).

300

Units allocated for lease (Is only possibility for additional Public Housing units in
 occupancy summer, 1967; can only be turned over for Public Housing occupancy as become vacant).

Units under lease 162

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

2640*

Total additional planned, as indicated above.

3000*

New Allocation - Proposed Turnkey. Approved by Bd. of Aldermen, Dec. 20, 1966. Reservation by HUD
 announced Fed. 24.

500*

Additional allocation recently requested for leasing program; not yet approved by HUD (8-28-67). Approval is
 urgently needed in order to negotiate lease on 300 unit existing development which has 60-70 units now
 vacant; will require rehabilitation; density only 8½ units/Acre.

15,014

Total Potential

Encl. #1

HOUSING RESOURCES COMMITTEE

August 31, 1967

NOTES

- | | | <u>This report</u> | <u>June 28, '67</u> | |
|----|--|--------------------|---------------------|-------------------------|
| A. | Comparison of this report with previous one dated June 28, 1967: | Firm | 6,340 | 5,214 |
| | | Probable | 1,479 | 2,965 |
| | | In Sight | 7,819 | 8,209 |
| | | Being Considered | 6,653 | 8,003 |
| | | Doubtful | 2,999 | 2,830 |
| | | Total possible | <u>17,471</u> | <u>19,042</u> |
| | | | | Lost, this report 2,692 |
| | | | | " previous " 3,152 |
| | | | | Total lost 5,844 |
- B. Proposed locations for low cost housing are being coordinated with the Planning 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 Foundation for Cooperative Housing, which developed Eastwyck Village and Cambridge Square (both in DeKalb County), now has full time representative in Atlanta and is seeking clients. They are sponsoring the 200 unit London Towne Houses development in Atlanta (Item F-5).
- D. In view of difficulties encountered in zoning and getting other approvals on sites proposed for large multi-family developments, it is apparent that the low-income housing program will have to lean heavily on Developers and Builders providing a substantial portion of the program on small scattered sites. Thus far, 486 single family houses (Item F-12) and 1,665 units in duplexes and relatively small apartment developments, under conventional financing, are in this category.
- E. No proposal has yet been made for construction of units (even efficiency or 1 bedroom) to rent or sell for as low as \$50.00 per month. The City's greatest need is in the \$30.00 - \$50.00 per month-rental purchase range.
- F. Attorney Blackwell in Decatur has proposed a concrete 3 bedroom, 1 bath, 1,000 sq. ft. house which he claims can sell for \$6,000, plus land costs, incl. heating and air conditioning equipment.
- G. National Homes Corp. of Lafayette, Inc. placed on the market Feb. 1, 1967, a 800 - 900 S.F. (O.S. dimensions) 3 bedroom, prefabricated, preassembled panel, single family house plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp, to sell under FHA 221 (d) (2). Price includes plumbing, electrical, heating unit, stove & refrigerator. House can be completely assembled in 85 man hours; 53 of these (with conventional plumbing) are being erected (pre-sold) in the Thomasville Urban Renewal Area. Approx. 800 sq. ft. house is priced at \$12,200, 900 sq. ft. house is priced at \$12,600. Adrian Homes Corp. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possibly tapping fees (See Item C-10 for others).
- G. Saul Gray is a partner in a Corporation which owns 280 new units off Bankhead at Elbridge St., which he wants to sell, + a potential development on the site for 512 additional units. Area is already zoned A-1.
- I. Rehabilitation by Housing Code Division of Building Department on Boulevard in Bedford-Pine U. R. Project (approximately 700 units involved) commenced February 1. The U. R. project is still in survey and planning stage. A list is available in Housing Resources Committee office of 103 units on Boulevard which the owners stated they wish to sell, rather than rehabilitate. This list has been made available to the H.A. and to a National concern interested in developing a Rehabilitation Demonstration project in that area.
- J. Ralph L. Dickey of Atlanta has proposed a non-profit revolving fund enterprise to acquire substandard housing, renovate it and resell, primarily through private enterprise.
- K. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).

*Please mail to Mayor Allen
copy to Malcolm Jones*

ALLEN J. ELLENDER, LA., CHAIRMAN
SPESSARD L. HOLLAND, FLA.
JAMES O. EASTLAND, MISS.
HERMAN E. TALMADGE, GA.
B. EVERETT JORDAN, N.C.
GEORGE MC GOVERN, S. DAK.
JOSEPH M. MONTOYA, N. MEX.
WALTER F. MONDALE, MINN.
HARRY F. BYRD, JR., VA.
ERNEST F. HOLLINGS, S.C.

GEORGE D. AIKEN, VT.
MILTON R. YOUNG, N. DAK.
J. CALEB BOGGS, DEL.
JACK MILLER, IOWA
MARK O. HATFIELD, OREG.

United States Senate

COMMITTEE ON
AGRICULTURE AND FORESTRY
WASHINGTON, D.C. 20510

COTYS M. MOUSER, CHIEF CLERK

September 20, 1967

Honorable Cecil A. Alexander
Chairman
Housing Resources Committee
Office of the Mayor
Atlanta, Georgia 30303

Dear friend Alexander:

Thank you very much for your telegram of September 19 on behalf of the Executive Committee of the Housing Resources Committee regarding the requirement in the Independent Offices Appropriations bill for a five percent equity investment by nonprofit sponsors of rent supplement programs.

Your thoughtfulness in bringing to my attention your opposition to this requirement is appreciated and I have carefully noted the same.

As I am sure you are aware, the Independent Offices Appropriations bill is presently being considered on the floor of the Senate. When this particular provision is considered, your views will be of much help to me.

I have enjoyed hearing from you and hope you will not hesitate to call on me whenever I may serve you in any way.

With every good wish, I am

Sincerely,

Herman E. Talmadge

RECEIVED

SEP 25 1967

FINCH, ALEXANDER, BARNES,
ROTHSCHILD & PASCHAL
ATLANTA, GEORGIA

File

CITY OF ATLANTA
HOUSING RESOURCES COMMITTEE



Room 1204, City Hall

September 22, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant

MRS. ANN M. MOSES, Executive Secretary

DAN E. SWEAT, JR., Director of Governmental Liaison

Dear Executive Group Member:

The long heralded joint meeting of the Executive Group, HRC, with the Planning and Development Committee of the Board of Aldermen will be held at 2:00 p.m. Friday, September 29 in Committee Room #2, Second Floor, City Hall.

This is a most important meeting for consideration of the Planning Department's current Land-Use Study, in relation to HRC requirements, and proposed procedures to assist the low-income housing program.

I hope that you can attend this meeting. A return address postal card is enclosed for your convenience in letting us know whether you will be able to attend the meeting on September 29. Because of this meeting, the October meeting of the Executive Group, HRC, which would normally be scheduled for Thursday, October 5, is cancelled.

Sincerely,

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

Cecil A. Alexander, Chairman
Housing Resources Committee

MDJ/sll

August 3, 1967

HOUSING RESOURCES COMMITTEE
General Functions

1. To promote low-cost housing and facilitate its construction in Atlanta on an accelerated basis.
2. To bring together the various interests needed to produce housing.
3. To insure that the human factors in housing are given full play.
4. To inform the public of the housing problem in Atlanta.

(The Housing Resources Committee office is located in City Hall, Room 1204. It maintains liaison with builders and developers, acts as a clearing house for information pertaining to low-cost housing, to include listing of available sites and interested developers, coordinates committee activities and keeps the Mayor informed as to progress of the program.)

Functions of Housing Resources Committee Panels

Suggested Functions for the Committee Panels
(Not necessarily limited to the following).
Panels are encouraged to use own initiative.

Legal

- a. To investigate and make available information on laws governing Federal, State and City, related to housing.
- b. To review existing local laws governing housing and make recommendations for improvements.
- c. To make specific recommendations regarding code enforcement.
- d. To act as legal resource to the Committee as a whole.

Construction and Design

- a. To review present codes and construction practices in order to recommend improvements in terms of expediting and making housing more economical.
- b. To investigate new methods of producing housing with special attention to prefabrication.
- c. To seek out and encourage contractors and architects interested in low-cost housing design.
- d. To recommend methods of making rehabilitation of existing housing feasible and profitable.

Finance and Non-profit Funds

- a. To seek out and make available pertinent information relative to financing of housing.
- b. To encourage money sources to make funds available for financing low-cost housing.
- c. To seek and recommend new ways to finance low cost housing.
- d. To compile information regarding non-profit funds.
- e. To compile information relative to Federal participation in non-profit funds.
- f. To aid in the establishment of non-profit funds for low cost housing and to promote and interest sponsors in the program.
- g. To counsel with those controlling existing and or new funds.
- h. To promote creation of a non-profit Housing Development Corporation in Atlanta.

Public Housing

- a. To aid the Housing Authority in the completion of its Public Housing program.
- b. To seek out and report on new methods of financing and producing public housing across the country.
- c. To familiarize themselves with the Atlanta public housing program and to visit all existing projects.
- d. To encourage provision for adequate social services activities in public housing.
- e. To make recommendations regarding future public housing.

Land

- a. To determine available land resources for low-cost housing and make recommendations thereon.
- b. To seek out and catalogue land available for low-cost housing.
- c. To keep in touch with realtors concerning available land.
- d. To recommend neighborhoods for concentrated rehabilitation efforts.

Social Problems

- a. To provide for temporary housing as needed, for people being displaced either for rehabilitation or resettlement.
- b. To coordinate housing with agencies involved in the depressed areas, such as the Community Chest, Community Council and EOA.
- c. To enlist assistance groups such as churches, garden clubs, and civic clubs in problems related to housing.
- d. To look for gaps in the housing program which are not being met by any existing or projected programs.
- e. To seek means of providing positive assistance to home owners in Housing Code enforcement cases, on a city-wide basis, where dire hardship is involved.
- f. To seek ways of involving residents of depressed areas in self-help programs.

Business Participation

- a. To seek out and interest large local and national corporations in demonstration housing projects and or building low-cost housing or rehabilitating existing housing in the Atlanta area.
- b. To encourage local business firms to actively participate in and assist the low-cost housing program.
- c. To encourage business participation in education of low-cost housing residents in assuming occupant responsibilities for maintaining in good condition the dwellings and premeses in which they reside.

Public Information

- a. To disseminate through the public media, as a Public Service, talks, written material, and information relating to the low-cost housing problems in Atlanta.
- b. Thru articles, editorials, panel discussions and spot announcements to emphasize special features and problems of the program, as determined by the Executive Group of the HRC, and to suggest solutions.

September 20, 1967

7. *[Handwritten scribble]*

Mr. Morton M. Gruber
233 - 14th Street, N. E.
Atlanta, Georgia 30309

Dear Mr. Gruber:

May I acknowledge receipt of your letter of September 19th and congratulate you as Chairman of the Housing Committee of the Atlanta Chapter of American Institute of Architects.

I am sending this information along to Cecil Alexander as Chairman of the City's Housing Resources Committee.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Mr. Cecil Alexander

September 15, 1967

J. E. Jones

↘
Mr. George W. Kennedy, Jr., Chairman
Housing and Redevelopment Committee
Atlanta Chamber of Commerce
1300 Commerce Building
P. O. Box 1740
Atlanta, Georgia 30301

Dear George:

Thank you very much for your letter and the resolution adopted by the Board of Directors of the Atlanta Chamber regarding the City's Housing Resources Committee.

I am most grateful for your support and assistance in this project.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Col. Malcolm Jones

File

MINUTES

HOUSING RESOURCES COMMITTEE EXECUTIVE COMMITTEE MEETING

August 9, 1967

The Executive Group of the Housing Resources Committee met at 10:00 a.m., August 9, 1967, in Committee Room #2, City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee
Dr. Sanford S. Atwood, Co-Chairman, Housing Resources Committee
Dr. Benjamin E. Mays, Co-Chairman, Housing Resources Committee
Mr. Archer Smith, representing Mr. Charles L. Weltner, Acting Chairman,
Legal Panel
Mr. Robert Winn, representing Dr. Edwin Harrison, Chairman, Construction
and Design Panel
Mr. Moreland Smith, Vice-Chairman, Construction and Design Panel
Mr. Lee Burge, Chairman, Finance and Non-Profit Funds Panel
Mr. William Bohn, representing Mr. Clarence D. Coleman, Acting Chairman,
Public Housing Panel
Mr. Charles F. Palmer, member, Public Housing Panel
Mr. Frank Terrell, representing Mr. Wallace L. Lee, member, Land Acquisition
Panel
Mr. Clayton R. Yates, member, Land Acquisition Panel
Mr. Jim E. Land, member, Land Acquisition Panel
Mr. Stewart Wight, member, Land Acquisition Panel
Dean William S. Jackson, Chairman, Social Problems Panel
Mr. Lewis Cenker, member, Social Problems Panel
Mr. Virgil Milton, Chairman, Business Participation Panel
Mr. Jim Wood, Vice-Chairman, Public Information Panel
Mr. W. W. Gates, Consultant
Mr. Malcolm D. Jones, Director

Also present at the meeting were:

Mr. Hall Ware, Attorney, King & Spalding
Mr. Collier Gladin, Planning Engineer
Mr. Lester H. Percells, Associate Executive Director, Housing Authority
Mrs. Xernona Clayton, American Friends Service Committee

The Chairman recognized the presence of both Co-Chairmen, Dr. Atwood and Dr. Mays.

Mr. Gladin, Planning Engineer, was then called upon to comment on the Land Use Study being proposed by the Planning Department and the report previously provided this Committee on Zoned acreages of vacant land.

Mr. Gladin instead passed out several copies of a new report which he had prepared to the Housing Resources Committee proposing certain solutions to the critical housing shortage and commented on it briefly. At the conclusion he asked for the assistance from the Housing Resources Committee of its one permanent staff member to assist the Planning Department in developing a joint plan, with detailed implementation steps, for presentation at the joint meeting of the Planning and Development Committee and the Housing Resources Committee (now scheduled for September 15). Copies of Mr. Gladin's report are attached (Encl. 2). Mr. Alexander offered Mr. Jones' services.

Mr. Alexander then introduced Mr. William R. Hirshson, Executive Director, Greater Hartford Housing Development Fund Inc. Mr. Hirshson was the guest speaker and presented a very interesting impromptu report on his experiences in the formation and operation of Hartford's Non-profit Housing Development Corp. The following is some of what Mr. Hirshson had to say:

General

Hartford consists of 18 square miles, has a population of 160,000 and needs 6,000 low-income dwelling units, of which 5,000 are now substandard. There are only 90-100 acres of vacant land in the city and few large housing developments, but many of 16-32 units.

The Greater Hartford area consists of 29 separate municipalities or communities of which only four have approved Workable Programs.

The corporation has developed a pre-processed reusable package for assistance and guidance of developers. This package has basic designs for two and three bedroom units. \$2,000 to \$3,000 per project is usually sufficient to test proposed project's practicability.

The corporation has not gone deeply into rehabilitation. It has thus far rehabilitated two units under 221 d (3) and purchased 12 group units. 221 (h) has not been popular because cannot find suitable areas in which to work.

The Greater Hartford Housing Development Fund, Inc. is sponsored by the Hartford Chamber of Commerce. Funds to finance the corporation were obtained from 26 of the major firms in the area in the sum of \$1,500,000 (\$700,000 in cash and the balance in commitments.) These funds were obtained through personal solicitations as loans from life insurance companies, banks and major industries.

The corporation is nonprofit, organized to lend seed money on a revolving basis and to provide technical skill on a consulting basic to sponsors of rental units for low-income families. Efforts however are not limited to nonprofit organizations.

Specific

After the corporation was organized arrangements were made to borrow on a maximum line of credit of \$700,000, secured by 10 year notes, with interest up to 6 percent, payable as available. Only \$350,000 of this amount has been actually drawn to date. In lieu of interest, surplus is returned to lenders, as funds are accumulated as authorized by the directors, in lump sum amounts.

Uses

The Housing Development Fund, Inc. operates in the capital region including Hartford and five of the surrounding suburbs. The revolving fund is used primarily for:

1. Seed money loans to other local nonprofit groups.
2. Land banking--accumulating land for future development for low-cost housing. To be resold at no mark up.
3. Rehabilitation of large homes for large families.
4. Providing talent and technical assistance to nonprofit groups.
5. Assisting in stabilization of neighborhoods.

Other Activities

The nonprofit development corporation also:

1. Helps to bring in private investors.
2. Helps to place low-income families wishing to buy new homes.
3. Works closely with the Urban Renewal Department.
4. Helps pre-qualify below market rates with FHA.
5. Assist sponsors in requesting below market allotments for FHA projects.
6. Works with the Chamber of Commerce, City Development Commission and the State Development Commission.
7. Acts as a clearing house for sponsors, builders, and mortgagees with problems.

Experimental

1. Cuts time lag.
2. Provides reserve funds for sponsors under the rent supplement program.
3. Provides the missing vehicle.
4. It does what nobody else is doing.
5. It does not provide all the answers.

Officers of nonprofit organization in Hartford

Principal Loan Officers of five insurance companies.
 Principal Loan Officers of two banks.
 Two representatives of minority groups.
 Chairman of Chamber of Commerce--Ex-officio.

Income

1. Interest on loans.
2. Fees charged for services (Usually 2% 1st \$500,000, 1½% above \$500,000 and up to \$1,000,000 with decreasing scalas above \$1,000,000)

Disbursements

1. Pays losses
2. Pays into reserves.
3. Pays interest on loans directors declare interest payment of X number of dollars periodically as available.
4. Pays administrative expenses of Development Corp.

Recommendations

1. Small projects in scattered areas are preferable.
2. Avoid creation of future ghettos by encouraging the construction of large developments.
3. Encourage use of two and three bedroom single family homes for small builders on small sites.
4. Try to get as many families as possible in single family homes and town house cooperatives.
5. Try to keep families in approximately same economic groups.
6. Disburse funds to other nonprofit organizations only as needed.

Statements

1. In Connecticut, the State has a loan fund to supply seed money to nonprofit sponsors in form of loans and grants.
2. Rehabilitated homes are most suitable for housing large families.
3. Land held in land bank is subject to usual taxes.

Administration

Staff consists of two men (Mr. Hirshson, Executive Director, who is the outside contact man; and his assistant who is the inside administration man) and a secretary.

* * *

At the conclusion of Mr. Hirshson's talk, Mr. Alexander then introduced Mr. Tom Lord, Assistant Director Nonprofit Housing Center, Urban America, Inc., which organization sponsored and underwrote Mr. Hirshson's trip to Atlanta.

Mr. Lord explained that Urban America is a national, nonprofit organization headquartered in Washington, D.C., and is dedicated to improving housing for low-income people in the nation's cities.

The Nonprofit Housing Center of Urban America provides technical assistance to nonprofit sponsors of lower income housing and helps communities organize revolving funds and nonprofit housing development corporations. The Center is financed by the Ford Foundation, the Episcopal, Methodist, United Presbyterian and United Church of Christ churches.

Urban America does not operate on a fee basis and always endeavors to keep local people involved. It attempts to adapt to local conditions and assist in bringing public and private interests together in a joint action to secure improvement in housing for low income people. He also announced that Mr. W. W. Gates, Consultant to the Housing Resources Committee, is Urban America's representative in Atlanta.

Other Items

As time was growing short, Mr. Alexander then asked Mr. Jones to simply pass out to the members of the Committee (without comment) a self-explanatory report dated August 9, 1967 (Encl. 1) prepared by the Housing Resources Committee staff pertaining to the "Preliminary Report (from the Planning Department)--Amount of Vacant Land in the City by Zoning District," dated July 21, 1967. Also attached was a comparison, prepared by the Housing Resources Committee staff, between the Analysis by HRC of the Zoning Map previously provided the HRC by the Planning Department and the tabulations contained in Appendix to July 21 Memorandum from the Planning Department.

Time did not permit detailed consideration and discussion in the meeting of this report which was designed to serve as a basis for conclusions and recommendations of the Housing Resources Committee for its proposed meeting in the near future with the Planning and Development Committee of the Board of Aldermen.

Mr. Alexander then announced that the Housing Resources Committee had been requested by respective developers of three rather large tracts to support them before the Joint Planning Board and the Zoning Committee of the Board of Aldermen to get those properties re-zoned to A-1. Mr. Alexander called upon Mr. Jones to explain each site to the Committee.

Mr. Jones pointed out the locations of the three sites on the map and explained the proposed development of each. (Two with plats and tentative site layouts).

After Mr. Jones' presentation of the three proposals, Mr. Alexander called upon Mrs. Xernona Clayton, American Friends Service Committee, for comment on any of the proposals and whether they would complicate the work being done in the southwest area by SWAP. Mrs. Clayton explained SWAP's purpose and operation in the Beacher--Cascade--West Gordon Road and Fairburn Road area south to Sewell Road. She offered no objection to any of the proposed projects.

Site No. 1. 51 acre tract north of Brownville Road between Jackson Parkway and Bolton Road, now zoned M-1, proposed by Whitting-Turner Construction Co. for Turnkey development for Public Housing. This tract has been tentatively approved by the Housing Authority and HUD and favorable action already recommended by the Planning Board. It is scheduled to go before the Zoning Committee of the Board of Aldermen in Public Hearing, August 10.

After due consideration and discussion, Mr. Lee Burge moved that the Housing Resources Committee endorse this proposal and recommend favorable action by the Zoning Committee and the Board of Aldermen. The motion was seconded and carried unanimously.

Site No. 2. 59 acre tract (eastern portion of a larger tract of 171 acres) located between Westview Cemetery and Peyton Road S. W., north of Utoy Creek, proposed for development of carefully planned 360 units of town houses under 221 d (3) co-op, by Mr. John A. Hartrampf. (The property is currently zoned R-3) Mr. Hartrampf was asked the price range of units he proposed to build. He stated that the single family houses would be in the \$15,000 to \$25,000 range and payments for the two bedroom town houses would be approximately \$90 to \$110 per month.

After due consideration, motion were made by Mr. Lee Burge that the HRC Committee endorse this proposal and request the Planning Board that it recommend favorable action on the rezoning petition for this site. The motion was seconded and carried with no dissenting votes.

Site No. 3. 45 acre split tract on both sides of Bankhead Highway N. W. (10 acres on the north side, just west of Maynard Road, and 35 acres on the south side) proposed for Turnkey development for Public Housing, with 221 d (3) as an alternate, by HLC and Associates Construction Company of Greensboro, North Carolina. Zoning is now M-1 and M-2.

After ample discussion, Mr. Virgil Milton moved that the Housing Resources Committee endorse this proposal and request favorable recommendation by the Planning Board on the rezoning petition for this site. The motion was seconded and carried unanimously.

As there was insufficient time for other business the Committee adjourned at 12:00 noon.

Respectfully submitted,

Malcolm D. Jones

Malcolm D. Jones
Supervisor of Inspection Services

- Encls: 1. Housing Resources Committee Memo to Members, Executive Group, HRC, dated August 9, 1967 (with attachments).
2. Planning Department report to the Housing Resources Committee dated August 9, 1967.

Mayor Allen

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

August 24, 1967

Mr. Ivery Simmons, President
Simmons Construction Company
629 F Street, N. W.
Washington, D. C.

Dear Mr. Simmons:

Your letter of August 8, 1967 to Mayor Ivan Allen has been referred to this Committee.

We appreciate your interest in being willing to participate in rehabilitation of substandard residential property in depressed neighborhoods, particularly your proposal to hire unskilled and unemployed people living in these areas.

Atlanta is anticipating going into the execution phase soon on our large Bedford-Pine Urban Renewal project and hope to be selected as one of the cities to participate in the Model City's program with an area of approximately 3,000 acres. These projects have not yet been funded. We anticipate considerable rehabilitation in each of these areas, however most of it will be done by the existing property owners with Federal assistance in the form of grants and low interest loans. Title to these properties will in general remain with the present owners.

There are other large areas in the City, however, with considerable substandard property, both residential and commercial, with a considerable number of individual structures being condemned under the housing code. In the opinion of this Committee these areas offer excellent opportunity for improvement under the 221 (h) rehabilitation program by nonprofit organizations or under the Builder-Seller provisions of the 221 d (3) program.

If you should be interested in coming to Atlanta to look over the situation firsthand with view to possible participation in our rehabilitation needs, I shall be glad to arrange an appointment at a time that will be mutually agreeable.

Very truly yours,

Malcolm D. Jones
Supervisor of Inspection Services

MDJ/sll

cc: Mayor Ivan Allen Jr.
Cecil A. Alexander

file

MINUTES

HOUSING RESOURCES COMMITTEE EXECUTIVE COMMITTEE MEETING

August 9, 1967

The Executive Group of the Housing Resources Committee met at 10:00 a.m., August 9, 1967, in Committee Room #2, City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee
Dr. Sanford S. Atwood, Co-Chairman, Housing Resources Committee
Dr. Benjamin E. Mays, Co-Chairman, Housing Resources Committee
Mr. Archer Smith, representing Mr. Charles L. Weltner, Acting Chairman,
Legal Panel
Mr. Robert Winn, representing Dr. Edwin Harrison, Chairman, Construction
and Design Panel
Mr. Moreland Smith, Vice-Chairman, Construction and Design Panel
Mr. Lee Burge, Chairman, Finance and Non-Profit Funds Panel
Mr. William Bohn, representing Mr. Clarence D. Coleman, Acting Chairman,
Public Housing Panel
Mr. Charles F. Palmer, member, Public Housing Panel
Mr. Frank Terrell, representing Mr. Wallace L. Lee, member, Land Acquisition
Panel
Mr. Clayton R. Yates, member, Land Acquisition Panel
Mr. Jim E. Land, member, Land Acquisition Panel
Mr. Stewart Wight, member, Land Acquisition Panel
Dean William S. Jackson, Chairman, Social Problems Panel
Mr. Lewis Cenker, member, Social Problems Panel
Mr. Virgil Milton, Chairman, Business Participation Panel
Mr. Jim Wood, Vice-Chairman, Public Information Panel
Mr. W. W. Gates, Consultant
Mr. Malcolm D. Jones, Director

Also present at the meeting were:

Mr. Hall Ware, Attorney, King & Spalding
Mr. Collier Gladin, Planning Engineer
Mr. Lester H. Percells, Associate Executive Director, Housing Authority
Mrs. Kernona Clayton, American Friends Service Committee

The Chairman recognized the presence of both Co-Chairmen, Dr. Atwood and Dr. Mays.

Mr. Gladin, Planning Engineer, was then called upon to comment on the Land Use Study being proposed by the Planning Department and the report previously provided this Committee on Zoned acreages of vacant land.

Mr. Gladin instead passed out several copies of a new report which he had prepared to the Housing Resources Committee proposing certain solutions to the critical housing shortage and commented on it briefly. At the conclusion he asked for the assistance from the Housing Resources Committee of its one permanent staff member to assist the Planning Department in developing a joint plan, with detailed implementation steps, for presentation at the joint meeting of the Planning and Development Committee and the Housing Resources Committee (now scheduled for September 15). Copies of Mr. Gladin's report are attached (Encl. 2). Mr. Alexander offered Mr. Jones' services.

Mr. Alexander then introduced Mr. William R. Hirshson, Executive Director, Greater Hartford Housing Development Fund Inc. Mr. Hirshson was the guest speaker and presented a very interesting impromptu report on his experiences in the formation and operation of Hartford's Non-profit Housing Development Corp. The following is some of what Mr. Hirshson had to say:

General

Hartford consists of 18 square miles, has a population of 160,000 and needs 6,000 low-income dwelling units, of which 5,000 are now substandard. There are only 90-100 acres of vacant land in the city and few large housing developments, but many of 16-32 units.

The Greater Hartford area consists of 29 separate municipalities or communities of which only four have approved Workable Programs.

The corporation has developed a pre-processed reusable package for assistance and guidance of developers. This package has basic designs for two and three bedroom units. \$2,000 to \$3,000 per project is usually sufficient to test proposed project's practicability.

The corporation has not gone deeply into rehabilitation. It has thus far rehabilitated two units under 221 d (3) and purchased 12 group units. 221 (h) has not been popular because cannot find suitable areas in which to work.

The Greater Hartford Housing Development Fund, Inc. is sponsored by the Hartford Chamber of Commerce. Funds to finance the corporation were obtained from 26 of the major firms in the area in the sum of \$1,500,000 (\$700,000 in cash and the balance in commitments.) These funds were obtained through personal solicitation as loans from life insurance companies, banks and major industries.

The corporation is nonprofit, organized to lend seed money on a revolving basis and to provide technical skill on a consulting basis to sponsors of rental units for low-income families. Efforts however are not limited to nonprofit organizations.

Specific

After the corporation was organized arrangements were made to borrow on a maximum line of credit of \$700,000, secured by 10 year notes, with interest up to 6 percent, payable as available. Only \$350,000 of this amount has been actually drawn to date. In lieu of interest, surplus is returned to lenders, as funds are accumulated as authorized by the directors, in lump sum amounts.

Uses

The Housing Development Fund, Inc. operates in the capital region including Hartford and five of the surrounding suburbs. The revolving fund is used primarily for:

1. Seed money loans to other local nonprofit groups.
2. Land banking--accumulating land for future development for low-cost housing. To be resold at no mark up.
3. Rehabilitation of large homes for large families.
4. Providing talent and technical assistance to nonprofit groups.
5. Assisting in stabilization of neighborhoods.

Other Activities

The nonprofit development corporation also:

1. Helps to bring in private investors.
2. Helps to place low-income families wishing to buy new homes.
3. Works closely with the Urban Renewal Department.
4. Helps pre-qualify below market rates with FHA.
5. Assist sponsors in requesting below market allotments for FHA projects.
6. Works with the Chamber of Commerce, City Development Commission and the State Development Commission.
7. Acts as a clearing house for sponsors, builders, and mortgagees with problems.

Experimental

1. Cuts time lag.
2. Provides reserve funds for sponsors under the rent supplement program.
3. Provides the missing vehicle.
4. It does what nobody else is doing.
5. It does not provide all the answers.

Officers of nonprofit organization in Hartford

Principal Loan Officers of five insurance companies.
 Principal Loan Officers of two banks.
 Two representatives of minority groups.
 Chairman of Chamber of Commerce--Ex-officio.

Income

1. Interest on loans.
2. Fees charged for services (Usually 2% 1st \$500,000, 1½% above \$500,000 and up to \$1,000,000 with decreasing scalas above \$1,000,000)

Disbursements

1. Pays losses
2. Pays into reserves.
3. Pays interest on loans directors declare interest payment of X number of dollars periodically as available.
4. Pays administrative expenses of Development Corp.

Recommendations

1. Small projects in scattered areas are preferable.
2. Avoid creation of future ghettos by encouraging the construction of large developments.
3. Encourage use of two and three bedroom single family homes for small builders on small sites.
4. Try to get as many families as possible in single family homes and town house cooperatives.
5. Try to keep families in approximately same economic groups.
6. Disburse funds to other nonprofit organizations only as needed.

Statements

1. In Connecticut, the State has a loan fund to supply seed money to nonprofit sponsors in form of loans and grants.
2. Rehabilitated homes are most suitable for housing large families.
3. Land held in land bank is subject to usual taxes.

Administration

Staff consists of two men (Mr. Hirshson, Executive Director, who is the outside contact man; and his assistant who is the inside administration man) and a secretary.

* * *

At the conclusion of Mr. Hirshson's talk, Mr. Alexander then introduced Mr. Tom Lord, Assistant Director Nonprofit Housing Center, Urban America, Inc., which organization sponsored and underwrote Mr. Hirshson's trip to Atlanta.

Mr. Lord explained that Urban America is a national, nonprofit organization headquartered in Washington, D.C., and is dedicated to improving housing for low-income people in the nation's cities.

The Nonprofit Housing Center of Urban America provides technical assistance to nonprofit sponsors of lower income housing and helps communities organize revolving funds and nonprofit housing development corporations. The Center is financed by the Ford Foundation, the Episcopal, Methodist, United Presbyterian and United Church of Christ churches.

Urban America does not operate on a fee basis and always endeavors to keep local people involved. It attempts to adapt to local conditions and assist in bringing public and private interests together in a joint action to secure improvement in housing for low income people. He also announced that Mr. W. W. Gates, Consultant to the Housing Resources Committee, is Urban America's representative in Atlanta.

Other Items

As time was growing short, Mr. Alexander then asked Mr. Jones to simply pass out to the members of the Committee (without comment) a self-explanatory report dated August 9, 1967 (Encl. 1) prepared by the Housing Resources Committee staff pertaining to the "Preliminary Report (from the Planning Department)--Amount of Vacant Land in the City by Zoning District," dated July 21, 1967. Also attached was a comparison, prepared by the Housing Resources Committee staff, between the Analysis by HRC of the Zoning Map previously provided the HRC by the Planning Department and the tabulations contained in Appendix to July 21 Memorandum from the Planning Department.

Time did not permit detailed consideration and discussion in the meeting of this report which was designed to serve as a basis for conclusions and recommendations of the Housing Resources Committee for its proposed meeting in the near future with the Planning and Development Committee of the Board of Aldermen.

Mr. Alexander then announced that the Housing Resources Committee had been requested by respective developers of three rather large tracts to support them before the Joint Planning Board and the Zoning Committee of the Board of Aldermen to get those properties re-zoned to A-1. Mr. Alexander called upon Mr. Jones to explain each site to the Committee.

Mr. Jones pointed out the locations of the three sites on the map and explained the proposed development of each. (Two with plats and tentative site layouts).

After Mr. Jones' presentation of the three proposals, Mr. Alexander called upon Mrs. Xernona Clayton, American Friends Service Committee, for comment on any of the proposals and whether they would complicate the work being done in the southwest area by SWAP. Mrs. Clayton explained SWAP's purpose and operation in the Beacher--Cascade--West Gordon Road and Fairburn Road area south to Sewell Road. She offered no objection to any of the proposed projects.

Site No. 1. 51 acre tract north of Brownville Road between Jackson Parkway and Bolton Road, now zoned M-1, proposed by Whitting-Turner Construction Co. for Turnkey development for Public Housing. This tract has been tentatively approved by the Housing Authority and HUD and favorable action already recommended by the Planning Board. It is scheduled to go before the Zoning Committee of the Board of Aldermen in Public Hearing, August 10.

After due consideration and discussion, Mr. Lee Burge moved that the Housing Resources Committee endorse this proposal and recommend favorable action by the Zoning Committee and the Board of Aldermen. The motion was seconded and carried unanimously.

Site No. 2. 59 acre tract (eastern portion of a larger tract of 171 acres) located between Westview Cemetery and Peyton Road S. W., north of Utoy Creek, proposed for development of carefully planned 360 units of town houses under 221 d (3) co-op, by Mr. John A. Hartrampf. (The property is currently zoned R-3) Mr. Hartrampf was asked the price range of units he proposed to build. He stated that the single family houses would be in the \$15,000 to \$25,000 range and payments for the two bedroom town houses would be approximately \$90 to \$110 per month.

After due consideration, motion were made by Mr. Lee Burge that the HRC Committee endorse this proposal and request the Planning Board that it recommend favorable action on the rezoning petition for this site. The motion was seconded and carried with no dissenting votes.

Site No. 3. 45 acre split tract on both sides of Bankhead Highway N. W. (10 acres on the north side, just west of Maynard Road, and 35 acres on the south side) proposed for Turnkey development for Public Housing, with 221 d (3) as an alternate, by HLC and Associates Construction Company of Greensboro, North Carolina. Zoning is now M-1 and M-2.

After ample discussion, Mr. Virgil Milton moved that the Housing Resources Committee endorse this proposal and request favorable recommendation by the Planning Board on the rezoning petition for this site. The motion was seconded and carried unanimously.

As there was insufficient time for other business the Committee adjourned at 12:00 noon.

Respectfully submitted,

Malcolm D. Jones

Malcolm D. Jones
Supervisor of Inspection Services

- Encls: 1. Housing Resources Committee Memo to Members, Executive Group, HRC, dated August 9, 1967 (with attachments).
2. Planning Department report to the Housing Resources Committee dated August 9, 1967.

Six Seminars on Nonprofit Sponsored Housing

Urban America, in cooperation with the Federal Housing Administration, is presenting six regional seminars on nonprofit sponsored housing. These seminars are designed to acquaint representatives of not-for-profit organizations and professionals working with them with the specifics of programs available for sponsoring lower income housing. These programs include:

The below market interest rate, Section 221(d)(3) program, designed for families with incomes in excess of limitations for low rent public housing;

The market rate of interest, Section 221(d)(3) Program with rents supplemented by a Federal grant, designed for families of low income, and A new below market rate of interest program, Section 221(h)(1), which enables nonprofit groups to sponsor housing that is rehabilitated and sold to low income families.

Because of the complexities in utilizing these programs, because of the need to have well-informed nonprofit sponsors, and because of the problems inherent in managing properties for lower income families, it was felt that regional seminars describing and discussing these programs and the management of housing for lower income families would be of value to not-for-profit groups. Information on these programs will be presented by those who have successfully developed and are managing a nonprofit sponsored project, as well as representatives of FHA and Urban America.

Urban America, a national, nonprofit organization headquartered in Washington, D. C., is dedicated to improving the quality of life in the nation's cities. It represents a merger of the Action Council for Better Cities and the American Planning and Civic Association. The Nonprofit Housing Center of Urban America provides technical assistance to not-for-profit sponsors of lower income housing and helps communities organize revolving development funds and nonprofit housing development corporations. The center is financed by the Ford Foundation and the Episcopal, Methodist, United Presbyterian, and United Church of Christ churches.

Seminar 4 Region 3 Program Hotel Dinkler Plaza, Atlanta

Thursday, September 7

- 8:00 a.m. Registration
- 9:00 a.m. Welcoming Remarks
John M. Longo, Deputy Director
Nonprofit Housing Center
Urban America, Inc.
Edward H. Baxter
Regional Administrator, Department
of Housing and Urban Development
Region 3
- 9:15 a.m. Case Study:
Allen Temple Developments, Inc.
Atlanta, Georgia
151 Units, Sec. 221(d)(3) Project
1.4 Million Mortgage
Participants:
Sponsor: Dr. John A. Middleton
Rev. A. D. Powell
Allen Temple A.M.E. Church of
Atlanta, Inc.
Attorney: McCready Johnston
Johnston and Calhoun
General Contractor: Robert McIvor
DeSoto Construction Company
Architect: Milton Prassas, A.I.A.
Mortgagee: James M. Meyerholtz
Trust Company of Georgia
FHA Evaluation & Processing:
Ralph Johnston, Chief Underwriter
Atlanta Office, FHA
Commentator: Harold L. Kramer
Assistant Director
Nonprofit Housing Center
Urban America, Inc.
- 12:00 p.m. Luncheon

- 1:30 p.m. Rent Supplement Housing Program
Harold Albright
Assistant Regional Administrator for
FHA, HUD Region 3
John F. Thigpen
Director, Atlanta Insuring Office
- 4:30 p.m. Development Funds and
Housing Development Corporations
Milton P. Webster, Deputy Director
Nonprofit Housing Center
Urban America, Inc.
- 5:30 p.m. Reception
- 6:00 p.m. Dinner
Speaker: Haley Sofge
Executive Director
Metropolitan Dade County
Department of Housing and
Urban Development
Miami, Florida
Topic: "The Housing Gap—an
Opportunity for Nonprofit Groups"

Friday, September 8

- 9:00 a.m. Management of Lower Income
Housing
Q. V. Williamson
Q. V. Williamson & Co.
Atlanta, Georgia
- 10:30 a.m. Housing and Community Services:
The Bicentennial Story
Larry Krell, Director
The Bicentennial Corporation
St. Louis, Missouri
- 1:00 p.m. Project Consultation with
Urban America and FHA staff
- Urban America, Inc.
1717 Massachusetts Avenue, N.W.
Washington, D.C. 20036
(202) 265-2224

August 9, 1967

HOUSING RESOURCES COMMITTEE

Memorandum To: Members, Executive Group, Housing Resources Committee

Subject: Report on Vacant Land in Atlanta

The attached report (Encl. 1) has been provided by the Planning Department upon request of HRC (July 6 Executive Group Meeting) for total acreage zoned Apartments, Commercial, Industrial and Residential. (Tabulation of vacant acreages by Land Lot and District which accompanied the report has not been reproduced.)

Totals for each of the above zoning categories have been tabulated in pencil on first page of the report to facilitate overall comparison.


The report shows the amount of vacant Industrial land to be approximately 3 times the vacant land zoned for multi-family and 6 times the vacant land zoned Commercial. This appears to be excessive in view of current immediate needs of the City, particularly for low income multi-family development.

The report also indicates that vacant land zoned R1-4 is approximately 3 times that zoned R5-9. The latter category only is applicable to low income families, which apparently constitute the majority of families in Atlanta.

For detailed comparison between the HRC July 5 Analysis of vacant land zoned for apartments (tabulated from Zoning Map previously provided by the Planning Department) and the Appendix which accompanied the attached Planning Department report, see Encl. 2, attached.

Encls: 1. Memorandum from Planning Department dated July 21

2. Comparative Tabulations


Malcolm D. Jones
Supervisor of Inspection Services

CITY OF ATLANTA

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

July 21, 1967

MEMORANDUM

TO: Housing Resources Committee
Planning and Development Committee

FROM: Planning Department

SUBJECT: Preliminary Report - Amount of Vacant Land by Zoning District

In reply to the request by the secretary of the Housing Resources Committee for figures showing the total vacant acreage in the City of Atlanta, the following data is supplied. These figures are based on computer analysis of the Atlanta CIP Real Property Data Bank, for use in the land use planning project, and reflect conditions as of January 1966:

Zoning	Acreage Vacant*	Total Acreage*	%Vacant
AL	25.2	261.9	9.6
A1	802.8	4,287.2	18.7
A2	214.2	1,687.7	12.7
	1042.2	623.8	16.7
CL	4.6	27.9	
C1	350.7	1,868.6	
C2	142.2	891.5	16.2
C3	19.0	307.2	
C4	15.6	194.7	
M1	1,117.0	3,866.8	30.6
M2	1,973.0	5,907.1	
	3090.0	9773.9	30.6
OI	1.2	17.9	6.7
R1	796.4	2,308.2	
R2	632.5	2,308.2	
R3	3,172.0	12,972.8	27.3
R4	5,133.2	18,048.1	
R5	2,694.4	9,248.8	
R6	410.7	3,340.9	
R7	298.2	1,175.8	
R8	0	0	25.0
R9	65.7	79.3	
Total	17,841.6	69,631.5	25%

These figures reflect all parcels of land in the City as recorded by the Joint Board of Tax Assessors. However, many vacant parcels

Encl.

MEMORANDUM
July 21, 1967
Page 2

are small tracts of less than 1 acre located in otherwise developed areas. Therefore, a series of maps at 400 scale was prepared showing vacant land and zoning for use in the City's land use planning project.

A copy of the data processing listing of parcel code numbers of vacant parcels, zoning and acreage data was delivered to Steve Schwartz of Cecil Alexander's office during the latter part of April; and, also during the latter part of April, Mr. Schwartz was given access to the 400 scale maps in the Planning Department showing these vacant parcels. These maps were copied and delivered to Mr. Alexander's office prior to May 1.

On June 28 at a meeting of the Planning and Development Committee, a map of vacant and "under-developed" land was shown in connection with the land use plan progress report. After this meeting, Malcolm Jones requested that a copy of this map showing zoning of vacant areas be provided to the Housing Resources Committee. This map was prepared by the Planning Department and delivered to Col. Jones.

On July 6 this map and a preliminary analysis of areas zoned A-1 and vacant was presented to the Housing Resources Committee. The analysis showed a total of 482 acres "zoned for apartments". The apparent discrepancy between this figure and the 802 acres shown in the data processing analysis can be explained by the fact that the maps used in both computations, although similar, were not really comparable. The map used in the Housing Resources Committee analysis was at a scale of 2,000 feet to the inch and the maps used in the data processing analysis were at a scale of 400 feet to the inch. Due to the small maps at a scale of 2,000 feet to the inch, accurate measurement is difficult, and, additionally, only large parcels can be shown. At 400 scale, more accurate representation and measurement are possible.

Therefore, upon receipt by the Planning Department of the committee request for additional data, further detailed maps at 400 scale were prepared showing only significant vacant tracts (4 acres and larger), so that a more detailed listing of vacant land could be made. A preliminary analysis has been made by the Planning Department of each significant tract, and the result of this analysis is presented in Appendix A to this memorandum.

The maps used in the analysis are available in the Planning Department for detailed examination by interested parties.

The Planning Department agrees that the housing problem in Atlanta is one of the major problems facing the City at this time, and recommends

MEMORANDUM

July 21, 1967

Page 3

that the joint meeting of the Planning and Development Committee and the Housing Resources Committee which has been requested be held as soon as possible. At this meeting and at other subsequent meetings, the City's housing policy should be examined. For example, a significant policy decision must be made on whether the low rent housing to be constructed should be of the garden apartment--medium density--outlying location type or whether high rise-high density-central area housing should be considered. Another problem is the policy of relocation in urban renewal and other treatment activities. Should the displaced families and individuals be relocated in the general area of the project or should attempts be made to relocate them in outlying areas? These are only a few items on which policy decisions are necessary in order to insure that the low-cost housing program meets the goals set for it at each of the critical time phases over the next several years.

August 9, 1967

HOUSING RESOURCES COMMITTEE

Comparison of July 5 Analysis by HRC from Zoning Map and
Appendix to July 21 Memo. from Planning Department

Zoning Map was revised April 31, 1967.

Appendix was compiled as of January 1966.

As can be seen, discrepancies exist in both land lots and acreages between the Zoning Map Analysis and the Appendix. This may be accounted for by zoning changes and new developments which have taken place since the compilation shown in the Appendix. However, this reduces the dependency which can be placed now on the compilation of figures shown in the Appendix.

See Summary at end of the attached Comparative Tabulations for acreages already committed; turned down or rejected; and planned for other uses.

Vacant areas zoned A-1 (understood to be generally for a specifically planned development) and A-2 (not generally accepted locally as suitable for low-cost housing, except for the Elderly) have not been generally included in this comparison. The vacant land in both categories is relatively small however.

CONCLUSION:

In any event, from the attached comparison, it is quite obvious that the land currently zoned A-1 is both inadequate in quantity and unequitably distributed throughout the City to meet requirements of the low-income housing program.

Encl: Comparative Tabulations

Malcolm D. Jones
Malcolm D. Jones
Supervisor of Inspection Services

HOUSING RESOURCES COMMITTEE

July 27, 1967

A-1 Zoning (Approx. Acres)
Comparative Tabulations

17th District--Fulton County

<u>L.L.</u>	<u>Map</u> <u>July 5 Analysis</u> (As of Apr. 31 '67)	<u>Appendix to</u> <u>July 21 Memo</u> (As of Jan. '66)	<u>Comment</u>
249		12	
250	18	34	Unable to get approval (by FHA)
		4	
259		33	
4		8	
107	10	4 $\frac{1}{2}$	
		4	
186	15	36	
47		6	
98		6	
99	15	29	
248	20	23	Rejected (by HA)
		12	
185	30	39	
	5	12	
247	12	20 AL	Rejected (by FHA)
251	20	13 A1 & R5	Committed
	8		Unable to get approval (by FHA)
260	34		Rejected (by HUD)
111	2		
110	5		
268	10		Other Use (No Bridge)
241	10		
Sub-total	214	295	

15th District DeKalb County

<u>L.L.</u>	<u>Map</u>	<u>Report</u>	
207	4	4	Rejected (by HA)
Sub-total	4	4	

14th District Formerly Fayette

<u>L.L.</u>	<u>Map</u>	<u>Appendix A</u>
15	6	13
		8
		16 A1 & R3
6		35
32	5	
Sub-total	11	72

14th District Fulton County

<u>L.L.</u>	<u>Map</u>	<u>Appendix A</u>	<u>Comment</u>
34	20	20	Committed
34	20	12	Committed
32		13	
5	14	15	Rejected (by FHA)
27		19	
12	8	6	
22		4	
10		4	
229		31 AL & A1	
251	8	10	
41	20	18	
89	6	39	Other Use (Vocational School)
39		12	
73		10	
143	12	8 CL & A1	Rejected (by HUD)
205		36	
167	20	20	
185		28	
241		9	
109	15	9	Other Use (Morehouse College)
110		7	
174		8	
72		7 CL & A1	
53	8	8 A2	Committed
84	13	40 A2 & M1	Committed
8	30		Committed
116	8		Committed
15	3		
14	3		
	2		
117	3		
118	4		
186	20		
212	10		
179	2		
180	4		
Sub-total	<u>253</u>	<u>393</u>	

Summary:

Grand total	482	764
Committed	125	
Turned down or rejected	122	
Other Use	31	
	<u>278</u>	<u>278</u>

*Balance 204 acres 480 acres

*Experience to date indicates that not more than 1/3 of suitably zoned vacant land will actually receive final approval for inclusion in the low-income housing program.

Mayor Allen

CITY OF ATLANTA
HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

August 24, 1967

CITY HALL ATLANTA, GA. 30303
Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

Dear Committee Member:

Chairman, Cecil A. Alexander, who is out of the City, asked me to inform you that the next meeting of the Executive Group of the Housing Resources Committee, normally scheduled for Thursday, September 7, will be held at 10:00 a.m. Tuesday, September 12 in Committee Room #2, Second Floor, City Hall. A brief report will be expected on the activities of each Panel.

Request that all members of the Land Panel and Chairmen and Vice-Chairmen of other panels attend the meeting on September 12, which will be devoted largely to consideration of available land in the City appropriately zoned for multi-family low-income housing development (see attached material).

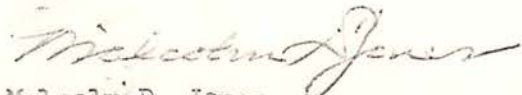
We hope to determine at the meeting recommendations for presentation at a joint meeting with the Planning and Development Committee of the Board of Aldermen, previously requested by the Housing Resources Committee and now scheduled for 2:00 p.m. Friday, September 15.

I expect to have some specific proposals drafted for your consideration at the September 12 meeting.

Both meetings are very important in view of the Planning Department's current study of the entire City in preparation for a comprehensive revision of the City's Land Use Plan.

Please reserve these dates on your calendar and plan to attend. A return address postal card is enclosed for your convenience in letting us know whether you will be able to attend the September 12 meeting.

Sincerely yours,



Malcolm D. Jones
Supervisor of Inspection Services

MDJ/sll

- Encls: 1. Memorandum dated August 9, 1967 pertaining to availability of land for low-income housing (with enclosures).
2. Return address postal card.

File

CITY OF ATLANTA
HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

August 24, 1967

CITY HALL ATLANTA, GA. 30303
Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

Dear Committee Member:

Chairman, Cecil A. Alexander, who is out of the City, asked me to inform you that the next meeting of the Executive Group of the Housing Resources Committee, normally scheduled for Thursday, September 7, will be held at 10:00 a.m. Tuesday, September 12 in Committee Room #2, Second Floor, City Hall. A brief report will be expected on the activities of each Panel.

Request that all members of the Land Panel and Chairmen and Vice-Chairmen of other panels attend the meeting on September 12, which will be devoted largely to consideration of available land in the City appropriately zoned for multi-family low-income housing development (see attached material).

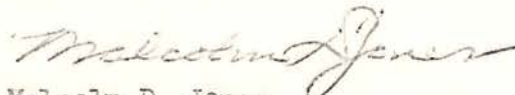
We hope to determine at the meeting recommendations for presentation at a joint meeting with the Planning and Development Committee of the Board of Aldermen, previously requested by the Housing Resources Committee and now scheduled for 2:00 p.m. Friday, September 15.

I expect to have some specific proposals drafted for your consideration at the September 12 meeting.

Both meetings are very important in view of the Planning Department's current study of the entire City in preparation for a comprehensive revision of the City's Land Use Plan.

Please reserve these dates on your calendar and plan to attend. A return address postal card is enclosed for your convenience in letting us know whether you will be able to attend the September 12 meeting.

Sincerely yours,



Malcolm D. Jones
Supervisor of Inspection Services

MDJ/sll

- Encls: 1. Memorandum dated August 9, 1967 pertaining to availability of land for low-income housing (with enclosures).
2. Return address postal card.

August 9, 1967

HOUSING RESOURCES COMMITTEE

Memorandum To: Members, Executive Group, Housing Resources Committee

Subject: Report on Vacant Land in Atlanta

The attached report (Encl. 1) has been provided by the Planning Department upon request of HRC (July 6 Executive Group Meeting) for total acreage zoned Apartments, Commercial, Industrial and Residential. (Tabulation of vacant acerages by Land Lot and District which accompanied the report has not been reproduced.)

Totals for each of the above zoning categories have been tabulated in pencil on first page of the report to facilitate overall comparison.

The report shows the amount of vacant Industrial land to be approximately 3 times the vacant land zoned for multi-family and 6 times the vacant land zoned Commercial. This appears to be excessive in view of current immediate needs of the City, particularly for low income multi-family development.

The report also indicates that vacant land zoned R1-4 is approximately 3 times that zoned R5-9. The latter category only is applicable to low income families, which apparently constitute the majority of families in Atlanta.

For detailed comparison between the HRC July 5 Analysis of vacant land zoned for apartments (tabulated from Zoning Map previously provided by the Planning Department) and the Appendix which accompanied the attached Planning Department report, see Encl. 2, attached.

Encls: 1. Memorandum from Planning Department dated July 21

2. Comparative Tabulations


Malcolm D. Jones
Supervisor of Inspection Services

CITY OF ATLANTA

CITY HALL ATLANTA, GA. 30303
Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

July 21, 1967

MEMORANDUM

TO: Housing Resources Committee
Planning and Development Committee

FROM: Planning Department

SUBJECT: Preliminary Report - Amount of Vacant Land by Zoning District

In reply to the request by the secretary of the Housing Resources Committee for figures showing the total vacant acreage in the City of Atlanta, the following data is supplied. These figures are based on computer analysis of the Atlanta CIP Real Property Data Bank, for use in the land use planning project, and reflect conditions as of January 1966:

Zoning	Acreage Vacant*	Total Acreage*	%Vacant
AL	25.2	261.9	9.6
A1	802.8	4,287.2	18.7
A2	214.2	1,687.7	12.7
	1042.2	623.8	16.7
CL	4.6	27.9	
C1	350.7	1,868.6	
C2	142.2	891.5	16.2
C3	19.0	307.2	
C4	15.6	194.7	
M1	1,117.0	3,866.8	30.6
M2	1,973.0	5,907.1	
OI	1.2	17.9	6.7
R1	796.4	2,308.2	
R2	632.5	2,308.2	
R3	3,172.0	12,972.8	27.3
R4	5,133.2	18,048.1	
R5	2,694.4	9,248.8	
R6	410.7	3,340.9	
R7	298.2	1,175.8	
R8	0	0	25.0
R9	65.7	79.3	
Total	17,841.6	69,631.5	25%

These figures reflect all parcels of land in the City as recorded by the Joint Board of Tax Assessors. However, many vacant parcels

Encl.

MEMORANDUM
July 21, 1967
Page 2

are small tracts of less than 1 acre located in otherwise developed areas. Therefore, a series of maps at 400 scale was prepared showing vacant land and zoning for use in the City's land use planning project.

A copy of the data processing listing of parcel code numbers of vacant parcels, zoning and acreage data was delivered to Steve Schwartz of Cecil Alexander's office during the latter part of April; and, also during the latter part of April, Mr. Schwartz was given access to the 400 scale maps in the Planning Department showing these vacant parcels. These maps were copied and delivered to Mr. Alexander's office prior to May 1.

On June 28 at a meeting of the Planning and Development Committee, a map of vacant and "under-developed" land was shown in connection with the land use plan progress report. After this meeting, Malcolm Jones requested that a copy of this map showing zoning of vacant areas be provided to the Housing Resources Committee. This map was prepared by the Planning Department and delivered to Col. Jones.

On July 6 this map and a preliminary analysis of areas zoned A-1 and vacant was presented to the Housing Resources Committee. The analysis showed a total of 482 acres "zoned for apartments". The apparent discrepancy between this figure and the 802 acres shown in the data processing analysis can be explained by the fact that the maps used in both computations, although similar, were not really comparable. The map used in the Housing Resources Committee analysis was at a scale of 2,000 feet to the inch and the maps used in the data processing analysis were at a scale of 400 feet to the inch. Due to the small maps at a scale of 2,000 feet to the inch, accurate measurement is difficult, and, additionally, only large parcels can be shown. At 400 scale, more accurate representation and measurement are possible.

Therefore, upon receipt by the Planning Department of the committee request for additional data, further detailed maps at 400 scale were prepared showing only significant vacant tracts (4 acres and larger), so that a more detailed listing of vacant land could be made. A preliminary analysis has been made by the Planning Department of each significant tract, and the result of this analysis is presented in Appendix A to this memorandum.

The maps used in the analysis are available in the Planning Department for detailed examination by interested parties.

The Planning Department agrees that the housing problem in Atlanta is one of the major problems facing the City at this time, and recommends

MEMORANDUM

July 21, 1967

Page 3

that the joint meeting of the Planning and Development Committee and the Housing Resources Committee which has been requested be held as soon as possible. At this meeting and at other subsequent meetings, the City's housing policy should be examined. For example, a significant policy decision must be made on whether the low rent housing to be constructed should be of the garden apartment--medium density--outlying location type or whether high rise-high density-central area housing should be considered. Another problem is the policy of relocation in urban renewal and other treatment activities. Should the displaced families and individuals be relocated in the general area of the project or should attempts be made to relocate them in outlying areas? These are only a few items on which policy decisions are necessary in order to insure that the low-cost housing program meets the goals set for it at each of the critical time phases over the next several years.

August 9, 1967

HOUSING RESOURCES COMMITTEE

Comparison of July 5 Analysis by HRC from Zoning Map and
Appendix to July 21 Memo. from Planning Department

Zoning Map was revised April 31, 1967.

Appendix was compiled as of January 1966.

As can be seen, discrepancies exist in both land lots and acreages between the Zoning Map Analysis and the Appendix. This may be accounted for by zoning changes and new developments which have taken place since the compilation shown in the Appendix. However, this reduces the dependency which can be placed now on the compilation of figures shown in the Appendix.

See Summary at end of the attached Comparative Tabulations for acreages already committed; turned down or rejected; and planned for other uses.

Vacant areas zoned A-1 (understood to be generally for a specifically planned development) and A-2 (not generally accepted locally as suitable for low-cost housing, except for the Elderly) have not been generally included in this comparison. The vacant land in both categories is relatively small however.

CONCLUSION:

In any event, from the attached comparison, it is quite obvious that the land currently zoned A-1 is both inadequate in quantity and unequitably distributed throughout the City to meet requirements of the low-income housing program.

Encl: Comparative Tabulations

Malcolm D. Jones
Malcolm D. Jones
Supervisor of Inspection Services

HOUSING RESOURCES COMMITTEE

July 27, 1967

A-1 Zoning (Approx. Acres)
Comparative Tabulations

17th District--Fulton County

<u>L.L.</u>	<u>Map</u> <u>July 5 Analysis</u> (As of Apr. 31 '67)	<u>Appendix to</u> <u>July 21 Memo</u> (As of Jan. '66)	<u>Comment</u>
249		12	
250	18	34	Unable to get approval (by FHA)
		4	
259		33	
4		8	
107	10	4½	
		4	
186	15	36	
47		6	
98		6	
99	15	29	
248	20	23	Rejected (by HA)
		12	
185	30	39	
	5	12	
247	12	20 AL	Rejected (by FHA)
251	20	13 AL & R5	Committed
	8		Unable to get approval (by FHA)
260	34		Rejected (by HUD)
111	2		
110	5		
268	10		Other Use (No Bridge)
241	10		
Sub-total	214	295	

15th District DeKalb County

<u>L.L.</u>	<u>Map</u>	<u>Report</u>	
207	4	4	Rejected (by HA)
Sub-total	4	4	

14th District Formerly Fayette

<u>L.L.</u>	<u>Map</u>	<u>Appendix A</u>
15	6	13
		8
		16 AL & R3
6		35
32	5	
Sub-total	11	72

14th District Fulton County

<u>L.L.</u>	<u>Map</u>	<u>Appendix A</u>	<u>Comment</u>
34	20	20	Committed
34	20	12	Committed
32		13	
5	14	15	Rejected (by FHA)
27		19	
12	8	6	
22		4	
10		4	
229		31 AL & A1	
251	8	10	
41	20	18	
89	6	39	Other Use (Vocational School)
39		12	
73		10	
143	12	8 C1 & A1	Rejected (by HUD)
205		36	
167	20	20	
185		28	
241		9	
109	15	9	Other Use (Morehouse College)
110		7	
174		8	
72		7 C1 & A1	
53	8	8 A2	Committed
84	13	40 A2 & M1	Committed
8	30		Committed
116	8		Committed
15	3		
14	3		
	2		
117	3		
118	4		
186	20		
212	10		
179	2		
180	4		
Sub-total	<u>253</u>	<u>393</u>	

Summary:

Grand total	482	764
Committed	125	
Turned down or rejected	122	
Other Use	31	
	<u>278</u>	<u>278</u>

*Balance 204 acres 480 acres

*Experience to date indicates that not more than 1/3 of suitably zoned vacant land will actually receive final approval for inclusion in the low-income housing program.

Housing Resources you



CITY OF ATLANTA
HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

August 11, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

Memorandum To: Mayor Allen

From: Malcolm Jones

The action of the Zoning Committee yesterday in turning down the re-zoning of a 51 acre tract off Browntown Rd. (Zoning Petition #Z-67-124-D) from M-1 and R-5 to A-1 for Turnkey development was very disappointing to those of us working in promotion of housing for low-income families. More serious however is the discouragement to owners, sponsors and developers of other tracts under consideration for inclusion in the low-income housing program for both Turnkey and 221 d (3) development.

I recommend that you ask the Board of Aldermen to defer action on this petition, rather than to turn it down, when it comes before them August 21.

The advantage of such action would be to at least delay a turndown, which would prohibit future consideration of the site for 18 months, and would perhaps maintain a ray of hope in sponsors and developers for other low-income housing projects under consideration.

This tract is one of only 5 thus far tentatively approved by HUD for Turnkey, after 9 months of effort. Of the remaining four, one 15 acre tract requires re-zoning and besides the owner has not yet agreed; another 20 acre tract is zoned appropriately but the owner has not yet agreed to sell for this purpose. This reduces the approved firm sites to two of 20 acres each (approximately 480 units).

The Browntown Rd. site is now zoned predominately M-1. It had the favorable recommendation of the Planning Board and the formal unanimous support and endorsement of the Executive Group of the Housing Resources Committee.

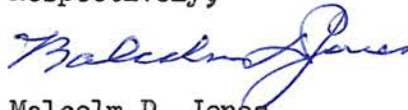
If the City cannot get this site re-zoned for low-income housing, I see little prospect for favorable action on others. The amount of vacant land in the City currently zoned A-1 is just not adequate (as can be confirmed by various sponsors and developers) to meet the needs of the low-income housing program (see attached report). The 802 acres of vacant land indicated as zoned A-1 was as of January, 1966. All that we have been able to find now from the Zoning Map dated April 31, 1967 provided the HRC by the Planning Department, and which is not already committed to the low-income housing program, rejected, or planned for other use is approximately 204 acres. (It is understood however that some very small tracts, especially with mixed zoning and not suitable for the program, are not included on the zoning map).

Mayor Allen
Page 2
August 11, 1967

This land is not all available however, as some of it is too expensive; some owners are not willing to sell for low-income housing; some sites are too small to be profitable; some, although otherwise suitable, will not meet HUD's policy because of location in racially identifiable areas; and other reasons.

Therefore we must depend to a large extent on ability to re-zone qualified sites to meet the requirements. If that cannot be done (we have already had several failures), solution of the problem becomes extremely difficult if not impossible under current practice. We may thus have to resort to other procedures and techniques.

Respectively,



Malcolm D. Jones
Supervisor of Inspection Services

MDJ/sll

cc: Director of Governmental Liaison
Chairman, Housing Resources Committee

Encl: HRC Memorandum dated August 9, 1967

August 9, 1967

HOUSING RESOURCES COMMITTEE

Memorandum To: Members, Executive Group, Housing Resources Committee

Subject: Report on Vacant Land in Atlanta

The attached report (Encl. 1) has been provided by the Planning Department upon request of HRC (July 6 Executive Group Meeting) for total acreage zoned Apartments, Commercial, Industrial and Residential. (Tabulation of vacant acreages by Land Lot and District which accompanied the report has not been reproduced.)

Totals for each of the above zoning categories have been tabulated in pencil on first page of the report to facilitate overall comparison.

The report shows the amount of vacant Industrial land to be approximately 3 times the vacant land zoned for multi-family and 6 times the vacant land zoned Commercial. This appears to be excessive in view of current immediate needs of the City, particularly for low income multi-family development.

The report also indicates that vacant land zoned R1-4 is approximately 3 times that zoned R5-9. The latter category only is applicable to low income families, which apparently constitute the majority of families in Atlanta.

For detailed comparison between the HRC July 5 Analysis of vacant land zoned for apartments (tabulated from Zoning Map previously provided by the Planning Department) and the Appendix which accompanied the attached Planning Department report, see Encl. 2, attached.

- Encls: 1. Memorandum from Planning Department dated July 21
2. Comparative Tabulations

CITY OF ATLANTA

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

July 21, 1967

MEMORANDUM

TO: Housing Resources Committee
Planning and Development Committee

FROM: Planning Department

SUBJECT: Preliminary Report - Amount of Vacant Land by Zoning District

In reply to the request by the secretary of the Housing Resources Committee for figures showing the total vacant acreage in the City of Atlanta, the following data is supplied. These figures are based on computer analysis of the Atlanta CIP Real Property Data Bank, for use in the land use planning project, and reflect conditions as of January 1967:

Zoning	Acreage Vacant*	Total Acreage*	%Vacant
AL	25.2	261.9	9.6
A1	802.8	4,287.2	18.7
A2	214.2	1,687.7	12.7
	1042.2	623.8	16.7
CL	4.6	27.9	
C1	350.7	1,868.6	
C2	142.2	891.5	16.2
C3	19.0	307.2	
C4	15.6	194.7	
M1	1,117.0	3,866.8	30.6
M2	1,973.0	5,907.1	
	3090.0	9773.9	30.6
OI	1.2	17.9	6.7
R1	796.4	2,308.2	
R2	632.5	2,308.2	
R3	3,172.0	12,972.8	27.3
R4	5,133.2	18,048.1	
R5	2,694.4	9,248.8	
R6	410.7	3,340.9	
R7	298.2	1,175.8	
R8	0	0	
R9	65.7	79.3	
	3469.0	13844.8	25.0
Total	17,841.6	69,631.5	25%

These figures reflect all parcels of land in the City as recorded by the Joint Board of Tax Assessors. However, many vacant parcels

MEMORANDUM
July 21, 1967
Page 2

are small tracts of less than 1 acre located in otherwise developed areas. Therefore, a series of maps at 400 scale was prepared showing vacant land and zoning for use in the City's land use planning project.

A copy of the data processing listing of parcel code numbers of vacant parcels, zoning and acreage data was delivered to Steve Schwartz of Cecil Alexander's office during the latter part of April; and, also during the latter part of April, Mr. Schwartz was given access to the 400 scale maps in the Planning Department showing these vacant parcels. These maps were copied and delivered to Mr. Alexander's office prior to May 1.

On June 28 at a meeting of the Planning and Development Committee, a map of vacant and "under-developed" land was shown in connection with the land use plan progress report. After this meeting, Malcolm Jones requested that a copy of this map showing zoning of vacant areas be provided to the Housing Resources Committee. This map was prepared by the Planning Department and delivered to Col. Jones.

On July 6 this map and a preliminary analysis of areas zoned A-1 and vacant was presented to the Housing Resources Committee. The analysis showed a total of 482 acres "zoned for apartments". The apparent discrepancy between this figure and the 802 acres shown in the data processing analysis can be explained by the fact that the maps used in both computations, although similar, were not really comparable. The map used in the Housing Resources Committee analysis was at a scale of 2,000 feet to the inch and the maps used in the data processing analysis were at a scale of 400 feet to the inch. Due to the small maps at a scale of 2,000 feet to the inch, accurate measurement is difficult, and, additionally, only large parcels can be shown. At 400 scale, more accurate representation and measurement are possible.

Therefore, upon receipt by the Planning Department of the committee request for additional data, further detailed maps at 400 scale were prepared showing only significant vacant tracts (4 acres and larger), so that a more detailed listing of vacant land could be made. A preliminary analysis has been made by the Planning Department of each significant tract, and the result of this analysis is presented in Appendix A to this memorandum.

The maps used in the analysis are available in the Planning Department for detailed examination by interested parties.

The Planning Department agrees that the housing problem in Atlanta is one of the major problems facing the City at this time, and recommends

MEMORANDUM

July 21, 1967

Page 3

that the joint meeting of the Planning and Development Committee and the Housing Resources Committee which has been requested be held as soon as possible. At this meeting and at other subsequent meetings, the City's housing policy should be examined. For example, a significant policy decision must be made on whether the low rent housing to be constructed should be of the garden apartment--medium density--outlying location type or whether high rise-high density-central area housing should be considered. Another problem is the policy of relocation in urban renewal and other treatment activities. Should the displaced families and individuals be relocated in the general area of the project or should attempts be made to relocate them in outlying areas? These are only a few items on which policy decisions are necessary in order to insure that the low-cost housing program meets the goals set for it at each of the critical time phases over the next several years.

August 9, 1967

HOUSING RESOURCES COMMITTEE

Comparison of July 5 Analysis by HRC from Zoning Map and
Appendix to July 21 Memo. from Planning Department

Zoning Map was revised April 31, 1967.

Appendix was compiled as of January 1966.

As can be seen, discrepancies exist in both land lots and acreages between the Zoning Map Analysis and the Appendix. This may be accounted for by zoning changes and new developments which have taken place since the compilation shown in the Appendix. However, this reduces the dependency which can be placed now on the compilation of figures shown in the Appendix.

See Summary at end of the attached Comparative Tabulations for acreages already committed; turned down or rejected; and planned for other uses.

Vacant areas zoned A-1 (understood to be generally for a specifically planned development) and A-2 (not generally accepted locally as suitable for low-cost housing, except for the Elderly) have not been generally included in this comparison. The vacant land in both categories is relatively small however.

CONCLUSION:

In any event, from the attached comparison, it is quite obvious that the land currently zoned A-1 is both inadequate in quantity and unequitably distributed throughout the City to meet requirements of the low-income housing program.

Encl: Comparative Tabulations

Encl. 2

HOUSING RESOURCES COMMITTEE

July 27, 1967

A-1 Zoning (Approx. Acres)
Comparative Tabulations

17th District--Fulton County

<u>L.L.</u>	<u>Map</u> <u>July 5 Analysis</u>	<u>Appendix to</u> <u>July 21 Memo</u>	<u>Comment</u>
249		12	
250	18	34	Unable to get approval (by FHA)
		4	
259		33	
4		8	
107	10	4 ¹ / ₂	
		4	
186	15	36	
47		6	
98		6	
99	15	29	
248	20	23	Rejected (by HA)
		12	
185	30	39	
	5	12	
247	12	20 AL	Rejected (by FHA)
251	20	13 AL & R5	Committed
	8		Unable to get approval (by FHA)
260	34		Rejected (by HUD)
111	2		
110	5		
268	10		Other Use (No Bridge)
241	10		
Sub-total	214	295	

15th District DeKalb County

<u>L.L.</u>	<u>Map</u>	<u>Report</u>	
207	4	4	Rejected (by HA)
Sub-total	4	4	

14th District Formerly Fayette

<u>L.L.</u>	<u>Map</u>	<u>Appendix A</u>
15	6	13
		8
		16 AL & R3
6		35
32	5	
Sub-total	11	72

14th District Fulton County

<u>L.L.</u>	<u>Map</u>	<u>Appendix A</u>	<u>Comment</u>
34	20	20	Committed
34	20	12	Committed
32		13	
5	14	15	Rejected (by FHA)
27		19	
12	8	6	
22		4	
10		4	
229		31 AL & A1	
251	8	10	
41	20	18	
89	6	39	Other Use (Vocational School)
39		12	
73		10	
143	12	8 C1 & A1	Rejected (by HUD)
205		36	
167	20	20	
185		28	
241		9	
109	15	9	Other Use (Morehouse College)
110		7	
174		8	
72		7 C1 & A1	
53	8	8 A2	Committed
84	13	40 A2 & M1	Committed
8	30		Committed
116	8		Committed
15	3		
14	3		
	2		
117	3		
118	4		
186	20		
212	10		
179	2		
180	4		
Sub-total	<u>253</u>	<u>393</u>	

Summary:

Grand total	482	764
Committed	125	
Turned down or rejected	122	
Other Use	31	
	<u>278</u>	<u>278</u>
*Balance	204 acres	486 acres

*Experience to date indicates that not more than 1/3 of suitably zoned vacant land will actually receive final approval for inclusion in the low-income housing program.

5-10
August 9, 1967

HOUSING RESOURCES COMMITTEE

Memorandum To: Members, Executive Group, Housing Resources Committee

Subject: Report on Vacant Land in Atlanta

The attached report (Encl. 1) has been provided by the Planning Department upon request of HRC (July 6 Executive Group Meeting) for total acreage zoned Apartments, Commercial, Industrial and Residential. (Tabulation of vacant acreages by Land Lot and District which accompanied the report has not been reproduced.)

Totals for each of the above zoning categories have been tabulated in pencil on first page of the report to facilitate overall comparison.

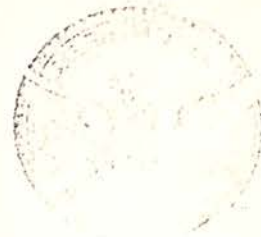
The report shows the amount of vacant Industrial land to be approximately 3 times the vacant land zoned for multi-family and 6 times the vacant land zoned Commercial. This appears to be excessive in view of current immediate needs of the City, particularly for low income multi-family development.

The report also indicates that vacant land zoned R1-4 is approximately 3 times that zoned R5-9. The latter category only is applicable to low income families, which apparently constitute the majority of families in Atlanta.

For detailed comparison between the HRC July 5 Analysis of vacant land zoned for apartments (tabulated from Zoning Map previously provided by the Planning Department) and the Appendix which accompanied the attached Planning Department report, see Encl. 2, attached.

- Encls: 1. Memorandum from Planning Department dated July 21
2. Comparative Tabulations

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

July 21, 1967

MEMORANDUM

TO: Housing Resources Committee
Planning and Development Committee

FROM: Planning Department

SUBJECT: Preliminary Report - Amount of Vacant Land by Zoning District

In reply to the request by the secretary of the Housing Resources Committee for figures showing the total vacant acreage in the City of Atlanta, the following data is supplied. These figures are based on computer analysis of the Atlanta CIP Real Property Data Bank, for use in the land use planning project, and reflect conditions as of January 1966:

Zoning	Acreage Vacant*	Total Acreage*	%Vacant
AL	25.2	261.9	9.6
A1	802.8	4,287.2	18.7
A2	214.2	1,687.7	12.7
	1042.2	623.8	16.7
CL	4.6	27.9	
C1	350.7	1,868.6	
C2	142.2	891.5	16.2
C3	19.0	307.2	
C4	15.6	194.7	
M1	1,117.0	3,866.8	30.6
M2	1,973.0	5,907.1	
OI	1.2	17.9	6.7
R1	796.4	2,308.2	
R2	632.5	2,308.2	
R3	3,172.0	12,972.8	27.3
R4	5,133.2	18,048.1	
R5	2,694.4	9,248.8	
R6	410.7	3,340.9	
R7	298.2	1,175.8	
R8	0	0	25.0
R9	65.7	79.3	
Total	17,841.6	69,631.5	25%

Encl. 1

These figures reflect all parcels of land in the City as recorded by the Joint Board of Tax Assessors. However, many vacant parcels

MEMORANDUM

July 21, 1967

Page 2

are small tracts of less than 1 acre located in otherwise developed areas. Therefore, a series of maps at 400 scale was prepared showing vacant land and zoning for use in the City's land use planning project.

A copy of the data processing listing of parcel code numbers of vacant parcels, zoning and acreage data was delivered to Steve Schwartz of Cecil Alexander's office during the latter part of April; and, also during the latter part of April, Mr. Schwartz was given access to the 400 scale maps in the Planning Department showing these vacant parcels. These maps were copied and delivered to Mr. Alexander's office prior to May 1.

On June 28 at a meeting of the Planning and Development Committee, a map of vacant and "under-developed" land was shown in connection with the land use plan progress report. After this meeting, Malcolm Jones requested that a copy of this map showing zoning of vacant areas be provided to the Housing Resources Committee. This map was prepared by the Planning Department and delivered to Col. Jones.

On July 6 this map and a preliminary analysis of areas zoned A-1 and vacant was presented to the Housing Resources Committee. The analysis showed a total of 482 acres "zoned for apartments". The apparent discrepancy between this figure and the 802 acres shown in the data processing analysis can be explained by the fact that the maps used in both computations, although similar, were not really comparable. The map used in the Housing Resources Committee analysis was at a scale of 2,000 feet to the inch and the maps used in the data processing analysis were at a scale of 400 feet to the inch. Due to the small maps at a scale of 2,000 feet to the inch, accurate measurement is difficult, and, additionally, only large parcels can be shown. At 400 scale, more accurate representation and measurement are possible.

Therefore, upon receipt by the Planning Department of the committee request for additional data, further detailed maps at 400 scale were prepared showing only significant vacant tracts (4 acres and larger), so that a more detailed listing of vacant land could be made. A preliminary analysis has been made by the Planning Department of each significant tract, and the result of this analysis is presented in Appendix A to this memorandum.

The maps used in the analysis are available in the Planning Department for detailed examination by interested parties.

The Planning Department agrees that the housing problem in Atlanta is one of the major problems facing the City at this time, and recommends

MEMORANDUM

July 21, 1967

Page 3

that the joint meeting of the Planning and Development Committee and the Housing Resources Committee which has been requested be held as soon as possible. At this meeting and at other subsequent meetings, the City's housing policy should be examined. For example, a significant policy decision must be made on whether the low rent housing to be constructed should be of the garden apartment--medium density--outlying location type or whether high rise-high density-central area housing should be considered. Another problem is the policy of relocation in urban renewal and other treatment activities. Should the displaced families and individuals be relocated in the general area of the project or should attempts be made to relocate them in outlying areas? These are only a few items on which policy decisions are necessary in order to insure that the low-cost housing program meets the goals set for it at each of the critical time phases over the next several years.

August 9, 1967

HOUSING RESOURCES COMMITTEE

Comparison of July 5 Analysis by HRC from Zoning Map and
Appendix to July 21 Memo. from Planning Department

Zoning Map was revised April 31, 1967.

Appendix was compiled as of January 1966.

As can be seen, discrepancies exist in both land lots and acreages between the Zoning Map Analysis and the Appendix. This may be accounted for by zoning changes and new developments which have taken place since the compilation shown in the Appendix. However, this reduces the dependency which can be placed now on the compilation of figures shown in the Appendix.

See Summary at end of the attached Comparative Tabulations for acreages already committed; turned down or rejected; and planned for other uses.

Vacant areas zoned A-1 (understood to be generally for a specifically planned development) and A-2 (not generally accepted locally as suitable for low-cost housing, except for the Elderly) have not been generally included in this comparison. The vacant land in both categories is relatively small however.

CONCLUSION:

In any event, from the attached comparison, it is quite obvious that the land currently zoned A-1 is both inadequate in quantity and unequitably distributed throughout the City to meet requirements of the low-income housing program.

Encl: Comparative Tabulations

Encl. 2

HOUSING RESOURCES COMMITTEE

July 27, 1967

A-1 Zoning (Approx. Acres)
Comparative Tabulations

17th District--Fulton County

<u>L.L.</u>	<u>Map</u> <u>July 5 Analysis</u>	<u>Appendix to</u> <u>July 21 Memo</u>	<u>Comment</u>
249		12	
250	18	34	Unable to get approval (by FHA)
		4	
259		33	
4		8	
107	10	4 $\frac{1}{2}$	
		4	
186	15	36	
47		6	
98		6	
99	15	29	
248	20	23	Rejected (by HA)
		12	
185	30	39	
	5	12	
247	12	20 AL	Rejected (by FHA)
251	20	13 AL & R5	Committed
	8		Unable to get approval (by FHA)
260	34		Rejected (by HUD)
111	2		
110	5		
268	10		Other Use (No Bridge)
241	10		
Sub-total	214	295	

15th District DeKalb County

<u>L.L.</u>	<u>Map</u>	<u>Report</u>	
207	4	4	Rejected (by HA)
Sub-total	4	4	

14th District Formerly Fayette

<u>L.L.</u>	<u>Map</u>	<u>Appendix A</u>
15	6	13
		8
		16 AL & R3
6		35
32	5	
Sub-total	11	72

14th District Fulton County

<u>L.L.</u>	<u>Map</u>	<u>Appendix A</u>	<u>Comment</u>
34	20	20	Committed
34	20	12	Committed
32		13	
5	14	15	Rejected (by FHA)
27		19	
12	8	6	
22		4	
10		4	
229		31 AL & A1	
251	8	10	
41	20	18	
89	6	39	Other Use (Vocational School)
39		12	
73		10	
143	12	8 C1 & A1	Rejected (by HUD)
205		36	
167	20	20	
185		28	
241		9	
109	15	9	Other Use (Morehouse College)
110		7	
174		8	
72		7 C1 & A1	
53	8	8 A2	Committed
84	13	40 A2 & M1	Committed
8	30		Committed
116	8		Committed
15	3		
14	3		
	2		
117	3		
118	4		
186	20		
212	10		
179	2		
180	4		
Sub-total	<u>253</u>	<u>393</u>	

Summary:

Grand total 482 764

Committed 125

Turned down or
rejected 122

Other Use 31

278

278

*Balance 204 acres 486 acres

*Experience to date indicates that not more than 1/3 of suitably zoned vacant land will actually receive final approval for inclusion in the low-income housing program.

CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

July 26, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

Dear Committee Member:

The next monthly meeting of the Executive Group of the Housing Resources Committee, which would normally be scheduled for August 3, will be held at 10:00 A.M., Wednesday, August 9, in Committee Room #2, Second Floor, City Hall.

On August 9, we will have as our guest, Mr. W. R. Hirshson who is Director of a non-profit Housing Fund in Hartford, Conn. He is being sent here under the auspices of Urban America, Inc. to discuss with us Hartford's efforts in non-profit funds.

Mr. James P. Twomey, Director, Non-profit Center of Urban America will also be our guest.

This Committee has requested and recently received from the Planning Department a compilation of vacant and total acreage in each category of zoning within the City as of January 1966. Vacant land is indicated by Land Lot and District. These figures are interesting and need to be discussed at the meeting in order to determine future low-income housing policy to be recommended by this Committee.

The Planning Engineer has been invited to attend the meeting and explain the report to the Committee.

A representative of the Housing Authority has been invited to discuss with us social services in Public Housing projects.

We would also like a brief report on the activities of each Panel.

It seems appropriate to call soon a general meeting of the full membership of the Housing Resources Committee, in order that all members may be brought up to date on the current status of the Low-Income Housing Program. Such meeting will probably be scheduled for September.

Please let us know on the enclosed return address postal card if you plan to attend the meeting or, in the event you cannot attend, the name of some other member of your panel who will represent you at the meeting.

Sincerely,

Cecil A. Alexander, Chairman
Housing Resources Committee

MDJ/sll

Encl: Return Address Postal Card



CITY OF ATLANTA

DEPARTMENT OF BUILDINGS

800 CITY HALL

ATLANTA, GEORGIA 30303
HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

July 6, 1967

MALCOLM D. JONES
SUPERVISOR OF INSPECTION SERVICES

WILLIAM R. WOFFORD, P.E., R.A.
BUILDING OFFICIAL

ELMER H. MOON, E.E., P.E.
ASST. BUILDING OFFICIAL

The Executive Group of the Housing Resources Committee of the City of Atlanta, Georgia this date unanimously adopted a motion that the Committee prepare a memorial for use by Mayor Ivan Allen Jr. in connection with his scheduled testimony, Thursday, July 13, before the Senate Appropriations Committee, pointing out the need for, and this Committee's support of, reinstatement of the Rent Supplement program.

Atlanta is now promoting an accelerated five-year program for construction of 16,800 low-cost housing units by the end of 1971, in order to provide decent, safe and sanitary housing for all of its citizens. Of this amount, 9,800 units are needed during 1967 and 1968.


The City has planned strongly on the Rent Supplement program to supplement Public Housing for families in the lowest income brackets. Without it our Public Housing requirements will have to be substantially increased.

The Rent Supplement program stimulates Private Enterprise in producing the needed housing units, provides a wider field in both design and location, as well as a broader economic mix, than conventional Public Housing developments. At the same time it keeps the property on the tax digest at full tax value.

Although several Rent Supplement projects were in planning in Atlanta at the time the funds were recently cut off by Congress, only two projects had actually received final approval; one of 108 units for Wheat St. Gardens and one of 150 units for the Catholic Archdiocese of Atlanta.

This Committee sincerely hopes and strongly urges that the Senate Appropriations Committee will see its way clear to reinstate the Rent Supplement program which is so essential in meeting the needs of the lowest-income families in Atlanta, as well as in most of the larger cities throughout this nation.

Respectfully submitted,


Cecil A. Alexander, Chairman
Housing Resources Committee



File

MINUTES

HOUSING RESOURCES COMMITTEE EXECUTIVE COMMITTEE MEETING

July 6, 1967

The Executive Group of the Housing Resources Committee met at 10:00 a.m., July 6, 1967, in Committee Room #2, City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee
Mr. Butler Henderson, representing Dr. Benjamin Mays, Co-Chairman, Housing Resources Committee
Mr. Charles L. Weltner, Acting Chairman, Legal Panel
Mr. Robert Winn, representing Dr. Edwin Harrison and Mr. Moreland Smith, Chairman & Vice-Chairman of the Construction and Design Panel
Mr. Lee Burge, Chairman, Finance & Non-Profit-Funds Panel
Mr. A.B. Padgett, member, Finance & Non-Profit Funds Panel
Mr. John Wilson, member, Finance & Non-Profit Funds Panel
Mr. Charles F. Palmer, representing Mr. Clarence Coleman, Acting Chairman, Public Housing Panel
Mr. Wallace L. Lee, member, Land Acquisition Panel
Dean William S. Jackson, Chairman, Social Problems Panel
Mr. Lewis Center, member, Social Problems Panel
Mr. Edward L. Simon, representing Mr. Virgil Milton, Chairman, Business Participation Panel
Mr. Dale Clark, Chairman, Public Information Panel
Mr. W. W. Gates, Consultant
Mr. Malcolm D. Jones, Director

Also present at the meeting were:

Mr. Henry Hill, Treasurer, Retail Credit Company
Mr. William Bassett, Assistant Chief of Planning Department
Mr. William Howland, Executive Director of CACOR
Mr. Reginald Carter, Community Relations Commission
Representatives of the Press

Mr. Cecil A. Alexander presided. He opened the meeting by asking for Panel reports. Mr. Weltner was called on to give a report on the Legal Panel:

Mr. Charles L. Weltner, Acting Chairman, Legal Panel, reported that they did not have a chairman as yet. He also stated that they have met twice and that Malcolm Jones has given them copies of the Housing Code.

Mr. Alexander stated that Mr. William Slayton, Executive Vice-President of Urban America, suggested that the Mayor write a letter recommending that a very close look be taken into the current provisions of Section 115 for Federal \$1,500

rehabilitation ~~part of~~ Section 312 for 3% loans for property owners in Urban Renewal and Code Enforcement projects who must make repairs under the Housing Code; that some way be found to either modify this to include any areas in the City or begin some legislation on this.

Mr. Weltner explained that he had discussed that with Frank Williams. He also stated that if the Committee felt it would help, he would draft a letter on this for the Mayor's signature.

Mr. Alexander said he thought this would be good and agreed to provide Mr. Weltner with a copy of the letter he had prepared for the Mayor on this matter.

Mr. Edward L. Simon, representing Mr. Virgil Milton, stated that he wished some legislation could be introduced to correct the situation in Urban Renewal areas in which houses exist which are both fire hazards and health hazards.

Mr. Weltner stated that Gov. Maddox had vetoed such a bill not long ago.

Mr. Malcolm Jones, Director, said that he knew of the house in question and that when last inspected it was structurally sound, so that it did not warrant demolition; that therefore it cannot be demolished under the "In Rem" ordinance. This ordinance calls for the owner to make repairs on such property.

Mr. Simon said that someone needs to re-inspect the house in question because it is not sound now.

Mr. Jones stated that it has been some time since the house had been inspected, and that perhaps now the City could take action to demolish it under the "In Rem" ordinance.

Mr. Alexander asked Mr. Jones to explain the "In Rem" ordinance.

Mr. Jones explained that it was adopted by the City, after action taken by the 1906 Legislature which gave the City, with the authority placed in the Building Official, the right to inspect buildings which were dilapidated, and to call upon the owner to make repairs or demolish. If the building is more than 50% dilapidated, then the Building Department calls on the owner to demolish and if the owner fails to do so after 90 days, then the building may be demolished by the City and a lien placed against the property for the cost of demolishing; that the City does not have the right to repair.

Mr. Alexander then called on the Finance & Non-Profit Funds Panel for its report.

Mr. Lee Burge, Chairman, Finance & Non-Profit Funds Panel stated that they were working on trying to get a local non-profit Housing Development Corporation formed to assist in the housing program.

Mr. Alexander then asked for the Public Housing Panel's report.

Mr. Charles F. Palmer, representing Mr. Clarence Coleman, stated that one problem with which his panel is concerned is the HUD policy (of discouraging public housing) in racially identifiable areas. He stated that they felt this was a very unrealistic policy and that this Committee should take this up.

Mr. Alexander agreed that this excluded both all-white areas and all-Negro areas.

Mr. Palmer also stated that Atlanta's greatest need is more Public Housing.

Mr. Alexander stated that housing is also needed on the east side of Atlanta.

Mr. Robert Inn, representing Dr. Harrison, asked if we could try to get some cooperation from Fulton and DeKalb counties on locations for low-cost housing?

Mr. Jones said that this was discussed recently and that he felt some type of cooperation could be effected on a purely voluntary basis.

Mr. Alexander then called for the Land Acquisition Panel report and as there was none he next called for the Social Problems Panel report.

Dean William S. Jackson, Chairman, Social Problems Panel, stated that he wished to point out the late Charles O. Lammertich's part on his Panel. He asked if the Committee would approve a motion to acknowledge his service with a letter to his family?

Mr. Palmer seconded the motion and it was carried unanimously.

Dean Jackson said that his Panel felt it needed more representation from the community, and two additional members, Mr. Erwin Stevens and Mr. Lewis Cenker, had been added; that his Panel also decided to work on a statement of purpose for this Committee. He said that the Atlanta Housing Authority was also discussed. It was felt the Housing Authority needed some sort of social workers for people moving into housing developments; that this should be a separate agency by itself so the needs of the people could be met.

Mr. Alexander asked if the Committee wanted to invite a member of the Housing Authority to speak on this matter at the next meeting? Also if a copy of the Social Problems Panel's report should be referred the Community Relations Commission, and a copy provided the Housing Authority?

The Committee agreed to both.

Mr. Alexander then asked the Public Information Panel for its report.

Mr. Dale Clark, Chairman, Public Information Panel, reported that they had a meeting to bring the members up to date on events and to discuss the Committee's "White Paper". He stated that he had found that the Atlanta Chamber of Commerce had given us high priority on their agenda.

Mr. Alexander then asked Mr. Jones to explain the reports listed on the agenda.

Mr. Jones stated that the first was a periodic inventory report of low and medium cost housing in Atlanta which was revised June 23, 1957. He explained the meaning of the abbreviations and that some units were not as firm as they might be. He then explained the Summary and the Notes at the end of the inventory; also the related paper entitled "Problem Areas". (See copy of Summary attached to these minutes.)

Mr. Alexander at this point stated that he had neglected to ask if the Business Participation Panel had anything to report and they did not.

Mr. Jones then stated that not long ago, as a result of request by the Land Acquisition Panel, he had asked the Planning Department to provide him with information concerning vacant land in Atlanta which was zoned for apartments. He reported that he had recently received a zoning map with orange colored areas superimposed over the map, indicating the vacant land. He stated that the exact size of these parcels was not known (estimated only) and that he had gone over the entire map and compiled a list of the vacant land shown zoned for apartments. He then explained the study and reported its findings and conclusions. (See cover sheet, Preliminary Analysis, attached)

Mr. Meltner asked the number of vacant acres not zoned for apartments? The figure was not available.

Mr. Burge asked about the quantity of other vacant land, zoned Industrial or otherwise. The figures were not available.

Mr. Alexander stated that the Land Acquisition Panel was now going to get to review the Land Use Study. He asked if there was any other business before adjourning?

Mr. Jones asked that the Committee give him some idea as to action to take about the above mentioned study on land zoned for apartments.

Mr. Alexander stated that he felt there were two steps which could be taken:

1. That the figures Mr. Meltner and Mr. Burge requested be obtained from the Planning Department.
2. That this Committee go to HUD with this study and related figures and show them what we are up against.

The only other thing which this Committee could act upon now is to urge the Planning Department to get more zoning changed in both the Fulton and DeKalb portions of Atlanta.

Mr. Feltner asked what about the Rent Supplement item on the agenda?

Mr. Jones stated that the House of Representatives rejected it this year; the Mayor has been called upon to go to Washington to give testimony next week before the Senate Appropriations Committee in support of trying to get the program reinstated; that he, Mr. Jones, has been called upon by Dan Sweat in the Mayor's office to prepare several statements in support of the program.

Mr. Alexander asked if it would benefit the Mayor if this Committee prepared a report or statement also supporting the Rent Supplement program.

Mr. Feltner moved that this Committee prepare a memorial to that effect.

Mr. Jackson seconded the motion and it was carried unanimously.

As there was no further business, the meeting adjourned at 11:45 a.m.

Respectfully submitted,


Malcolm D. Jones
Supervisor of Inspection Services

Incls: Summary of Low-cost Housing Inventory Report
Preliminary Analysis cover sheet.

June 28, 1967

SUMMARY

<u>Category</u>	<u>No. Units</u>	<u>Estimate Available</u>				
		<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
Firm	5,244	(2084)	(2712)	(1448)	-	-
Probable	<u>2,965</u>	<u>(53)</u>	<u>(637)</u>	<u>(815)</u>	<u>(760)</u>	<u>(700)</u>
*Total In Sight	<u>8,209</u>	<u>(2137)</u>	<u>(3349)</u>	<u>(1253)</u>	<u>(760)</u>	<u>(700)</u>
Being Considered	8,003					
Doubtful	<u>2,830</u>					
	<u>19,042</u>					
Lost	<u>3,152</u>					
Total Proposed	<u>22,194</u>					

of which 8,183 units, considered appropriate, are currently in serious difficulty, due primarily to objections from various sources as to locations (6,713 units in the Being Considered Category and 1,470 units in the Doubtful Category. See separate list of "Problem Areas").

In addition, 3427 units have been rehabilitated through the Housing Code Division, 143 units by the H.A. in the West End U. R. Project and 30 units voluntarily by private enterprise.

*Includes 1140 units of P.H. + 1125 units under Turnkey for P.H. + 162 units leased for P.H.

Respectfully Submitted,

Malcolm D. Jones
 Malcolm D. Jones
 Supervisor of Inspection Services

Enclosures: 1. Notes on Related Matters
 2. Summary of Public Housing in Atlanta

June 28, 1967

NOTES ON RELATED MATTERS

- A. Since compiling the previous report (April 20, 1967), 23 additional proposals have been made. Total is now 95. However, 13 of these proposals constituting 3152 units, which were originally expected to be approved, have been rejected and are now considered as "Lost". In addition, 18 proposals constituting 8,183 units are in serious difficulty due primarily to objections from various sources as to locations.
- B. The Foundation for Cooperative Housing, which developed Eastwych Village and Cambridge Square (both in DeKalb County), now has a full time representative in Atlanta and is seeking clients. They are sponsoring the 200 unit London Towne Houses development in Atlanta (Item F-5).
- C. Saul Gray is a partner in a Corporation which owns 280 new units off Bankhead at Elbridge St., which he wants to sell, + a potential development on the site for 512 additional units. Area is already zoned A-1.
- D. Proposed locations for low cost housing are being coordinated with the Planning Dept., when initially submitted, for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Dept. for adequacy of school facilities.
- E. Rehabilitation by Housing Code Division of Building Department on Boulevard in Bedford-Pine U. R. Project (approximately 700 units involved) commenced February 1. The U. R. project is still in survey and planning stage. A list is available in Housing Resources Committee office of 103 units on Boulevard which the owners stated they wish to sell, rather than rehabilitate. This list has been made available to the H.A. and to a National concern interested in developing a Rehabilitation Demonstration project in that area.
- F. In view of difficulties encountered in zoning and getting approvals on sites proposed for large multi-family developments, it is apparent that the low income housing program will have to lean heavily on Developers and Builders providing a substantial portion of the program on small scattered sites. Thus far, 445 single family houses (Item F-14) and 822 units in duplexes and small apartment developments under conventional financing are already in this category.
- G. No proposal has yet been made for construction of units (even efficiency or 1 bedroom) to rent for as low as \$50.00 per month. The City's greatest need is in the \$30.00 - \$50.00 per month rental range.
- H. Charles A. Mueller Companies of Jonesboro is promoting the Sweat Equity Program (FHA insured mortgage) whereby the purchaser earns the bulk of his down payment through cleaning, painting and landscaping. National Homes Corp. of Lafayette, Inc. placed on the market Feb. 1, 1967, a 800 S.F. (O.S. dimensions) 3 bedroom, prefabricated, preassembled panel, single family house plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp, to sell under FHA 221 (d) (2). Price includes plumbing, electrical, heating unit, stove & refrigerator. House can be completely assembled in 85 man hours; 53 of those were permitted in June for erection in the Thomasville Urban Renewal Area. Adrian Homes Corp. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possibly tapping fees.
- I. See Summary (p. 26) for overall status of the program and Summary of Public Housing (p. 28) for the overall Public Housing contribution to the program.
- J. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).

June 28, 1967

SUMMARY OF PUBLIC HOUSING IN ATLANTA

6874

Units in operation - filled.

1140

Units in Development stage, as follows:

(650)

Units off McDaniel St., in Rawson-Washington U. R. Project (scheduled for completion by June 30, '68)
 (248) by Oct. '67
 (402) by March '68

(350)

Units in Thomasville U.R. Project

(40) 1 Bedroom (16 for elderly) In hands of architect. To advertise in Fall. 2-3 months
 (120) 2 Bedroom additional before construction can start. 12 months, at least,
 (80) 3 Bedroom additional for construction.
 (80) 4 Bedroom Will try to have part delivered before final.
 (30) 5 Bedroom

(140)

Units, Perry Homes Extension - South of Procter Creek.

(78) 3 Bedroom
 (46) 4 Bedroom Bids opened March 7, 1967. Permit issued May '67.
 (16) 5 Bedroom Estimate 18 months to construct.

1200

Units previously allocated - Proposed Turnkey; 1125 tentatively pledged on sites approved by HUD (Boggs 6-21)

300

Units allocated for lease (Is only possibility for additional Public Housing units in
 occupancy summer, 1967; can only be turned over for Public Housing occupancy as become vacant).

Units under lease 162

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

2640*

Total additional planned, as indicated above.

3000*

New Allocation - Proposed Turnkey. Approved by Bd. of Aldermen, Dec. 20, 1966. Reservation by HUD
 announced Feb. 24.

500*

Additional allocation recently requested for leasing program.

*Total additional units projected (6140)

15,014

Total Potential

Encl. #2