

HOUSING RESOURCES COMMITTEE

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DATE Nov. 15, 1968

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

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment	
	New	Exist				1	2	3	1	2	3				
C-6		1113 9044 3826 2194 2417 (18,594) *13,945	Nov. & Dec. '66 During '67 Jan-Apr '68 May-July '68 Aug-Oct '68 Total	Throughout City (other than in U.R. Projects)	H.C. Enf.										Units rehabilitated thru the Housing Code Div. These do not provide additional housing but do increase the supply of standard housing units. These have been reported by the Housing Code Div. as repaired (rehabilitated). However, these figures include units found in compliance on original inspection. *It is estimated that 75% of this figure, or 13,945 substandard units have been brought into compliance thru actual rehabilitation.
C-7		48 151 19 48 74 340	Nov & Dec '66 During '67 Jan-Apr '68 May-July '68 Aug-Oct '68 Total	West End U.R. Project	Rehab. Fed. Assist.										Rehabilitation completed by Housing Authority.
C-8		30		Scattered	Conv. Rehab.								Now		Enterprise Corp. 130 Piedmont Ave., NE is interested in buying dilapidated low cost structures and rehabilitating them. Proprietor-George P. Hart, has rehabed 30 units.

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

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

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

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

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

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	New	Exist				1	2	3	1	2	3			
(Cont.) UC-6(b)	29A			2175 Lenox Rd. NE	Conv.							Per Sep '67	\$203,000	Owner-Karl Dziewienski & Rubin Pichucik
	30A			3545 Roswell Rd. NE	Conv.							Per Oct '67	\$150,000	Owner-Elyse W. Pervis D.L.
	18A			3151 Simpson Rd NW	Conv.							Per Oct '67	\$60,000	Owner-John Atkinson D.L.
	17A			1580 Dixie St SE	Conv.							Per Oct '67	\$68,000	Owner-Kenneth Johnson D.L.
	7A			268 Eighth St NE	Conv.							Per Oct '67	\$32,000	Owner-J. Hugh Combs Builder-Bernard Kaplan
	4A			216 Doane St. SW	Conv.							Per Nov '67	\$16,000	Owner-Rev. W. J. Wynn Builder-Same
	4A			431 Holderness St., SW	Conv.							Per Jan '68	\$18,000	Owner-C.C. Thornton D.L.
	9A			2929 Forrest Hills Ave., SW	Conv.							Per Jun '68	\$15,000	Owner-Robert A. Young Builder-Bob Young Devl. Inc.
	4A			395 Holderness St., SW	Conv.							Per Feb '68	\$16,000	Owner-Albert Zeder, D.L.
	20A			2585 Beeler Dr SW	Conv.							Per Mar '68	\$90,000	Owner-H.L. Alford & J. M. Sellers D.L.
	12A			530 Park Ave SE	Conv.							Per Jul '68	\$60,000	Owner-W.L. Williams D.L.
	20A			38 Fairburn Rd.	Conv.							Per July '68	\$100,000	Owner-Albert Zeber D.L.
	4A			1150 Grenwich St SW	Conv.							Per Jul '68	\$20,000	Owner-J.T. Williams D.L.

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

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

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

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

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

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

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

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UC-43	112		Bankhead Estates	N'side Bankhead Hwy. West of Elbridge St.NW	Conv.									Williamson & Co.
UC-44	100		Paradise Apts.	Hollywood Rd.NW	Conv.	20	48	32	65	78	95			Owners-Herman Russell & Mickey Burch. Constr. by Wall Harris
IP-1	75		Rockdale Sec.2	Rockdale UR. Project	221 d(3)									
(UC-1)	100 175 975 1,400		Rockdale Park Town Houses 3 Committed by FHA Additional Planned Total	"	221 d(3) Co-op	\$701,00	price for res. land. Condt. Com. processing revised 2013.			Awaiting	FHA Allot. \$801,400 FHA Allot. \$98,472			Bid on land awarded May 15, to David L. Rosen Constr. to start in 10 da. from closing; const. phase planned for 4 yr. A portion of this site (150 units) is to be devel. in collaboration with the Union Bapt.Ch. & FCH. Allocation of 221 d(3) funds for 425 units apprd. 10-25-67 FHA Feasibility letter issued 12-5-67(440/U). Preliminary Appl. to FHA 12-19-67. Being processed by FHA 564 units in process 7-5-68. FHA Market Reservations issued 836 additional units, probable. Sponsor revising plans.
<p>Original contract provided for closing with HA by June 15, and starting construction within 90 days thereafter. Development plan submitted to FHA not consistent with competitive proposal to HA on which contract was awarded. Developer held conference with HA and FHA June 11. RESULT: HA amended contract to permit 90 days delay in closing and 10 days delay thereafter to start construction. Plans being revised</p>														

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

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

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

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

HAVING DIFFICULTY

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

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	New	Exist				1	2	3	1	2	3			
IP-26	72		Z-67-242-S	LL68, 14th Dist. F.Co. NW side of Waters Rd., SE, SW from Cor. of Cleveland Ave.	Conv.									6.7A. zoned R-4. Owner-Mrs. Viola Jackson. Appl.-R.S. Young Plan. Bd. deferred Feb. 14, 1968. Approved by Zon. Com. Mar. 21. Approved by Bd. Ald. Apr. 1.
IP-27	64		Martin Manor		221 d(3)								FHA Allot. \$653,000	Feasibility letter issued 9-20-68.
IP-28	120			S. side Boulder Pk. Dr. W. of Brownlee	Conv.	6	48	60						9.6A. Zon. Com. appvd. Sept. 19, (Z-68-132-C) Town Houses; 1½ B; split level. Owner-Dutch Valley Corp; Promoter-I. Saporta.
IP-29	56			Watts Rd., NW, off N.W. Drive	221 d(3) nonprofit									6½A. Developer-James W. Howard Rezoning appl.apprvd. by Zon. Com. 9-16-68.(Z-68-139-C).
IP-30	200			Mildred Pl. & Wood St., NW	221 d(3) nonprofit									30A. tract (25A vacant) Spon.-Liberty Bapt. Church. Promoter J. T. Bickers. Development to be similar to Allen Templ. Zon. Com. delayed action to rezone 9-5-68; awaiting detailed plans.

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	New	Exist				1	2	3	1	2	3			
BC-2	150		Apts.	E. of Gun Club Rd., S. of Alvin Dr., N.W.	221 d(3)									Approx. 12A. (Tied in with Item UC-32). Rezoned from R-5 to A-1. Approved 3-2-67. Promoter-Joe Anderson of Roy D. Warren Co.
				Similar situtation to	UC-32									
BC-3	50		Apts.	S. side of Westview Ave., SW in West End. U.R. Project	221 d(3)									J.M. Richardson of Johnson, Richardson & Assoc. wants to purchase this City owned land (mostly zoned R-5) along S. side of Westview Dr. between Dargan Pl. and Holderness St. (approx. 3.4A.) U.R. Policy Committee declined to act on. Proposed to hold status quo for present. Purchase of this site also requested repeatedly by Chas. A. Mueller.
				This property has excellent potential for development under 221 d (3). Repeated inquiries have been made by interested developers for release of this site by the City.										
BC-4		36	Seminole Ct. Apts.	Near N. Highland & North Ave.	Turnkey Rehab.	32								*Efficiency. In fair condition Owner wants to sell. Listed by Ed L. Barnum Realty Co.

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	New	Exist				1	2	3	1	2	3			
BC-5	80			Harwell Rd. at Oakcliff, NW	221 d(3)									<p>Apartment use for the major portion of this site appears more practical than single family, for which area is now zoned.</p> <p>6½A. tract. Cenker & Kingloff-Owners-Developers, Density 12.5U/A zoned R-5; Previously approved by Zon. Com. 6-23-66 Denied by Bd. Ald. 7-8-66 on objections from Q. V. Williamson as inconsistent with original Adasmville plan. Deferred by Zon. Com. 10-16. Variance granted by Bd. Ald. Denied by Zond. Com. Included in Package Zoning proposal. Reported favorably by Plan. Dept.</p>
BC-6	35 30 140			Railroad Ave. NE	221 (h) 221 d(2) Turnkey									<p>In view of currently undetermined future of this limited area, it appears that erection of prefabs on existing lots and construction of a small high rise apartment development on former County owned land in this area, is the most feasible solution at this time.</p> <p>Appox. 6.5A. (including school site for about 2.5A.) Promoter Noyes Collinson, American Friends Service Committee. Arch.-Henry Norris. Is now interested in prefabs for this area, pending possible ultimate acquisition by City for Rapid Transit. Petition submitted to Plan. Dept. to rezone from R-3 to A-2, small tract (about 6A.) of vacant land for high rise (possibly 140U). Promoter-Bill Litchfield, Adams-Cates.</p>

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	New	Exist				1	2	3	1	2	3			
BC-7	500			E. of Jonesboro Rd. SE opposite Macadonia Rd.	Turnkey or 221 d(3) & (2)									165A. tract zoned R-4. Promoters considered Community Unit Plan approach and gave it up as too complicated, in view of multiple ownership; excellent location. Proposed to HA for Turnkey. HA is interested in only 50 acres. Promoters- Bob Woodward & Bob Cousins. Promoters willing to commit remaining 115A. at a reasonable price to a land bank, thru a nonprofit Housing Development Corp. Site being considered by Zimmerman, Evans & Leopold for development under Community Unit Plan. Site recommended by HRC for inclusion in package zoning proposal; reported negative by Plan. Dept; political opposition.

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	New	Exist				1	2	3	1	2	3			
BC-10	250		Apts.	S. of Oak Dr. SE E. of Empire Dr.	221 d(3) Co-op									25A. site now zoned M-1. Promoter-Robert Laxon. Owner-Lee Fore. Builder-Victoria Maslia. Developer-FHA, Inc. FHA thinks OK. Ward Ald. strongly opposed to rezoning. Owner wants property placed in "package" rezoning program for low-income housing. Recommended to Plan. Dept. Plan. Dept. reported negatively. Political opposition.
BC-11	16			W. side of Gilbert. Conv. Rd. SE(at Clayton Co. Line)										1A. tract; zoned A-1. Co-owner Keith Elmore & Wm. Merritt. Owners-desire to retain ownership & operate.
				These owners have contacted FHA which is not interested in 221 d(3) development on such a small tract. Most B&L Assn. and several banks in the City have also been contacted; all declined to finance. Should be able to get assistance thru recently formed Housing Development Corp. of Metropolitan Atlanta.										
BC-12	20		Apts.	W. side of Fair- burn Rd. SW near Bakers Ferry Rd.	Conv.									Before Zon. Com. 3-23; Held over awaiting submission of plans(now submitted) Promoter-David Berry. No additional information (8-15-68).

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

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