

Legend:

C 1-17 Completed 3,002 units
 UC 1-39 Under Construction 5,831 "
 IP 1-27 In Planning 7,712 "
 BC 1-23 Being Considered 5,205 "
 DNM 1-3 Did Not Materialize

HOUSING RESOURCES COMMITTEE

DATE Aug. 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-1	151		Allen Temple#1 (Completed-previous report)	N. side of Gordon Rd., E. of Harwell Rd. (Near Perimeter)	221 d(3)	100	51		62	79	Completed		151 Newly developed -Completed and occupied (150+1 Manager's Apt.)	
	<u>222</u> 373		" #2	"	"	142	80		68	80	Completed		222 Completed Nov. '67. Management-Williamson & Co. Legal - McCredy Johnston Builder-Bush Const. Co.	
(UC-34)	<u>(208)</u> 581		See UC-30 Total											
C-2	380 50 16 31 <u>477</u>		Single Family Previous report May '68 June '68 July '68 Total	Various through- out City	Conv. & 221 d(2)						Now	Permits under \$15,000ea.	Includes 51 Prefab National Homes houses in Thomasville U.R. Project constructed by National Homes Construction Corp. (Joe Elliott-Pres.)	

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	New	Exist				1	2	3	1	2	3			
C-6		1113 9044 3826 2194 <u>16,177</u>	Nov.&Dec. 1966 During 1967 Jan.-Apr. 1968 May-July 1968 Total	Throughout City (other than in U.R. Projects)	H.C. Enf.									Units rehabilitated thru the Housing Code Division. These do not provide additional housing, but do increase the supply of standard housing units. These have been reported by the Housing Code Division as repaired (rehabilitated). However, these figures include units found in compliance on original inspection. It is estimated that 75% of this figure, or 12,132 substandard units have been brought into compliance thru actual rehabilitation.
C-7		48 151 19 48 <u>266</u>	Nov.&Dec 1966 During 1967 Jan-Apr. 1968 May-July 1968 Total	West End U.R. Project	Rehab. Fed. Assist.									Rehabilitation completed by Housing Authority

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	New	Exist				1	2	3	1	2	3			
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.
C-9	96		Apts.	1991 DeLowe Dr. S.W.	Conv.				Completed	Feb. '68	\$528,000		Owner - Naples Co. D.L.	
C-10	400		Apts.	200 Alden Ave. N.W.	Conv.				Completed	Feb. '68	\$2,000,000		Owner-F. H. Kilgore, Jr. D.L.	
C-11	310	(See UC-6)	McDaniel St. P.H.	McDaniel St., SW	P.H.								Public Housing - 310 units Completed (7-25-68)	
C-12	76		Apts.	1145 Constitution Rd., S.E.	Conv.					Completed	6-68	\$400,000	Permitted in November 1966 Developer-Polar Rock Dev. Corp	
C-13	80		Apts.	1895 Plaza Lane S.W.	Conv.					Completed	6-68	\$600,000	Owner-E.M. Keappler	

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	New	Exist				1	2	3	1	2	3			
C-14	96		College Plaza, Inc.	University Center U.R. Project 1017 Westview Dr., S.W.	221 d(3) L.D.		96			7350		Completed 6-68	Permit \$792,930 (3 bldgs.)	Construction started 2-27-67 Builder-Randen Const. Co. Legal-Fisher 98% completed 6-18-68
C-15#1	100 (#2 & 3 UC-1)		Park West Apts. #1	NW cor. intersec. Gordon & Bolton Rd.	221 d(3) L.D.		84	12		72 83		Completed 7-1-68	Permits \$700,000 FHA Com. \$900,000	#1 Construction started June 1. 6.3A @ 15.9 U/A. Lewis Center, Legal. Owner-Park West Co. Builder-Developers Service Co. First units occupied in Nov. Completed 7-1-68
C-16	232		Happy Haven Nursing Home	1875 W. Anderson S.W.	Sect. 232									100% complete 7-3-68 Awaiting cost.
C-17	56		Stone Hinge Apts.	12 miles S. of City Limits on S. Expressway in Clayton County	Conv.		56			115			Const. cost \$6,000/U	Owner-Sam Kellett et.al. 800 sq.ft. 2 br. units air-conditioned-w-w carpeting Swimming pool & kindergarten

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	New	Exist				1	2	3	1	2	3			
UC-1#2	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 Com. \$247,900	#2 Appl. filed with FHA 9-20-67. Construction started 2-14-68 82% completed 7-1-68
#3	<u>52</u> 78	Total	Park West Apts	(3751 Gordon Rd NW)	221 d(3) L.D.					72	83		Permit \$416,635 FHA Com. \$496,000	#3 Committed by FHA and 2% completed 7-1-68
UC-2#1	36		London Towne Houses	3242 Cushman Cir SW (Off Boulder Park Dr.)	221 d(3) Co-op	8	61	122	63	69	84	Jun 1968 to Jul '69	FHA Com. \$486,500 Permit \$216,000	Committed by FHA 8-14-67 (4phases) 20A. Sponsor-FCH, Inc. (Same people who developed Eastwych) 6 different monthly pmts. 1,2,3,4 brs., some with basements. Down payments \$135. 6 model units compl. (3-25-68). Work started on all 4 projects as of 7-1-68
#2	48		"	"	"			4BR. 9*				May 1967	FHA Com. \$661,000 Permit \$287,300	
#3	48		"	"	"							Mar. '68	FHA Com. \$745,700 Permit \$302,300	#1 - 61% complete 7-1-68 #2 - 20% " 7-1-68 #3 - 11% " " #4 - 9% " "
#4	<u>68</u> 200	Total	"	"	"								FHA Com. \$923,000 Permit \$405,100	*4 bedroom Towne Houses Builder - Diamond & Kaye

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	New	Exist				1	2	3	1	2	3				
UC-3	*13	Dec '67	Single Family	Various through- out City	Conv. & 221 d(2)							8 months after permit		*Permitted Single Family houses permitted prior to Dec. '67 (more than 8 months) are assumed to have been completed and included in Item C-2.	
	*22	Jan '68													
	*62	Feb '68													
	*18	Mar '68													
	*49	Apr '68													
	*33	May '68													
	*16	Jun '68													
<u>213</u>	Total														
UC-7(a)	2D		Small Apt. Bld. Duplexes and small Apt. developments NOTE: A-Apartments D-Duplexes	1803 White Oak Hollow NE	Conv.							Spring '68		Owner-Jefferson DeShaza D.L.	
	8D			1521, 27, 33, 39 Longston Ave. SW	Conv.								Spring '68		Owner-MINE Enterprise D.L.
	2D			1753 Boulevard Dr. SE	Conv.								Per. Jan 1968	Under \$12,000	Owner-Frieda Creed Builder-D.L.
	2D			494 Norfolk St. NW	Conv.								Per Aug. 1967.	\$14,900	Owner-Wm. Sims D.L.
	<u>14D</u>	Total													
UC-7(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	\$85,500	Owner-Roy-Jo-Co. Builder- Roy Jones	
	32A			2075 Spink St. NW	Conv.							May 1968 (Per Aug '67)	\$180,000	Owner-Dr. W. O. Stone Builder-Don Fraser	

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	New	Exist				1	2	3	1	2	3			
(Cont.) UC-7 (b)	6A			383 Holderness St., SW	Conv.							Mar 1968 PerAug.'67	\$24,000	Owner-Roy Jones D.L.
	4A			2085 Gordon Rd. NW	Conv.							PerAug'67	\$20,000	Owner-Dr. W. B. Shropshire Builder-John W. LeCraw, Jr.
	4A			1135 Sells Ave. SW	Conv.							PerSep'67	\$20,000	Owner-C.C. Thornton, D.L.
	29A			2175 LenoxRd.NE	Conv.							PerSep'67	\$203,000	Owner-Karl Dzewiowski & Rubin Pichucik
	30A			3545 RoswellRdNE	Conv.							PerOct'67	\$150,000	Owner-Elyse W. Pervis, D.L.
	18A			3151 SimpsonRdNW	Conv.							PerOct'67	\$60,000	Owner-John Atkinson, D.L.
	17A			1580 Dixie St.SE	Conv.							PerOct'67	\$68,000	Owner-Kenneth Johnson, D.L.
	7A			268 Eighth St.NE	Conv.							PerOct'67	\$32,000	Owner-J. Hugh Combs Builder-Bernard Kaplan
	4A			216 DoaneSt.SW	Conv.							PerNov'67	\$16,000	Owner-Rev. W. J. Wynn Builder-Same
	4A			431 Holderness St., SW	Conv.							PerJan'68	\$18,000	Owner-C.C. Thornton, D.L.
	9A			2929 Forrest Hills Ave., SW	Conv.							PerJun'68	\$15,000	Owner-Robert A. Young Builder-Bob Young Devl.Inc.
	4A			395 Holderness St., SW	Conv.							PerFeb'68	\$16,000	Owner-Albert Zeder, D.L.
	20A			2585 BeelerDr.SW	Conv.							PerMar'68	\$90,000	Owner-H.L. Alford&J.M. Sellers D.L.

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	New	Exist				1	2	3	1	2	3			
(Cont.) UC-7(b)	12A			530 Park Ave. SE	Conv.							PerJul'68	\$60,000	Owner-W.L. Williams, D.L.
	20A			38 Fairburn Rd. SW	Conv.							PerJul'68	\$100,000	Owner-Albert Zeber, D.L.
	4A 221A	Total		1150 Grenwich St. SW	Conv.							PerJul'68	\$20,000	Owner-J. T. Williams, D.L.
UC-8	62			140 Mt. Zion Rd., SE	Conv.							Spring'68	\$310,000	Owner-Day Realty Assn, Inc. D.L.
UC-9	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 11% completed 6-10-68
UC-10	134		Apts.	1101 Collier Rd. NW	Conv.							Sum.'68 PerMay'67	\$804,000	Owner-Edwin F. Edward, Jr. D.L.
UC-11	250		Apts.	1185 Collier Rd. NW	Conv.							PerJun'67	\$1,409,000	Owner-W. T. Towles et.al. Builder-W.T. Towles

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	New	Exist				1	2	3	1	2	3			
UC-12#1	150		Apts.	1991 DeloweDr.SW	Conv.							PerJul'67	\$750,000	Owner-Maples Co. D.L.
#2	54		"	"	"							PerMay'68	\$270,000	"
UC-13	58		Apts.	1910 Bixby St.SE	Conv.					10750 11900		PerAug'67	\$225,000	Owner-Thos. Reaves D.L. Being constructed for leasing as P.H.
UC-14	76		Apts.	1051 Beauregard Ave., SE	Conv.							PerAug'67	\$380,000	Owner-PolarRock Devel. Corp. Builder-Piedmont Engineer & Construction Co.
UC-15	76		Apts.	1935 Allison Ct SW	Conv.							PerAug'67	\$423,630	Owner-Crew, Pope & Carter Constr. Co., D.L.
UC-16	192		Apts.	914 Collier Rd. NW	Conv.							PerSep'67	\$1,050,000	Owner-Jade East Corp. D.L.
UC-17	139		Apts.	2722 GordonRd.NW	Conv.							PerSep'67	\$828,000	Owner-Peyton Place Apts. D.L.
UC-18	108		Apts.	2950 Springdale	Conv.							PerSep'67	\$800,000	Owner-CPR Engineers & Dev.Co. D.L.

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UC-19	80		Apts.	2390 Palmour Dr NE	Conv.							PerOct'67	\$440,000	Owner-Fagan, Burson & Dougal, D.L.
UC-20	92		Apts.	1090 Hollywood Rd., NW	Conv.							PerOct'67	\$393,000	Owner-Parzan & Assoc. D.L.
UC-21	48		Apts.	2113 DeFore Ferry Rd., NW	Conv.							PerOct'67	\$300,000	Owner-B.S. Ivey Builder-B.L.I. Construction Co.
UC-22#2	84		Wheat St. #2 Gardens	Butler St. U.R. Project 180 Jackson St. NW	221 d(3)	48		36	79		98	PerNov'67	FHA Com. \$916,600 Permit \$720,975	FHA Rent Supplement tentatively established @ \$960/yr. per unit. Reduced from 240 units. Had difficulty on tax structure. Legal-Lewis Cenker Builder-Ranger Const. Co. Finance-Life of Georgia. #2- 43% completed 7-1-68. #3- 38% completed 7-1-68.
#3	108		"	390 Irwin St. NW	108 U.- Rent Supl 221 d(3) 6% int.			108			145		FHA Com. \$1,350,100 Permit \$1,037,408	
	192	Total												
UC-23	45		Apts.	3379 Stone Rd. SW	Conv.							PerDec'67	\$225,000	Owner-Kimberly Corp. D.L.
UC-24	64		Apts.	1073 Hollywood Rd., NW	Conv.							PerDec'67	\$288,000	Owner-Melvin Warshaw, D.L.

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UC-25	400		Apts.	2901 Campbellton Rd., SW	Conv.							PerJan'68	\$2,000,000	Owner-Greenbriar Village Builder-D.L.
UC-26	92		Apts.	2400 Campbellton Rd., SW	Conv.							PerFeb'68	\$552,000	Owner-Kermit Warren, D.L.
UC-27	72		Apts.	50Mt.Zion Rd.SW	Conv.							PerMar'68	\$350,000	Owner-Dewoy Zelle et.al. D.L.
UC-28	202		Hollywood Rd. Project	1580 Hollywood Rd., NW	Turnkey	6	196					PerApr'68 Aug31,'69	Permit \$2,500,000 HUD Com. \$3,467,538	Owner-Claridge Towners Inc. Builder-The Whiting-Turner Const. Co. Contract signed 4-19-68. Broke ground May 9, 1968 (Reduced from original proposal of 250 units)
UC-29	208		Friendship Center (Friendship Baptist Church)	99 N.Side Dr.SW	221 d(3) Non-profit	34	95	30	\$750			PerApr'68	Permit \$1,564,000 FHA Com. \$2,250,000	Owner-The Celotex Corp. Builder-Rogers Const. Co. Sponsor-Friendship Bapt. Ch. Closed-Mar. 28 Work started 4-23-68 1% completed 7-1-68.

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UC-30	208		Allen Temple #3	3175 Gordon Rd. SW	221 d(3) Non-profit		✓	✓		8850	9950		Permit \$1,950,000 FHA Com. \$2,405,700	Owner-Allen Temple Dev. Inc. Builder-DeSoto Const. Co. Sponsor-Allen Temple Management-Williamson Co. Legal-McCredy Johnston 2% completed 7-1-68
UC-31	241		Apts.	479 East Paces Ferry Rd., NE	Sec. 202								Per Apr '68 \$2,200,000	Housing for Elderly Owner-Atlanta Area Presbyterian Home, Inc. Builder-Abco Builders Construction started 7-1-68. 10% complete
UC-32	54		Apts.	3136 Gordon RD SW	Conv.								\$270,000	Owner-D.L. Knox & Assoc.
UC-33	100		Gun Club Apts.	1033 Hollywood Rd. Between Hollywood Rd. & Gun Club Road	NW 221 d(3)								Permit \$805,000	Owner-Hollywood West Co. Builder-Gartrell Const. Co. 20A. Res. (Low Rent) 7 1/2 A. Com. Proposed FHA financing Promoter-Joe Anderson, Roy D. Warren. Re-zoning approved 1-3-68 (Tied in with Item B-2). Preliminary application presented to FHA for consider- ation (11-21-67). Additional 104 expected later. Const. started 7-1-68.

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UC-34	32		Town Houses	390 West LakeDr NW	Conv.								Permit \$242,452	Owner-H. J. Russell Builder-H.J. Russell
UC-35	128		Apts.	200 PeytonPl.SW	Conv.								Permit \$576,000	Owner-Mendel Romm, Jr. Builder-Same
UC-36	48		Apts.	330 BrownleeRd. SW	Conv.								Permit \$400,000	Owner-C.C. Thornton Builder-Day Labor
UC-37	32		Apts.	1930 Honeysuckle Lane, SW	Conv.								Permit \$300,000	Owner-Fred Schwacmmle Builder-Day Labor
UC-38	350		Public Housing	ThomasvilleU.R. Project	P.H.	40	120	80				Jan 18'70	Av. 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.

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UC-39	500			Both sides Bankhead Hwy. Near River at Maynard Rd.	Turnkey								HUD Com. \$9,998,868 Developers cost to HA \$9,356,094 Incl. land Permit \$5,000,000	35A. South of Bankhead 10.5A. N. of Bankhead; zoned M-1&M-2. Developer-Jack Jones, H.L. Coble Const. Co., Greenboro, N.C. Rezoning approved 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.
			#1	132 units scheduled for completion					Nov. 25, 1968					
			#2	108 units scheduled for completion					May 25, 1969					
			#3	148 units scheduled for completion					Oct. 25, 1969					
			#4	112 units scheduled for completion					Apr. 12, 1970					
IP-1	259		Rockdale Sec.1	Rockdale U.R. Project	221 d(3)								FHA Com. \$3,959,000	Bid on land awarded May 15, to David L. Rosen Const. to start in 10da. from closing; const. phase planned for 4 yr. A portion of this site(150units) is to be devel. in collaboration with the Union Bapt. Ch. and FCH. Allocation of 221d(3) funds for 400 units approved. 10-25-67 FHA Feasibility letter issued 12-5-67 (400/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. Condt. Com. processing.
	105		" Sec.2	"	221 d(3)								FHA Com. \$1,151,100	
	100		Rockdale Town Houses #3	"	221 d(3) co-op								FHA Com. \$98,472	
	564		Total Committed by FHA											
	836		Additional Planned											
	1,400		Total											
				Original contract provided for closing with H.A. by June 15, and starting construction within 90 days thereafter. Development plan submitted to FHA not consistent with competitive proposal to H.A. on which contract was awarded. Developer held conference with H.A. and FHA June 11. RESULT: H.A. amended contract to permit 90 days delay in closing and 10 days delay thereafter to start construction. Plans being revised.										
													\$701,000 price for res. land.	

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IP-2 #1	180		Etheridge Pk. Apts.	Off Etheridge Dr. NW	.221 d(3)	38	244		65	75			\$1,000,000	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.
#2	162		Additional requested.	FHA originally reluctant to approve because of rough terrain and proximity to Rockdale. Has subsequently expressed willingness to reconsider.										
IP-3	220			Gilbert Rd. & Flynn Rd. SE	Turnkey								Spring '69	20A. site zoned for apts. considered favorably by H.A. Promoter-Bill Woodward of Adams-Cates, Builder-Whiting-Turner. To be developed at density of 11u. perA. Approved by HUD 5-5-68. Ltr. of Intent issued by HA. Revised priced approved by HAA 7-5-68. Revised ACC submitted to HAA 7-12-68. Forwarded to HUD, Wash. 7-26-68. Sales contract expected momentarily. Expect to break ground in August.

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	New	Exist				1	2	3	1	2	3				
IP-10	48			N. side of Gordon Rd., SW, W. of Adamsville Dr.	Conv.										3 1/2 A. Site. Sponsor-C.C. Thonton. Favorable rec. by Plan. Bd. Oct 11 to Zon. Com. Nov. 16 Approved. No further information.
IP-11	450		Browntown Rd. Site	N. of Brownville Rd. Between 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. re-considered & deferred to 7-1-68

Letter written 5-14-68 by Dan Sweat to Robert Dobos, 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. Scheduled for informal discussion with Zon. Com. Aug. 22 '68.

HOUSING RESOURCES COMMITTEE

DATE Aug. 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			
IP-12	216		Butler St. YMCA Project	W. of Hollywood Rd. NW, N. of Magnolia Cemetery	221 d(3) Nonprofit	72	72	72					FHA \$2,845,000	50A. tract purchased by Laridon's Foundation. 15A. Site planned for Apts. S Sponsor-Butler St. YMCA Owner-J.A., S.H. & W.P. Hudson 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; reaction very favorable.
	46		Town Houses											
IP-13	160		Z-68-33-S	West side of Jonesboro Rd., SE S. of McWilliams St.	Turnkey									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 '68. Plan. Bd. made favorable recommendation 3-13 to Zon. Com. Approved by Zon. Com. 5-9, for 160 units.
														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.

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	New	Exist				1	2	3	1	2	3			
IP-17	450			Fed. Honor Farm #1 McDonough Blvd., SE	P.H. Turnkey								1970	Part of Community Unit Plan on 95A. tract. Announcement of Fed. participation and allocation of 450 P.H. units made Dec. 12.
	<u>150</u> 600	Total			221 d(3)									Bd. Ald. agreed to accept and develop as expansion of T'ville U.R. Project (5-6-68) H.A. called for proposals 6-10-68; due in H.A. 9-5-68; to include not less than 300 units for lowest income families.
IP-18	32		Westlake Manor	Westlake Ave. NW	221 d(3) L.D.			32			102		FHA \$467,500	FHA feasibility letter issued 1-4-68. FHA Committed(3-25-68)

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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)									Proposed on 99A. for Com. Unit. Devel. zoned R-4; 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 JC's. Developer-Paul Andrews, South-eastern 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).
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.

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	New	Exist				1	2	3	1	2	3			
IP-21	8			W. side Harwell approx. 900' N. of Gordon Rd.	Conv.									Owners-Carl, Goldstein & Stone 1/2 A. rezoned from R-5 to A-1. Approved by Zon. Com. 6-2-68.
IP-22	124			W. side of Harwell Rd., SW, 150' N. of Gordon Rd., LL 237, 14th Dist.	Conv.									SU Permit in C-1. Appl.-Carl, Goldstein & Stone. Approved by Zon. Com. 6-2-68.
IP-23	8			Rear of property on Gordon Rd., LL 14, 14th Dist. F. Co.	Conv.									Owner-Red Heart Oil Co. Rezoned from C-1 to A-1. Approved by Zon. Com. 6-20-68. Appl.-Tom Musgrove.
IP-24	163		Flipper Temple Homes	Arno Court N. of Magnolia Cemetery	221 d(3)							FHA \$1,712,000		FHA feasibility letter issued Sponsor restudying proposal Promoter & Arch.-I. Saporta.
IP-25	175		Prison Cr. & Leila Lane.	LL5, 14th Dist. F. Co.	Turnkey									Architect proceeding with const. drawings. Appraisals being obtained by HAA. Preliminary plans approved 8-2-68.

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	New	Exist				1	2	3	1	2	3				
IP-26	300			Hartrampf prop. LL204, 14th Dis. F. Co.	221 d(3)										A portion of original tract (70 acres) under option to Bill Moore for development. Having trouble getting construction loan. Negotiating with IDS for long term mtg; this is apparently progressing satisfactorily.
	569				Co-op										
IP-27	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.
BC-1	26	Single Family		Thomasville U.R. Project	lots uncommitted for disposal. 221 d (2)										Originally 157 unsold lots. 53 lots sold to Natl. Homes Const. Corp. 20 lots committed to another builder. 19 lots committed to Natl. Homes Corp. 39 lots sold to Natl. Homes Corp. and Cousins.
BC-2	150			E. of Gun Club Rd., S. of Alvin Dr., NW Similar situation to UC-33											Approx. 12A. (Tied in with Item UC-33). Rezoned from R-5 to A-1. Approved 3-20-67. Promoter-Joe Anderson of Roy D. Warren Co.

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	New	Exist				1	2	3	1	2	3				
BC-3		50		S. side of Westview Ave, SW in West End U.R. Project	-221 d(3) Lim.Div.										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 Pla. 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.
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		Apartment use for the major portion of this site appears more practical than single family, for which area is now zoned.	Harwell Rd. at Oakcliff, NW	221 d(3)										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 Adamsville plan. Denied by Plan. Bd. 8-1. Deferred by Zon. Com. 10-16. Variance granted by Bd.Ald. Denied by Zon. Com. Included in Package Zoning proposal. Reported favorably by Plan. Dept.
BC-3	35 30 140		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.	Railroad Ave.NE	221 (h) 221 d(2) Turnkey										Approx. 6.5A.(incl.school site for about 2.5A) Promoter-Noyes Collinson, American Friends Service Committee. Architect-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.

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	New	Exist				1	2	3	1	2	3			
BC-10	250			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 Aid. 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-owners-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			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	600			E. of Kimberly Rd. in Fulton Co. (LL 29FF)	Turnkey									Owner-Atty. Fine & others propose to annex to City. Petition submitted. Public Hearing held July 31; approved. Annexation scheduled for Jan. '69.
BC-14	152			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 & F. Franklin Lee. Jack Hurt (521-3171) of Southern Acceptance Corp. interested in this project.
BC-15	700		Franklin Lee & Leonard Hall property	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-Nicholos Berryman, Adams-Cates Co. Proposing Apts, Duplexes, and Single Family <u>without</u> change in zoning. Promoters seeking political acceptance; prospect are discouraging. Strong political opposition.

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	New	Exist				1	2	3	1	2	3			
DNM-0	11,022		(Proposed projects;	locations, number of units each and reasons for not materializing shown in previous reports)										
DNM-1	200			16.3A.off DeKalb Ave.NE bet. DeKalb and McLendon at Hampton Terr. and Southerland Dr.	Turnkey(3)				105	120	140			Property owned by Catholic Archdiocese of Atl. Wm. Litchfield-Adams-Cates was sponsoring development by builder-from Knoxville(Vector Co.) Zoned R-5 and R-4. Denied by Zon. Com Aug.8.
DNM-2	360		Rev. R.F. Jackson Property	W. side Wilson Mill Rd.SW opp. Park.	221 d(3) &(2) (Com.Unit Plan)									Approx. 30A tract zoned R-5. Denied by Zon. Com. 6-20 on basis that nearest sewer is on Line Dr. and cannot serve the project.
DNM-3	757			Plainville Dr., SW, LL26, 14th Dist. F. Co.	221 d(3)									75A. tract owned by Kingsboro Mtg. Corp. Rezoning petition by Sanders, Hester, Holley Ashmore & Boozer. Denied by Zon. Com. 6-20-68.