

*Dan Sweat*

July 30, 1969

Mr. James R. Caldwell  
Housing Intern  
The Lauderdale Crockett Economic Opportunity Corporation  
P.O. Box 379  
Ripley, Tennessee 38063

Dear Mr. Caldwell:

Mr. Dan Sweat has asked me to reply to your letter to him of July 24, concerning funds for a self-help program in rural housing.

Your objective is not an easy one and most experienced builders tend to shy away from self-help programs. Those who are willing to participate in such programs generally agree that it is not practical to attempt to utilize more than about 10-15% of the labor force as self-help.

We have had very little actual experience in this field here in Atlanta, although it has been considered in a number of instances.

The most successful approach that I know of in coping with the situation in which you are interested is through the Farmers Home Administration. We looked into this some time ago and I am enclosing copy of a memorandum I prepared on the matter at that time. It may be helpful to you.

A very successful project under this program is being developed in the Ellenwood community in south DeKalb County, Georgia. The builder is Lincoln Jones, a Negro carpenter, who has quite a substantial development going on land he originally owned. His address is 4480 Sims Road, Ellenwood, Decatur, Georgia, Tel. Atlanta, Area Code 404, 241-3537.

Other programs under the 1968 National Housing Act which may offer some solutions to your problem are the FHA 235 and 235 (j) programs which are designed to provide single family home ownership. These programs do not require a Workable Program as does the FHA 221 d(3) program and may

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apply in rural areas as well as in urban areas. Your State  
FHA office can provide you with detailed information on both  
of these programs.

Trusting that the above may be of some help to you.

Sincerely,

Malcolm D. Jones  
Housing Coordinator

MDJ/mc

Encl: Copy of Memorandum

cc: Mr. Dan E. Sweat, Jr. ✓