

CITY OF ATLANTA



B
u
r
b

October 27, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

MEMORANDUM

TO: Mr. Cecil A. Alexander, Chairman
Housing Resources Committee

Attached is the most complete documentation that I have seen anywhere on getting a normal Turnkey project into execution - 23 months and 2 days elapsed from date of first official contact by Developer with Housing Authority until contract was actually executed.

This resume' documentation was prepared and submitted at my specific request. It should make an excellent case study:

- a. From concept to obtaining final Zoning approval required 8 months.
- b. From Zoning approval to receipt by Developer of Letter of Intent required 9 months additional.
- c. From Letter of Intent to actual signing of contract with Housing Authority required 6 months additional.
- d. Total elapsed time from original contact with Housing Authority to actual securing of contract with Housing Authority was 23 months and 2 days, with 10 days additional in which to start construction.

This is not a large or complicated project; only 160 units. I know from constant contact with Developer that he proceeded in a methodical businesslike manner and did not let any grass grow under his feet unnecessarily.

Step by step procedure and length of time involved is amply documented in the attached chronology.

Mr. Cecil A. Alexander
October 27, 1969
Page Two

Suggest that copies of the attached be provided Region III of HUD, Urban America and NAHRO for study and analysis, with view toward simplifying procedure and reducing time required to process applications and get proposed Turnkey projects into execution.

Sincerely,

Malcolm D. Jones
Administrative Coordinator for Housing

MDJ:mc

Encl: Proposed Public Housing Project - 2451 Jonesboro Road, S. E.

cc: Mr. Dan E. Sweat, Jr. ✓