

HOUSING RESOURCES COMMITTEE

November 15, 1968

Total Dwelling Units Permitted in Atlanta:  
 1963 - 9,129      1966 - 2,382  
 1964 - 3,829      1967 - 4,630  
 1965 - 2,656      1968 - 4,098(thru Oct.)

SUMMARY

Dwelling Units Demolished under Housing Code:  
 Nov. & Dec. 1966 - 144  
 During 1967 - 1,272  
 During 1968(thru Oct) - 740  
 TOTAL 2,156

STATUS OF ACCELERATED LOW-INCOME HOUSING PROGRAM  
 (Commenced Nov. 15, 1966)

5 yr. Program, 1967-71

Goals:

% established for first 2 yrs. 100%  
 (Same % used for 5 yr. period) 16,800

(57%)  
 (9,576)

(13%)  
 (2,184)

(30%)  
 (5,040)

(0%)  
 (0)

Status	*No. Units		P.H. & TK		FHA 221		Pvt. Devel. (Conv.)		Elderly & N. H.	
	Nov. 15	Aug. 15	Nov 15	Aug 15	Nov 15	Aug 15	Nov 15	Aug 15	Nov 15	Aug 15
Completed (New Const.)	3,217	3,002	(650)	(310)	(854)	(700)	#(1481)	(1760)	(232)	(232)
Under Construction	6,278	5,831	(1412)	(1532)	(1263)	(1174)	(3362)	(3125)	(241)	-----
In Planning	<u>7,337</u>	<u>7,712</u>	<u>(2388)</u>	<u>(2608)</u>	<u>(4135)</u>	<u>(4234)</u>	<u>(514)</u>	<u>(424)</u>	<u>(300)</u>	<u>(446)</u>
Total In Sight Plus Leasing Program	16,832	16,545	** <u>(4450)</u> <u>(1026)</u> <u>(5476)</u>	<u>(4450)</u> <u>(1026)</u> <u>(5476)</u>	(6252)	(6108)	(5357)	(5309)	(773)	(678)
Increase or Deficit	+32	-255	(-4100)	(-4100)	(+4068)	(+3824)	(+317)	(+269)	(+773)	(+678)
Being Considered(all cat.)	6,215	5,205								

#400 units developed conventionally, included in previous report, have been dropped because rents are too high to qualify under the Low-Income Housing Program.

Did Not Materialize (See Note A attached.)

\*Figures in this column are basic and represent the entire program; () in columns to the right, indicate breakdown by programs of figures included in basic column. \*\* In addition, 1,026 units have been leased for P.H.; 800 of these are now occupied or available for occupancy as Public Housing. Also 18,594 units have been reported by the Housing Code Division as repaired (rehabilitated). However, those figures include units found in compliance on original inspection. It is estimated that 75% of this figure, or 13,945 sub-standard units have been brought into compliance through actual rehabilitation. 340 units have been rehabilitated by the H.A. in the West End U.R. area. These rehabilitated units do not increase the number of housing units available, but do increase the supply of standard units.

Note: Includes only units financed under Federal assisted low and medium income housing programs; and units constructed under conventional financing as follows:

Multi-family units costing not more than \$10,000, exclusive of land  
 Duplex units " " " " \$12,000, " " "  
 Single Family " " " " \$15,000, " " "

Respectfully submitted,

*Malcolm D. Jones*  
 Malcolm D. Jones  
 Housing Coordinator

- Encls: 1. Summary of Public Housing in Atlanta  
 2. Notes  
 3. Inventory of Low and Medium Income Housing in Atlanta (with office copies only)  
 4. Project Index (with office copies only)

## SUMMARY OF PUBLIC HOUSING IN ATLANTA

8,874	.	.	.	Existing Units in operation - filled.
	1140			Units in Development stage, as follows:
	* (650)			Units under construction off McDaniel St., in Rawson-Washington U.R. Project (Scheduled for completion in '68)
				(248) Spring '68 - 310 of these units completed 7-25-68; remainder completed 11-10-68.
	(140)			Units under construction in Perry Homes Extension - South of Procter Creek.
				(78) 3 Bedroom
				(46) 4 Bedroom Bids opened March 7, 1967. Permit issued May '67. Construction behind schedule.
				(16) 5 Bedroom 85% completed 11-10-68. Estimated completion date Feb. 1, 1969.
	(350)			Units planned for Thomasville U.R. Project
				(40) 1 Bedroom (16 Elderly) Bids opened May 15, 1968. Contract signed July 1, 1968. Ground broken
				(120) 2 Bedroom July 17, 1968. Will try to have part delivered before final scheduled
				(80) 3 Bedroom completion date Jan 1970.
				(80) 4 Bedroom
				(30) 5 Bedroom
	4200			Units reserved
	(1372)			(Allocations made by HUD to date; Hollywood Rd., 202; Bankhead Hwy., 500; Gilbert Rd., 220; and Honor Farm #1, 450)
	(730)			(730 units of this reservation are approved for use in the leasing program.)
	(1313)			(1,313 units of this reservation are tentatively committed; East Lake #2, 800; Jonesboro Rd., 160; Bedford-Pine U.R. area, 353.)
	(785)			(785) units of this reservation are tentatively proposed for commitment to projects in planning.
	<u>300</u>			Units allocated for leasing program (Leased units can only be utilized for P.H. occupancy as they become vacant.)
5,640	5,640			Total under Development and In Planning
	(1,026)			Units under lease (9 locations); 800 of these are occupied or available for occupancy as Public Housing. On September 18, 1968, Bd. of Ald. approved Resolution authorizing H.A. to request allocation from HAA of 2,000 additional units of Public Housing. Request is being prepared by H.A.
<u>2,000</u>				
16,514				Total Public Housing Potential

\*Figures in ( ) in this column are included in figure above not in ( ).

## NOTES

- A. 13,260 units proposed did not materialize, of which 12,339 were shown in the previous report of Aug. 15, 1968 and 928 additional units are listed in this report, as Lost. (The majority, but not all, of these losses was due to disapprovals of sites and proposed rezoning.)
- B. Proposed locations for low-income housing are coordinated through the Plan. Dept., for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Dept. for adequacy of school facilities.
- C. The Travelers Insurance Company has financed 70 or more new single family low-cost houses in the Thomasville Urban Renewal project area under the FHA 221 d(2) insured mortgage program. Equitable has made \$1,000,000 available to Atlanta Mortgage Brokerage Co. for financing low-cost homes at favorable rates. Interest is increasing in development of home-ownership housing.
- D. In view of difficulties encountered in zoning and getting other approvals on sites proposed for large multi-family developments, it is apparent that the Low-income Housing Program will have to lean heavily on Developers and Builders providing a substantial portion of the requirement on small scattered sites, both Conventionally and Federal assisted.
- E. No proposal had yet been made for construction of units (even efficiency or 1 bedroom) to rent or sell for as low as \$50 per month, although the London Towne Houses, a 221 d (3) co-op development now under construction, is approaching this, with its one bedroom unit selling at \$69 per month. The City's greatest need is in the \$30-\$50 per month rental-purchase range, which appears to have little chance of accomplishment, without governmental subsidy.
- F. Prefab distributors and conventional builders have interesting potential houses to offer but, because of fear of local Codes difficulties, are currently producing very few single-family houses in Atlanta to sell in the \$10,000-\$15,000 range for which there is a strong demand and market. Perhaps the greatest difficulty is availability of suitably priced land within the City Limits. Economics for this price-range sales housing requires land which will not cost the developer more than \$1,500 per unit, (a 5,000 sq. ft. lot is considered ample for this type house).
- G. Imperial Homes of Griffin, Ga, manufacturers of pre-cut sectionalized frame houses, has developed a 24'x36', 3 bedroom & bath house designed to sell, to the occupant for \$8,000 to go on his land; and is developing a 4 bedroom & bath to sell similarly for about \$9,000. National Homes of Lafayette, Ind. is erecting 200 units of pre-built, 4 bedroom; bath and  $\frac{1}{2}$  units in Chicago and is doing the site planning and landscaping.
- H. The nonprofit Greater Atlanta Housing Development Corp. is now in business. The CACUR's nonprofit corporation to rehabilitate existing units under 221 (h) has made excellent progress on its first group of 5 houses in Lindwood Park. Morris Brown College is another such sponsor. North West Community Forum has also filed applications for 4 projects under 221 (h).
- I. Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430).