

LEGEND:

C	1-36 Completed	5,099	Units
UC	1-52 Under Construction	7,166	"
IP	1-41 In Planning	7,050	"
LP	Under Leasing Program	1,015	"
	TOTAL IN SIGHT	20,330	"
BC	1-26 Being Considered		
DNM	1-30 Did Not Materialize		
DNQ	1-9 Did Not Qualify on Rentals		

HOUSING RESOURCES COMMITTEE

DATE Aug. 15, 1969

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-1A	964		Small Apts.	scattered	Conv. & FHA								Permits under \$10,000 per unit	Units carried (594 & 90) = 684 are shown on previous reports	
	684		units carried forward from previous report												
	12		520 Park Ave. S. E., \$66,000, owner-Park Apts. Inc.												
	11		1152 Sells Ave. SW, \$47,300, owner- Parzan & Assoc.												
	19		166 Anderson Ave., \$85,000, owner-Roy-Jo Co. builder- Roy Jo												
	32		2075 Spink St. NW, \$180,000, owner W. O. Stone, builder Don Fraser												
	6		383 Holderness, \$24,000, owner- Roy Jones												
	4		2085 Gordon Rd, \$20,000, owner- Dr. W. B. Shropshire												
	4		1135 Sells Ave., \$20,000, owner- C. C. Thornton												
	2		500 Northside Cr. NW, Permit Dec. 1968 \$10,000, owner- Townsend & Ghegan												
	20		294 Penelope Dr. NW, Permit Dec. '68 \$ 90,000, owner- Albert Zeder												
	29		2175 Lenox Rd., Permit Sept. '67 \$203,000, owner- Carl Dziejewskie & R. Pichuak												
	30		3445 Roswell Rd., Permit Oct. '67 \$150,000, owner- E. W. Pervis												
	18		3151 Simpson Rd., Permit Oct. '67 \$60,000, owner-J. Atkinson												
	17		1580 Dixie St. SE, Permit Oct. '67 \$68,000, owner- Kenneth Johnson												
	7		268 8th St. SW, Permit Oct. '67 \$32,000, owner J. Hugh Combs, builder Bernard Kaplan												
	4		216 Doane St SW, Permit Nov. '67 \$16,000, owner Rev. W. J. Wynn, builder- W. J. Wynn												
	4		431 Holderness St. SW, Permit Jan. '67 \$18,000, owner- C. C. Thornton												
	20		2585 Beeler Dr. SW, Permit Mar. '68, \$90,000, owner- H. L. Allford & J. M. Sellers												
	20		38 Fairburn Rd., Permit July '68, \$100,000, owner- Albert Zeder												
	4		1152 Grenwich St. SW, Permit July '68 \$20,000, owner-J. T. Williams												
	9		2229 Forest Hills Ave. SW, Permit \$15,000, owner-Robert A. Young, builder- Robert A. Young												
	4		1156 Greenwich, Permit Aug. '68 \$19,000, owner- Roy Jones, builder- Roy Jones												
	4		371 Lanier St., Permit Nov. '68 \$10,000, owner Murray Hollis												
	964		As of Aug. 15, 1969												



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	New	Exist				1	2	3	1	2	3				
C-3		1,015	Lease Agreement	scattered	Conv.										Leased housing under H. A. H. A. has authorization for 15 additional units.
		48	1494 Memorial Dr.												
		27	Vinara St.												
		18	443 Dorgan Pl. SW												
		119	Amanda Gardens												
		19	851 Park St.												
		60	3787 Gordon Rd. (Suburban Cts.)												
		352	Lakewood Village												
		372	1765 Pryor Rd. (La Villa Apts.)												
		1,015													
C-4		18,644	Rehabilitation Housing Code	scattered	H. C. enforcement										This figure rep. 75% of 22,550 Units Rehabilitated through the housing code division. These do not increase the overall supply of housing but do increase the supply of standard housing. These were reporting by the housing code as repaired (rehabilitated). This figure includes units found in compliance on original inspection. It is estimated that 75% or 18,644 of these units have been brought into compliance through actual rehabilitation.

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	New	Exist				1	2	3	1	2	3			
C-5		540	Rehabilitation Housing Authority	scattered	Urban Renewal									Rehabilitation completed by H. A.
				May-Aug.	Total									
			West End	50	465									
			Bedford-Pine	22	35									
			Model Cities	33	40									
					540									
C-6		30	Rehabilitation conventional	scattered	Conv. Rehab.									Enterprise Corp., 130 Piedmont NE, is interested in buying dilapidated low cost structures and rehabilitating them. Proprietor G. S. Hart has rehabilitated 30 units.
C-7		5	CACUR project	Linwood Park	221 (h)									
C-8	140		Perry Homes Extension	1730 Kerry Dr. NW	P. H.			78			Completed 3-27-69	\$2,238,900		Large units 3-5 bedrooms. See Public Housing Summary. Builder H. L. Coble Const. Co.
C-9	650		Mc Daniel St. Public Housing	McDaniel St. off I-20	P. H.						Completed 11-1-69	\$14,500 per unit		Public Housing.
C-10	373		Allen Temple	Gordon Rd. & Harwell	221 d (3)						Completed Nov. 1967	\$ 11,566 per unit		Manager- Williamson & Co. Legal- McCredy Johnston Builder- Bush Const. Co. off McDaniel St.
			#1				100	50						
			#2				142	80						
C-11	96		College Plaza	1017 Westview Dr.	221 d (3) LD		96				Completed 9-16-68	\$792,930- 3 Bldg. \$8,255 per unit		Legal- Fisher Builder- Randen Const. Co.

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	New	Exist				1	2	3	1	2	3			
C-12	100		Park West Apts #1	Gordon and Bolton Rd. S.W.	221 d (3) LD		84	12		72	83	Completed 8-1-68	\$700,000 (FHA \$900,000)	6.3 acres @ 15.9 units per acre Legal- Lewis Cenker Owner- Park West Co. Builder- Developers Service Co.
C-13	108		Gartrell Court	Younge St. (Butler St. UR)	221 d (3) 55018 LD-PR	24	56	28	76	85	98	Completed 1-1-69	\$980,300; \$793,000	Rent includes all utilities Sponsors- Saporta & Russell Owner & Bldr.- Gartrell Court Assn.
C-14	26		Park West Apts #2	3751 Gordon Rd. S.W.	221 d (3) LD		20	6		84	96	Completed 10-1-68	\$185,000 (FHA \$247,900)	
C-15	84		Wheat St. Gardens #2	180 Jackson St. NW	221 d (3) FHA NP-R 55023	48		36	79		98	Completed 4-24-69	\$10,912/U (\$916,600 FHA) (Permit \$720,975)	Reduced- Had difficulty with tax structure Legal- Lewis Cenker Builder- Ranger Const. Co. Finance- Life of Georgia
C-16	108		Wheat St. Gardens #3	180 Jackson St. NW	221 d (3) 35001-NP-SUP-R R. S.			108			140	Completed 4-1-69	\$12,500/U (FHA \$1,350,000) Permit \$1,037,408	FHA rent supplement \$960/unit per year Manager- Williamson & Co.
C-17	24		La Mancha	2600 Old Hapeville Rd. S.E.	Conv.	24	56		145	165			\$540,000	Under the revised standards (rentals) only the 24 1-bedroom units qualified. 56 2-bedroom units were disqualified.

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	New	Exist				1	2	3	1	2	3			
C-18	225		Monticello Apts.	3670 Gordon Rd. S.W.	Conv.	50	154	21	85	100	125			
C-19	*16		Apts.	3901 Campbellton Rd. S.W.	Conv.	24	196	* 16	145		205	Completed Apr. '69	\$2,000,000	* Only 16 units of 236 qualified (on rentals) Builder- Victor D. Masilia Owner- Green Briar Village (A second group under construction (117 units) did not qualify.)
C-20	62		Duplexes	140 Mt. Zion Rd. S. E.	Conv.		62				138		\$310,000	Owner- Day Realty Assn. Inc. 2-Bedroom Duplexes
C-21	58		Apts.	1910 Bixby St.	Conv.						108	119	Completed 4-24-69	Constructed for leasing as Public Housing. Owner- Thomas Reeves
C-22	76		Villa Court	1051 Beauregard Ave.	Conv.	32	44		*	**			Completed Aug. '68	\$380,000 *1-bedroom unfurnished-\$109.50 " furnished-\$134.50 **2-bedroom unfurnished-\$124.50 " furnished-\$144.50 Builder- Piedmont Eng. & Construction Co. Owner- Polar Rock Devel. Corp.
C-23	76		Apts.	1145 Constitution Rd. SE	Conv.				99	119				\$400,000 Builder- Polar Rock Development Corp. Management- Aycock Realty Co.
C-24	128		Peyton Heights	200 Peyton Pl. S.W.	Conv.		120				122		Completed 3-20-69	\$576,000 Management- Romm Enterprises includes central air and heat; wall to wall carpet. Owner- Peyton Pl. Apts.

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	New	Exist				1	2	3	1	2	3			
C-25	138		Peyton Pl. Apts.	2722 Gordon Rd S. W.	Conv.		56	82					\$828,000	Romm Enterprises Town Houses
C-26	72		Apts.	50 Mt. Zion Rd. S.E.	Conv.							Completed Feb. '69	\$350,000	Owner- Dewey Kelley
C-27	56		Apts. (#2 at location)	50 Mt. Zion Rd. S.E.	Conv.							Completed Feb. '69	\$280,000	Owner- Dewey Kelley
C-28	48		Apts.	2113 De Fore Ferry Rd. N.W.	Conv.							Completed 4-24-69	\$300,000	Owner- B. S. Ivey Builder- B. L. I. Constructio Department
C-29	204		Apts.	1991 DeLowe Dr. SW	Conv.							Completed 2-22-69	\$750,000; \$270,000	Owner- Naples Co.
C-30	96		Apts.	1991 DeLowe Dr. SW	Conv.							Completed Feb. '69	\$528,000	Owner- Naples Co.
C-31	80		Apts.	2390 Palmour Dr. N.E.	Conv.							Completed 2-20-69	\$440,000	Owner- Fagan Burson, & Dougal
C-32	92		Apts.	2400 Campbellton Rd. S.W.	Conv.							Completed 5-12-69	\$552,000	Owner- Kermit Warren
C-33	56		Stone Hinge Apts.	12 Mi. South of City on S. X-way	Conv.							Completed Aug. '68	\$621,000	Owner- Sam Kellet Et. al. 800 sq. ft. 2-bed room units; air conditioning; wall-to-wall carpeting; swimming pool; kindergarten







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	New	Exist				1	2	3	1	2	3			
UC-4	500		Bankhead Project	Bankhead near Maynard Dr.	Turnkey								HUD-\$9,998,868 Dev. cost to H.A.-\$9,356,094 Permit-\$5,000,000	Builder- Jack Jones, H. L. Coble Const. Co. Greensboro, N. C. 35 acres south of Bankhead, 10.5 acres north of Bankhead Behind Schedule. HUD requires 25% completion by 9-30. Ground broken 5-27-68 #1, 132 units completed May 1969 (See C-36).
	108 148 112 368			Estimated Completion										
			#2	2-25-69										
			#3	10-25-69										
			#4	4-12-70 (Final completion date)										
UC-5	350		Thomasville U. R.	Thomasville	PH	40	120	80				Jan. 18, 1970 Estimated completion	\$14,500 per unit	Contract granted 7-1-68 Broke ground 7-17-68
UC-6	202		Hollywood Rd. Project	1580 Hollywood Rd S.W	Turnkey		196					8-31-69 Estimated completion	Permit-\$2,500,000	Owner- Claridge Towners Inc. Builder- Whiting-Turner Const Contract signed 4-19-68 Broke ground 5-9-68
UC-7	220		Gilbert Gardens	Gilbert Rd. at Flynn	Turnkey							Spring '69 Estimated Completion		20 acre site--11 units/acre HUD Approval- 5-5-68 Contract signed 9-7-68. Ground broken 1-19-68 Contact- Bill Woodward of Adams-Cates Builder- Whiting Turner Developer- Claridge Towners
UC-8	175		Leila Valley Apts.	Prison Creek and Leila Lane	Turnkey									Contract signed 1-13-69

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UC-9	60		Duplexes	284 Linden Ave.	Conv.								\$415,000	Duplexes (Temporary relocation housing) Builder- Armour Homes Owner- Atlanta Housing Authority
UC-10	200		London Towne Houses	3242 Cushman Cir. SW	221 d(3) Co-op	8	61	122	63	69	84	Estimated completion per unit Jan. '80	\$14,078	Sponsor-FCH, same people who developed Eastwyck Down payment-\$135 \$10 Appl. fee Purchase price includes tax, insurance, and outside maintainance 4-Bedroom town houses Builder- Diamond & Kaye *Mortgage interest 43% *Real estate taxes 16% Mortgage principle 19% Maintainance 12% Reserve funds 5% Administration 5% Profit 0% <u>100%</u> *Tax Deductible Being occupied as of Aug. '69
	36		FHA Allotment \$486,500	Complete as of May 1	FHA No. 55019-Man.				Permit \$216,000					
	48		\$661,000	99%	55020-Man.				\$287,300					
	48		\$745,700	94%	55021-Man.				\$302,300					
	68		\$923,000	68%	55022-Man.				\$405,100					
	<u>200</u>													
UC-11	250		Rockdale Park Sec. 1	1660 Johnson Rd.	55038-LDC 221 d (3)								FHA-\$2,581,000 Permit-\$200,000	Contract 12-20-68 Construction started 1-13-69 Part of 1400 units David L. Rosen Const.
UC-12	75		Rockdale Park Sec. 2	1660 Johnson Rd.	55054-LDC+R 221 d (3)								Permit-\$801,400	Contract awarded to David L. Rosen Const. Four years construction. Further applications to FHA being processed.

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UC-13	120		Central Methodist Gardens #1	E. side Fairburn Rd., north of Sewell Rd.	55053-BS 221 d (3)								\$1,368,000	Part of 558 unit project Promotor-C. C. Thornton Sponsor-Central Meth. Church (Rev. A. S. Dickerson-pastor) Arch.-Heery & Heery Owner-Urban Systems Development Corp. C. A. Subsidiary of Westinghouse Construction started 1-9-69
UC-14	120		Central Methodist Gardens #2	E. side Fairburn Rd., north of Sewell Rd.	55070-BS 221 d (3)								\$1,419,500	Part of project UC-13 Started 5-2-69
UC-15	208		Allen Temple #3	3175 Gordon Rd. S.W.	55024-NP 221 d (3)					89	100		Permit-\$1,950,000 FHA-\$2,405,700 \$11,566/unit	Legal-McCready Johnston 72% completed 5-1-69 Builder-DeSoto Const. Co. Owner-Allen Temple Dev. Corp. Manager- Williamson & Co.
UC-16	180		Etheridge Park Apartments	off Etheridge Dr. NW	55042 LDI 221 d (3)	38	244		65	75			\$1,830,400	Density 15 units/acre Sponsor- I. Saporta Rent includes all utilities Second part of construction to contain 162 units; first part approved for air-conditioning. Construction started 3-10-69

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UC-17	100		Gun Club Apts.	1033 Hollywood Rd. S.W.	55030-LDC 221 d (3)							Estimated completion 10-15-69	\$940,000	20 A. Res.; Additional 140 units expected later Sponsor-Joe Anderson, Roy D. Warren Builder-Gartrell Const. Co. Owner-Hollywood West Corp.
UC-18	241		Calvin Court	479 E., Paces Ferry Rd. N.E.	202								\$2,200,000	Apts. for elderly Owner-Atlanta Area Presbyterian Home Builder-ABCO Const. Co. Construction started-7-1-68
UC-19	64		Martin Manor	2950 Gordon Rd. S.W.	55058-LDP 221 d (3)								\$478,000- Permit FHA- \$704,000	Permit issued-1-6-69 Owners-H. J. Russell and Drs. G. Howard & E. J. Howard
UC-20	208		Friendship Center	99 Northside Dr. SW	55037-NP-R 221 d (3)	34	95	30	87	101	115	Estimated completion 8-31-69	Permit-\$1,564,000 FHA-\$2,250,000	Owner-Friendship Center Builder-Roger Const. Co. Sponsor-Friendship Baptist Church Ground broken 5-9-69 To include central air-conditioning; 72% completed 5-1-69
UC-21	30		Chamberlain Realty	419 Chamberlain St. SE	55015-LD-R 221 d (3)		30			90			Permit-\$252,489 FHA-\$306,400	Legal-Fisher & Phillips Builder-Frontier Const. Owner-Chamberlain Realty

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	New	Exist				1	2	3	1	2	3			
UC-22	96		Apts.	2891 Springdale	Conv.	56	40							
UC-23	40		Deerwood	2905 3rd Ave. SW	Conv.	4	24						\$270,000	Owner-Security Development & Inv. Corp. Rental rates not set yet; will probably qualify.
UC-24	40		Apts.	1514 Northwest Dr.	Conv.								\$235,000	Permit issued 4-16-69 Owner-Leon C. Harwell
UC-25	45		Apts.	3379 Stone Rd.	Conv.								\$400,000	Permit issued 4-69 Owner-Reaves, Edwards, Edwards
UC-26	64		Apts.	1073 Hollywood Rd. NW	Conv.		64			85			\$285,000	Permit issued-12-67 Owner-Melvin Warstraw Does not include utilities
UC-27	92		Apts.	1090 Hollywood Rd. N.W.	Conv.								\$393,000	Permit issued-10-67 Owner-Parzen & Assoc. Has permit but not building as of Aug.; money problems
UC-28	100		Paradise Apts.	Hollywood Rd. NW	Conv.	20	48	32	65	78	95			Builder-Wall Harris Owner-H. Russell & M. Burch
UC-29	132		Gordon Rd. Extension Apts	3804 Gordon Rd. SW	Conv.								\$875,000	Permit issued- 2-69 Owner-Shoco Inc.
UC-30	160		Apts.	954 Hightower Rd.	Conv.								\$900,000	Owner-Albert Zeder

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UC-31	163		Flipper Temple Homes	2479 Abner Pl. NW	55052-NP 221 d (3)								FHA- \$1,712,000 Permit- \$1,219,716	Flipper Temple owner & sponsor Rev. Julius Williams Builder-Torch Const. Promoter & Architect- I. Saporta Construction started 4-28-69
UC-32	96		Apts.	3350 Mt. Gilead Pl. SW	Conv.							Permitted 4-69	\$600,000	Owner & Builder-Mills Robertson
UC-33	36		Apts.	2825 Waters Rd. SW	Conv.								\$275,000	Owner-Bob Young Development Corp. Inc. Permit issued- 4-69
UC-34	72		Apts.	3000 Continental Colony Parkway SW	Conv.								\$640,000	Owner-Continental Development Corp.; Permitted 4-69
UC-35	130		Apts.	62 Harwell Rd. NW	Conv.								\$1,017,000	Owner-Sol Gray Manager- B. L. I. Const. Co. 2964 Peachtree Rd.
UC-36	52		Apts.	2786 Old Hapeville Rd. S.E.	Conv.								\$400,000	Owner- Pendley Bros. 1991 DeLowe
UC-37	206		Apts.	2971 Macon Dr. SW	Conv.								\$1,400,000	Owner- Merton Development Corp.
UC-38	294		Apts.	505 Englewood S.E.	Conv.								Permit- \$3,161,610 \$10,753 per unit	Owner-Warner Development Corp Builder-Warner Const.

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UC-39	88		Apts.	Hollywood Rd.	Conv.				59	64	74			Owner-Jim Bersch
UC-40	22		Apts.	87 Harwell Rd. NW	Conv.								\$140,000	Owner-S. M. & M. Realty Co.
UC-41	34		Apts.	1660 Stanton Rd. SW	Conv.								\$250,000	Owner-McDonald & Assoc. Permit issued-Feb. '69
UC-42	28		Apts.	3669 Gordon Road S.W.	Conv.								\$150,000	Owner-Jack Storch Permitted 10-18-68
UC-43	34		Apts.	3301 North Camp Creek Parkway SW	Conv.								\$200,000	Owner-Reaves, Trapley & Reaves Permitted-10-4-68
UC-44	36		Apts.	1867 Myrtle Dr.	Conv.								\$180,000	Builder and owner-Dewey P. Kelley Permitted 8-28-68
UC-45	32		Apts.	1930 Honeysuckle Lane S.W.	Conv.								\$300,000	Owner-Fred Schwacmmle Permitted 7-2-68
UC-46	56		Apts.	3144 Gordon Rd. SW	Conv.							Estimated completion Oct. '69	\$340,000	Owner-Knox & Assoc., Inc. Permit issued-2-69
UC-47	375		Apts.	580 Northside Cir.	Conv.								\$2,000,000	Owner-Townsend & Ghehan Permit issued-Dec. '68
UC-48	32		Apts.	390 West Lake Dr.	Conv.								\$242,452	Owner and builder-H. J. Russell Permit issued 5-7-68







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	New	Exist				1	2	3	1	2	3			
IP-1	100		Rockdale Park Town Houses #3	1660 Johnson Rd. N. W	221 d (3) Co-op								FHA \$98,472	Part of potential 1400 units some of which are already under construction. Project to take 4 years for completion. 150 units scheduled in collaboration with the Union Baptist Church & FCH. Commitment of 221 d (3) funds made. Builder-David-Rosen Const.
IP-2	162		Etheridge Park #2	Off Etheridge Dr. NW	FHA 221 d (3)									Part 2 of UC-16
IP-3			Holiday Park Town Houses	Rockdale U. R. Project	221 d (3) 55038-LDC								\$1,200,000	Did Not Materialize
IP-4	192		Martin Luther King Village	Between Capitol Homes and I-20	221 d (3) 55056-NP-SUP-R								\$3,134,861	Sponsored by Ebenezer Baptist Church Permitted 3-28-69; Second Feasibility letter issued 3-28-69
IP-5	20		Thomasville U. R. Single Family	Thomasville U. R. Project	221 d (2) 44015-LDC									Single family homes (other than National Homes) to be built in Thomasville U. R. area. Vacant lots still not built on.

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DATE Aug. 15, 1969

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			
IP-6	300		Asbury Hills Nursing Home	Gammon Theological Seminary Site	202,232, Hill & Burton Act									Nursing and Elderly; not able to get Hill & Burton Act money-Nursing home deferred has raised \$50,000 of needed \$250,000 Sponsor-Rev. H. H. Backstrom
IP-7	402		Wildwood Park Town Houses	Fairburn Rd. (west side)	221 d Co-op									Sponsor-Mark Palmour Inc. (Bill Gilmore 2335405, Rep.) Builder-Marvin Warner Inc. Cincinnati
	60		FHA No. 44016 Man. \$49,756.67 & \$6,811.		RS Section 236									
	74		44017 Man. \$60,105.67		"									
	44		55059 Man. \$650,000 (Firm 2013 with fee 4-4-69		Section 221 d)									
	56		55060 Man. \$818,500		"									
	60		55061 Man. \$783,000		"									
	44		55062 Man. \$738,000		"									
	64		55071 Man. \$952,774		"									
	402													
IP-8			Thomasville U. R. Single-Family	Thomasville U. R. Project	221 d (2)			41						National Homes Single Family homes in Thomasville U. R. area; Bids let to Cousins May 6, 1968
IP-9	196		Central Methodist Elderly	E. side Fairburn Rd. SW, at N. of Sewell	202									3rd part of 3 part package of 558 U Sponsor-C. C. Thornton Builder-Central Methodist Church Architect-Heery & Heery

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	New	Exist				1	2	3	1	2	3			
IP-10	48		Apts.	<sup>N. side</sup> Gordon Rd. SW of Adamsville Dr.	Conv.									3 1/2 A Sponsor-C. C. Thornton
IP-11	450		Apts.	Browntown Rd.	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 8-21-67. Plan Dept. sponsored reopening the proposed rezoning. Zon. Com. agreed Nov. 9 to permit project to be reintroduced. Plan. Bd. favorable recommendation Nov. 15, 1967. Zon. Com. reconsidered & deferred to 7-1-68. Final action by Zon. Com.; not yet requested; have been waiting to determine outcome of Sch. Bond issue, which was voted favorably Nov. 5, 1968.
IP-12	Now	UC 51.												
IP-13	160		Jonesboro Rd. Project	Jonesboro Rd. SE S. of McWilliams Rd.	T. K.	20	19	54					\$20,500 down to \$19,250 per unit	Application complete; 15 A Architect-Charles E. McCard Tenative approval from HUD & AHA. Builder-Evans & Leopold IP-13 is waiting for HUD & AHA. Has extension on loan commitment and is absorbing interest costs.

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	New	Exist				1	2	3	1	2	3			
IP-14	353		Bedford-Pine	North Ave. & Linden	P. H.									Developmental program not being finalized by Sheetz & Bradfield. Planned 149 elderly out of total 353.
IP-15	22		Apts.	290 Springdale Rd.	Conv.									17 A. Awaiting zoning.
IP-16	40		Apts.	Brownlee Rd. SW	Conv.									Held up by zoning. Neighborhood opposition.
IP-17	600		Federal Honor Farm #1	McDonough Blvd. SE										For breakdown on type housing see bid from National Homes. Part of Community Unit Plan on 95 acre tract. Federal participation and allocation announced Dec. 12. Board of Aldermen agreed to accept and develop as part of the Thomasville Urban Renewal project on 5-6-68. Bid accepted from National Homes Corp. for 600 units at a cost of \$8.7 million. Housing Authority advertised for contract bids July 14 for construction of roads and utility services. As of June 69 it is estimated that this phase will be completed in Spring of 1970. Allowing two years for actual construction of the homes the project should be completed in Spring or Summer of 1972. Builder-National Homes Corp.

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	New	Exist				1	2	3	1	2	3			
IP-18	32		Westlake Manor	Westlake Ave. NW	221 d (3) LD			32			102		\$467,500	FHA committment 3-25-68 Committment withdrawn 9-12-68
IP-19	Deleted. Now UC-52													
IP-20	72		C. C. Thornton Apts.	S. side Gordon Rd. E. of Lynhurst	Conv.									5 A tract.
IP-21	8		Apts.	W. side Harwell Rd. 900' N. of Gordon	Conv.									Owner-Carl Goldstein & Stone $\frac{1}{2}$ A
IP-22	124		Apts.	West side Harwell Rd., SW, 150' N. of Gordon Road LL237, 14th District	Conv.									Special use permit in a C-L District. Applicant-Carl Goldstein & Stone
IP-23	8		Apts.	R. of prop. Gordon Rd. (rear LL 14 14th Dist. F. Co.)	Conv.									Owner-Red Heart Oil Co. Representative-Tom Musgrove
IP-24	330		Pope & Carter Project	Bolton Rd. near Harvill	235									33.6 A; 10 U/A; FCH to sponsor Builder-Pope & Certer
IP-25	60		Apts.	Center St. NW	Conv.									Julius Iteld-Applicant for rezoning Owner-Pearl Reese
IP-26	72		Apts.	Waters Rd. & Cleveland Ave.	Conv.									6.7 A LL 68 14th Dist. F. Co Owner-Mrs. Viola Jackson
IP-27	56		Apts.	Watts Rd. NW off Northwest Dr.	221 d (3) NP									6.5 A Builder-James W. Howard

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	New	Exist				1	2	3	1	2	3			
IP-28	120		Boulder Park Town Houses	Boulder Park Dr. & Brownlee Rd.	Conv.	6	48	60						9.6 A; Builder-I. Saporta Owner-Dutch Valley Corp.
IP-29	204		Brandy Wine Town Houses	Mt. Zion Rd.	236									
	60		FHA No. 4401 Man.	Value \$49,079 and \$4,554										
	84		4402 Man.	\$39,235 and \$8,237										
	60		4403 Man.	\$58,003 and \$5,306										
	<u>204</u>													
IP-30	200		Apts.	Mildred Pl. & Wood St.	221 d (3) NP									30 A (25 of these are vacant now) Sponsor-Liberty Baptist Church Promoter-J. T. Bickers
IP-31	250		Apts.	Melvin Dr. SW	221 d (3)									25 A; W. F. Gilmore-Zoning Applicant
IP-32	102		Forrest Park Cooperative Town Houses	Forrest Park	221 d (3)							FHA \$808,900- (58 U) \$636,800- (44 U)		BMIR funds approved. Backlog.
IP-33	162		Lakeside N. Apts.	Roswell Rd.	207									FHA commitment 12-19-69
IP-34		6	Vanguard Housing Corp.	Lyndwood Park	221 H 56010EC								\$72,300	FHA issued funds 11-27-68





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	New	Exist				1	2	3	1	2	3			
BC-1	26		Thomasville U. R. Single Fam.	Thomasville U. R. Project	221 d (2) or Conv.									Uncommitted single family lots in the Thomasville U. R. area. Originally 157 lots; 53 lots sold to National Homes Const. Corp. 19 to National Homes Corp. 39 to National Homes & Cousins; 20 to another builder leaving 26 uncommitted.
BC-2	150		Apts.	East of Gun Club Rd., South of Alvin Dr.										12 A tied to UC-32 Joe Anderson of Roy D. Warren Co.
BC-3	50		West End U. R. S. Side West-view SW	Between Dargan Pl. & Holderness	221 d (3) LD									City owns land. Charles A. Mueller wants to purchase. Jim Richardson (of Johnson, Richardson & Asso.) is also interested.
BC-4		36	Seminole Court (Rehabs)		T. K. Rehab.	32								Turnkey Rehabilitation Efficiencies Ed L. Barnum Realty Co.
BC-5	80		Apts.	Harwell Rd. at Oakcliff NW	221 d (3)									6.5 A; Planned 12.5 U/A Opposed by Ald. Q. V. Williamson Owner-Cenker & Kingloff Passed Zoning Committee-Denied in Bd. Ald.
				Apartment use for the major portion of this site appears more practical than single family, for which area is now zoned.										
BC-6	500		Boulder Park Single Family		Turnkey & Conv.									Single Family homes; 375-Turnkey; 125-Conv.; Has tentative approval by both HUD and AHA

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	New	Exist				1	2	3	1	2	3			
BC-7	16		Apts.	W.side Gilbert Rd.	Conv.									1 A; Owners-Keith Elmore & William Merritt
BC-8	20		Apts.	Fairburn Rd. & Bakers Ferry										Promoter-David Berry
BC-9	152		Apts.	Queen Mill Rd.	T. K. or 221 d (3)	76	76							17 A with paved road; Zoned for Apts.; has water and sewer. Contact Jack Hurt Southern Acceptance Corp. (521-3171) Owner-Leanord Hall & Franklin Lee
BC-10	750		Old National Homes Property	Proctor Creek & Gun Club Rd.	T. K. or 221 d (3)									100 A; zoned A1. Promoter-W. R. Cason of Sharp & Boylston
BC-11	102		Apts.	Fairburn & Gordon	221 d (3)									FHA Feasibility letter extended to 7-2-69
BC-12	206		Apts.	Jonesboro & Macedonia	T. K.							\$3,644,000		16 A site zoned A-1 Promoter-Litchfield of Adams-Cates Realty; political resistance
BC-13	110		Apts.	Greendale Dr. SE	T. K. or 221 d (3)									9.72 A. Proposed both Turnkey & FHA Owner-Herman Levin 252-4950 Zoned A-1

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	New	Exist				1	2	3	1	2	3			
BC-14	350		Apts.	Jonesboro Rd. (NE of Hutchins)	Turnkey									Zoning applicant-J. Martin Rezoned to A-1.
BC-15	300		Mobile Homes	S.side Perry Blvd. NW	235									Apl.-V. Levich (261-7295) Proposal for mobile homes @ \$5,000 to \$6,000; 32 A in 3 parcels
BC-16			Apts.	Gordon Rd. near Lynhurst Dr. ( S.E. Corner)										Zoning applicant-Samuel A. Miller; Apl. to rezone from R-3 to A-1 Deferred 6-5-69
BC-17	60		Apts.	Center St. near to Hill St. (N. W corner)	236									Zoning Apl.-I. Saporta Rezoned R-5 to A-1 6-5-69
BC-18	500		Cascade Harbin Rd. Project	E. of Harbin Road S. of Cascade										57 A; Planning Department unfavorable; William L. Moore-Attorney & Builder Moore Development Corp. 515 Rhodes Haverty; Working with AHA
BC-19			Apts.	Mildred Pl. off Bankhead										Rezoned from R-5 to A-1 Promoter - J. T Bickers
BC-20			Harbin Road	1894 Harbin Rd. & Dodson Dr.										Rezoned Residential to A-L
BC-21			Apts.	318 Holderness SW										1.17 A; rezoned R-6 to A-1 July 10, 1969, Builder-Roy Jones; Owner-Howard Crawford

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	New	Exist				1	2	3	1	2	3			
BC-22			Westshire Pl.	1074, 114, 1068 Westshire Pl.										Rezoned R-6 to A-1-C; 7-10-69 Builder-Cohen, J. Black, J. R. McLemore
BC-23			Apts.	Wood St. (Sumlin St.) off Bankhead										Rezoned R-5 to A-1 July 10, 1969
BC-24			Forrest Park Rd.	3775 Forrest Park Rd.										9.9 A 325' x 1010' Builder-R. A. Young Owner-Mrs. Mary B. Gardner Rezoned R-4 to A-1-C
BC-25	200		Apts.	S. X-way South of Vocational School										21 A. off S. X-way Promoter - Nicholas Berryman
BC-26			Apts.	Carroll Rd. & Harvill										33.6 A for sale by Pope & Carter, John Hancock Bldg. 522-9491; Contact-Stanley Ashley or Richard Bell Adj. to Elem. School; Now Zone M-1
TOTAL as of 8-15-69	3,572		Plus estimated 1,000 units additional											



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	New	Exist				1	2	3	1	2	3			
DNQ-1	192		Jade East Apts.	914 Collier Rd.	Conv.	64	128		175	225			\$1,050,000	Includes air-conditioning & utilities. Owner-Jade East Corp.
DNQ-2	80		1890 House Apartments	1895 Plaza Lane	Conv.	32	48		147	163			\$600,000	Utilities paid except electricity. Res. Mgr.-Mr. Arnold 755-6566; Owner-E. M. Keapler
DNQ-3	250		Apts.	1185 Collier Rd.	Conv.	48	160	40	153	170	203		\$1,400,000	Owner & Builder-W. T. Towles 351-2563 W. F. Kilgore, Jr.-owner
DNQ-4	220		Apts.	3901 Campbellton Rd.	Conv.							Completed April '69		16 units (1-bedroom) qualified out of 236 leaving 220 units which did not qualify Owner-Greenbriar Village Builder-Victor D. Masilia
DNQ-5	108		Apts.	2950 Springdale Rd. SW	Conv.	28	48	4	130		185		\$800,000	No utilities Owner-CPR Engineers & Development Co.
DNQ-6	56		La Mancha	2600 Old Hapeville Rd.	Conv.		56		165					Owner-Security Development Corp.
DNQ-7	48		Apts.	330 Brownlee Rd.	Conv.		48				*150		\$400,000	* Rent varies slightly upward Rent does not include electricity; Owner-C. C. Thornton 523-6004
DNQ-8	158		Happy Haven Nursing Home	1875 Anderson St.	232				350	(private)			\$621,100	Nursing home-Rates too costly for low income people- Medicare will partially cover expenses but not as permanent housing.

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	New	Exist				1	2	3	1	2	3			
DNQ-9	134		Savannah Square	1101 Collier Rd	Conv.								\$804,000	Owner-Edwin F. Edwards, Jr.
TOTAL as of 8-15-69	1246													Do Not Qualify (Too high rentals) The program is reaching the stage where completed units may be checked as to rental rates. If they do not qualify as low or moderate income housing because of high rents, then they are listed here--At present we are reevaluating our criteria for inclusion into the program. Until we finish this task, we are excluding from the program units known to rent for in excess of maximum rent established by HUD for the Rent Supplement program.