

## HOUSING RESOURCES COMMITTEE

August 15, 1968

Total Dwelling Units Permitted in Atlanta:  
 1963 - 9,129 1966 - 2,382  
 1964 - 3,829 1967 - 4,630  
 1965 - 2,656 1968 - 2,962 (thru July)

## SUMMARY

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

Dwelling Units Demolished under Housing Code  
 Nov. & Dec. 1968 - 144  
 During 1967 - 1,272  
 During 1968 (thru July) - 354  
 1,770

5 yr. Program, 1967-71

Goals:  
 % established for first 2 yrs. 100% (57%) (13%) (30%) (0%)  
 (Same % used for 5 yr. period) 16,800 (9,576) (2,184) (5,040) (0)

Status	*No. Units		P.H. & TK.		FHA 221		Pvt. Devel. (Conv.)		Elderly & N.H.	
	Aug 15	May 15	Aug 15	May 15	Aug 15	May 15	Aug 15	May 15	Aug 15	May 15
Completed (New Const.)	3,002	2,031	(310)	(82)	(700)	(510)	(1760)	(1439)	(232)	-----
Under Construction	5,831	5,108	(1532)	(910)	(1174)	(1188)	(3125)	(3010)	-----	-----
In Planning (Incl. Doubtful) (Firm 6301 & In Difficulty 1411)	7,712	7,151	(2608)	(2914)	(4234)	(3651)	(424)	(140)	(446)	(446)
Total Possible (Not Probable)	16,545	14,290	** (4450)	** (3906)	(6108)	(5349)	(5309)	(4589)	(678)	(446)
Total In Sight	15,134		(1026)	(658)						
Plus Leasing Program			(5476)	(4564)						
Increase or Deficit (More Likely)	-255 (-1,666)	-2,510	(-4100)	(-5670)	(+3824)	(+3165)	(+269)	(-451)	(+678)	(-446)
Being Considered (all categories)	5,205	2,594								

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.; 600 of these are now occupied or available for occupancy as Public Housing.

Also 16,177 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 12,132 sub-standard units have been brought into compliance through actual rehabilitation. 266 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 Cost 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)

(402) Fall '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

(16) 5 Bedroom schedule. Estimated completion by Dec. 31, '68; 48% completed 5-15-68.

(350) Units planned for Thomasville U.R. Project

(40) 1 Bedroom (16 Elderly) Bids opened May 15, 1968. Contract signed July 1, 1968. Ground

(120) 2 Bedroom broken July 17, 1968. Will try to have part delivered before final

(80) 3 Bedroom Scheduled 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.

300 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); 600 of these occupied or available for occupancy by Public Housing tenants.

14,514 . . . . . Total Public Housing Potential

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



## NOTES

- A. 12,339 units proposed did not materialize, of which 11,022 were shown in the previous report of May 15, 1968 and 1,317 additional units are listed in this report, as Lost. (The majority of these losses were due to disapprovals of sites and proposed rezoning.)
- B. Proposed locations for low-cost housing are coordinated through the Planning Dept., for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Department for adequacy of school facilities.
- C. An engineering firm from Savannah, McNamara & Associates, Consulting Engineers, has made presentations in Atlanta of a "patent applied for" low-cost housing method of construction with flexible design, which is claimed can be constructed quickly on site, employing mostly untrained labor and at a savings of 10%-15% under conventional construction. This firm established connections with a reputable construction firm in Atlanta and a local architect. This team is anxious to acquire a 10 acre tract in the Model Cities area to construct an experimental Housing project.
- D. 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 Company for financing low-cost homes at favorable rates. Interest is increasing in development of this type housing.
- E. 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, with or without Federal assistance.
- F. 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 close, 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.
- G. Richard L. Fullerton Associates proposed a fibre glass "manufactured" patented process, 3 bedroom and bath house (900 sq. ft. & car port) with w-to-w carpeting and air conditioning, which he claims can sell for \$9,000-\$9,500, including land estimated to cost \$1,500.
- H. Prefab distributors and <sup>very few</sup> conventional builders have interesting potential houses to offer but, because of fear of local Codes difficulties, are producing ~~single-family~~ houses in Atlanta to sell in the \$10,000-\$12,500 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).
- I. The non-profit Housing Development Corp. of Metropolitan Atlanta is now in business. CACUR recently formed a non-profit corporation to rehabilitate existing units under 221 (h). Morris Brown College is another such sponsor. North West Community Forum has also filed applications for 4 projects under 221 (h).
- J. Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430.)