

Legend:

- F - Relatively Firm (F1-21)
 P - Probable (P1-11)
 C - Being Considered (C1-27)
 D - Doubtful (D1-12)
 * - Negotiations started with FHA

HOUSING RESOURCES COMMITTEE

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

DATE April 20, 1967

Total dwelling units constructed in Atlanta:
 1963 - 9129 1966 - 2382
 1964 - 3829 1967 - 937 (thru Mar.)
 1965 - 2656

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			
F1	151		Allen Temple	Off Gordon Rd. (Near Perimeter)	221 d (3)		99	51		66	78	Now		151 Newly developed (150 + 1 Manager's Apt.)
	*220						142	80		68	80	Spring, 1967		220 Under construction - FHA financed Commitments issued 2-9-67.
	178									70		1968		178 in Planning (13 acres) (Total to be developed 549)
	549	Total												
F-2	* 84		Wheat St. #2 Gardens #3	Butler St. U.R. Project	221 d (3)		84			70		1968		Being processed by FHA. Rent Supl. tentatively established @ \$960/yr. per unit - Lewis Cenker, Legal. Reduced from 240 units. Had difficulty on tax structure. Should complete planning and start construction by mid-summer.
	*108				108 U. - Rent Supl. 221 d (3) 6% Interest		30			133				
	192	Total						78		146				
F-3	* 96		Park West Apts.	NW Cor. intersec. Gordon & Bolton RD	221 d (3) L.D.		84	12		75	85			Being processed by FHA - Near commit- ment. 6.3 A. @ 15.9 U/A. Lewis Cenker Legal - Construction now expected to commence by May 15.
F-4	* 96		College Plaza, Inc	University Center U.R. Project 1017 Westview Dr S.W.	221 d (3)		96			73.50		Permit \$792,930 (3 bldgs.)		Category changed from Probable to Firm. Fisher - Legal. Construction started 2/27/67. Builder - Randen Construction Company

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	New	Exist				1	2	3	1	2	3			
F-8	350		Public Housing	Thomasville U. R. Project								Bid Spring 1967	Av. cost \$14,500/U.	See summary of Public Housing, attached, for breakdown.
F-9	140		Public Housing	Perry Homes Ext. South of Proctor Creek.								Bids opened March 7.		Large units (3-5 bedrooms). See summary of Public Housing, attached, for breakdown. Delay due to necessity for change order. Successful bidder will probably be determined in April.
F-10	650		Public Housing	McDaniel St. SW								248 Oct. 1967 402 March 1968	Av. cost \$14,500/U.	Included in summary of Public Housing, attached.
F-11		65	Leasing Program for Public Housing Murphy Apts.	N. of Memorial Ave opposite Atlantic Supermarket			2		55.00			Now		Lease negotiated by H.A. Can take possession only as units become vacant; 5 units now under H.A. control.
		48	Tennesean Commons Apts.	Same Vicinity								Now		(Standard - negotiated. 28 units now under H.A. Control.)
		31	Sims Maddox's Apts.	Capitol & Vinara								Now		Being negotiated. Require rehabilitating; 8 existing units being converted to 4 units with 5 bedrooms and 2 baths each.
		144	Total under lease agreement. No additional units leased since previous report Feb. 20. (Includes 78 units now under tenant lease)											
F-12	76			1145 Constitution Rd., S.E.									Permit \$400,000	Permitted in November Developer - Polar Rock Dev. Corp.

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	New	Exist				1	2	3	1	2	3			
F-13	20			1408 Conway Pl NW									Permit \$82,500	Permitted in November Owner - Albert Zeder & Garson Parzen
F-14	** 41 ** 42 ** 23 ** 66 ***172 * 30 * 18 * 66 * 11 * 40 *165	Dec. '66 Jan. '67 Feb. '67 Mar. '67 Total Nov. '66 Dec. '66 Jan. '67 Feb. '67 Mar. '67 Total	Single Family	Various throughout City.							Now 1967		Permits under \$15,000 ea.	** Completed. * Permitted.
F-15		519 Nov. 594 Dec. 416 Jan. - Feb. - Mar. 1529 Total		Throughout city (other than in U.R. Projects) Figures for Feb. and Mar. and areas of Housing Code Enforcement activity requested several times, but not provided.	H.C. Enf.						Now			Units rehabilitated thru the Housing Code Division. These do not provide additional housing, but do increase the standard housing supply.
F-16		25 Nov. 20 Dec. 35 Jan. 25 Feb. 15 Mar. 120 Total		West End U. R. Project										Rehabilitated by Housing Authority. Same comment as above.

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	New	Exist				1	2	3	1	2	3			
F-20	220			Gilbert Rd. & Flynn Rd. SE This is only Turnkey site on which HA has given tentative approval.	Turnkey									20 A. site zoned for apts. considered favorably by HA. Promoter - Bill Woodward of Adams Cates, Builder - Whiting-Turner. To be developed at density of 11 U per A. HA has tentatively allocated 220 units.
F-21	*208	(MR issued)		University Center U.R. Project	221 d (3) Non-Profit							\$74,000.00 Offering price for land.		13 A. offered by H.A. Jan. 15. FHA has given reservation. Bids opened April 12. 8 substantial bids received.
P-1	250		Former Magnolia Cemetery Site	West of Hollywood Rd., NW (North of Proctor Creek) 20.5 A + ? This project is considered excellent by HA and was initially favorably considered by HAA; is now opposed by the Inter-group Relations Section of HUD. Tentatively disapproved by HAA.	Turnkey Also add units proposed in vicinity under 221 d (3)									Sponsor - Whiting-Turner Const. Co. (Bystry) Promoter - Bill Woodward of Adams-Cates. Appl. for re-zoning filed Dec. 8; approved by Zoning Committee Jan. 19. Board of Ald. approved Feb. 6. Units tentatively pledged by HA.
P-2	450			Off Harwell Rd. NW This project is opposed by the NAACP in letter to the Mayor March 21, 1967. Also objected to by Intergroup Relations Section at Regional Office of HUD in letter to H.A.	Turnkey									34 A. Zoned; under option; HA and Fed like; OK with Policy Comm. HA willing to receive proposals. Sponsor - Goldberg - Shafer Realty. Units tentatively pledged by H.A.

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	New	Exist				1	2	3	1	2	3			
P-8	16		Section 3-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing				Bids due January 12, 1967.
	12		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing				Bids due March 24, 1967
	20		Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing				Bids due February 8, 1967.
	51		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing				Bids due Dec. 13, 1966. No bids received. Belleau, Inc. interested. Builders want FHA to issue O-B commitments. Another incentive would be to reduce price of lots.
	58		Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing				Bids due Dec. 14, 1966. No bids received. Builders want FHA to issue O-B commitments. (FHA will not agree Another incentive would be to reduce price of lots \$200 to \$500 each. See proposal on separate sheet.
	157		Lots Total											
	*(MR issued on 149)				Builder who offered to take all lots if permitted to build duplexes has withdrawn offer. FCH is considering as a 221 d (3) co-op. (Detached structures). National Homes is considering acquiring and erecting single family homes.									
P-9	*152(MR issued)		Parcels C-1, 3 and 4	Rawson-Washington U.R. Project Between Capitol Homes and I-20	221 d (3) Non-Profit								\$50,000.00 Offering price for land.	7.6 A. FHA has given reservation for 152 units, 3 stories. Placed on market Feb. 5 Bids open May 1, 1967.

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	New	Exist				1	2	3	1	2	3			
P-10	*360	First Stage	Executive House Apts.	Cleveland Ave. Extension	221 d (3) L.D.				70		95			69.9A. Residential, multi-family. 16A. Commercial. Promoter - Robert Laxson, Shafer Realty. Approved by City at density of 9.6 U/A under Con Unit Plan. FHA given assurance City proposes to extend Cleveland Ave. to serve project and develop Golf Course Promoter wants to increase density to 12 U/A because of loss of 9.6A. to School Dept. FHA 85% acceptance.
	260	additional potential												
P-11	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.										
C-1	204			Between Hollywood Rd & Gun Club Dr NW				60	144					20A. Res. (Low Rent) 7-1/2 A. Comm. Proposed FHA Financing. Promoter - Joe Anderson, Roy B. Warren. Reasoning 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, for one reason because of Rockdale.										
C-2	150			E. of Gun Club Rd. S. of Alvin Dr NW										(Tied in with Item C-1) Rezoning appl. from R-5 to A-1. Apprvd. by Z. Comm. 3/23. Promoter - Joe Anderson of Roy B. Warren Co. About 12A.

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	New	Exist				1	2	3	1	2	3			
C-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.
		60 additional potential												Zoned R-3. Planning Dept. is dubious about re-zoning. Shafer Realty is also considering for Turnkey.
C-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 Dargen Pl. and Holderness St. (Approx. 3.4A) U.R. Policy Committee declined to act on. Proposes to hold status quo for present.
														This property holds excellent potential for development under 221 d (3).
C-5	100			W. of Jackson Park way N. of Proctor Cr. at deadend of Glenrock Dr.	221 d (3)									Promoter - Carlton Marlow, 10.7A; Portion in flood plane; Rezoning appl. filed Mar. 23; hearing May 4. Sponsor - Luck LeCraw
														Planning Dept. cool to changing Zoning from R-5 to A-1
C-6	20			E. side Fairburn Rd near Bakers Ferry Rd., S.W.										Before Z.C. March 23. Held over awaiting submission of plans.
C-7		36	Seminole Ct. Apts.	Near N. Highland & North Ave. NE	Turnkey Rehab.	32								*Efficiency In fair condition. Excellent for elderly. Owner wants to sell. Listed by Ed. D. Barnum Realty Co.

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C-8	100				PHL									David P. Edwards, Interstate Sales Corp. is seeking land on which to develop low cost apartments (wants 100 units) for lease to the HA under its low-rent leasing program.
C-9	200			Butler St. behind Big Bethel Church	Considering 207 221 d (3) SMIR 221 d (3) Rent Supl.									Big Bethel Church proposes to sponsor 10-14 story high-rise on church owned property 100' x 276'. Rev. Bussey, Pastor. McCready Johnston, Legal. Trying to negotiate for add. adjacent parcel 50' x 276'. Zoned M1; approved by Z. Comm. Mar. 23 for rezoning to C-4. Appl. not yet filed with FHA.
C-10				Scott St. off Brownlee Rd SW										2-1/2 A. + 4A? County, R-3. Now in city limits, R-6. Promoter - Jim Dempsey.
C-11					221 d (3) L.B.									Broadbrooks - Builder. Interested in obtaining cleared land.
C-12					221 (d) 2									Ernest L. Bailey - Prefab concrete-fiber glass panels. Interested in obtaining land.
C-13		28		Blvd. N.E. Area	221 d (3) Rehab.			Varied.						U.S. Gypsum proposes to rehab. as a demonstration project; owner was reluctant to sell. Price increased as result of premature publicity. Offer to purchase made direct to out of town owner after local agent declined to cooperate; no reply from owner. U.S. Gypsum is still interested and proposes to follow up. (April 3)

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C-14	150			Jonesboro Rd. SE S. of Hutchins Rd	Turnkey									Requires re-zoning. Builder - Billie Horn
C-15				Prefers City owned land.										Jack Pennel, Pres., Homes by Jack Inc. (Distributors for Kingslerry 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.
C-16				North West										Terry Crmstein of Terry Realty Co. has tract available & considered suitable for low cost housing. Is interested in selling.
C-17				Harwell Rd. at Oakcliff, N.W.	221 d (3) " " "									Conker & 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. Will apply again before April 24, for rezoning.
C-18	1700		DuVall-Wilson Property	South E East of Peyton Rd. (North of Uttoy Ave.)	Turnkey 221 d (3) 221 d (2)									171 acres under option by Hartrampf Bros., The Realty Group, for mixed types of low cost housing. Owner pro- poses to file application for rezoning
				This very large project has a great potential in the City's current low cost housing program. Is zoned R-3; Planning Dept. is opposed to re-zoning.										

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C-19	*200		Atlantis West	3680 Gordon Rd SW	221 d (3) LD									In pre-application stage with FHA (March 2, 1967)
C-20					221 d (3)									James T. Redd, Clayton McLendon, Inc. Realtors, is promoting several sites for low cost housing (one in S.E.)
C-21	600		Fairburn Rd. site	W. side of Fairburn N. of Holy Family Hospital	Turnkey or 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 if developed under 221d(3) Site approval requested by H.A. Not acted on by HAA because of objection by Intergroup Relations Section of HUD to other sites.
C-22	175		Bankhead site	Trailer Park Bankhead Hwy. at Ozburn Rd.	Turnkey Site approval requested by H.A. Not acted on by HAA because of opposition of Intergroup Relations Section of HUD to this general area.									16 A. HA has requested site approved by H.A.A.
C-23	480			No. of Brownville Pk. Between Hollywood & Bolton Rds.	Turnkey Site approval requested by HA. HAA has declined to act due to objection of Intergroup Relations Section of HUD to the Magnolia Cemetery site.									Zoned M-1. Waiting Turner and John Lartrough both bidding for land. HA and HAA consider site favorable. Owner has not accepted offer.
C-24	100				221 d (3)									Sponsor - Fort St. Methodist Church. Rev. J.B. Grier, Jr., Pastor Architect - Francis D. Sheets, Jr. of Sheets & Gracfield, Seeking suitable site.

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D-4	800			Off Fairburn Rd. SW near Holy Family Hospital.	Turnkey									Proposes Turnkey plus complete community development. Also interested in 500 bed Nursing Home on same property. Promoter - Ralph Kapelyea, President, Georgia Nursing Home Development Corp. (Wayland Real Estate). (Property is available, but price is high.) (This project needs professional leadership if it is to succeed).
D-5	62			Woodbine at Boulevard Dr. NE	Turnkey or 221 d (3)									Sponsor - John A. Hartrampf, The Realty Group - Is interested in 5.8a tract on Woodbine at Boulevard Dr NE Proposes 6 story highrise, preferably for elderly. Discouraged by HA because of lack of commitment from HA then. (Additional allocation of 3000 units approved by HUD February 24.) Prospects changed from Considered to Doubtful.
D-6	100			Gordon Rd. North of I-20.			33	12		75	35			Brick vander, Promoter - Charlie Taylor. Property not tied down 11/28. Prospects changed from Considered to Doubtful.
D-7	200			West of Bolton Rd N.W. South of Sandy Creek.										Brick vander. Apt. zoning. Bridge cost? Promoter - Charlie Taylor. Property not tied down 11/28. Prospects changed from Considered to Doubtful.

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D-8	364		Adj. to Country Club Estates, Adamsville, off Boulder Park Dr.		Town Houses 221 d (3)									38 A. in County - Annexed Jan. 1. Zoning - Was believed to be County R-6. Proposed Com. Unit Plan with cluster type development. Promoter - Harry Belfor. Owner - Luther Fraser. Planning suggested Community Unit Plan (carries same density as area zoning). This project needs professional developers in order to succeed. Zoning determined to be R-3. This changes prospects from Considered to Doubtful.
D-9	160		Valley View Townhouses	W. of Moreland Ave. S. of Constitution Rd. SE	221 d (3) Co-op.		79	43						*4 BRs Zoned A-1, engineering & site planning complete; by Engr. who planned Eastwch Village. Owner-Sponsor - Harvey Reeves. Approved by Planning Dept. FRA unfavorable previously; has again recently seriously discouraged proposed builder, Fred Lett, as considered not needed. Prospects changed from Probable to Doubtful.
D-10	280			Custer Ave. N. of Chosewood Park	Turnkey									Builder - Ralph Willis & John A. Hall. 24 A. combined tract. Prospects changed from Being Considered to Doubtful.
														Planning Dept. anticipates strong opposition to development of this tract for low cost housing.

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D-11	250*				221 d (3)										*Builder - R.C.Cunningham, Oklahoma City. Appl. to FHA filed Feb. 23. Subsequently withdrawn by applicant. **Same Builder states that competitor filed application with FHA ahead of him on site he had under option.
	360**														Rumor is that application was withdrawn because of neighborhood resistance. Now seeking sites in S.E.
D-12	240			Brock Ave. N.W. Between Hollywood Rd. & Lotus Ave.	221 d (3) Rent Supl.										Promoters have entered into agreement with Butler Street YMCA to act as non-profit operator; now seeking another site in Eastern portion of City.
															12 A. 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.