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824 HURT BUILDING  
ATLANTA, GEORGIA 30303  
JACKSON 3-6074

November 14, 1969

RE: PARCEL 4  
MODEL CITIES URBAN  
REDEVELOPMENT AREA  
PROJECT GEORGIA A-2-3

Gentlemen:

We are offering for sale and development a 5.43 acre tract approximately three-quarters of a mile southeast from the stadium. A dimensional drawing and location map of the property is attached.

The development must consist of not less than forty and not more than fifty townhouse dwelling units for low and moderate income families and must be built under the Community Unit Plan. The development must conform to the requirements of the Model Cities Urban Redevelopment Plan which has been adopted by the Authority and the City of Atlanta.

The minimum price will be established by the Federal Housing Administration and competition will be on the basis of architectural design, quality of proposed construction, and the financial responsibility and demonstrated capability of the Redeveloper.

The Redeveloper must:

- (a) be a non-profit organization or a profit motivated developer who agrees in his proposal to sell the development under a turn-key arrangement to a sponsor who is a non-profit organization;

- (b) reside or be located in the Model Cities Area and be engaged in business or non-profit endeavors in the Model Cities Area;
- (c) demonstrate a substantial and meaningful degree of community involvement in the Model Cities Area; and
- (d) demonstrate a capability for and an intention of providing maximum employment opportunities for Model Cities' residents in the redevelopment of this parcel.

The Atlanta Housing Authority will complete the following site improvements at no cost to the developer:

1. The construction of Primrose Street through the Project Site from Tuskegee Avenue to Atlanta Avenue. Primrose Street will have a 50' right-of-way and will be constructed in accordance with standard City of Atlanta specifications.
2. The installation of necessary utility lines (sewer and water) as are needed to serve the proposed development. These utility lines will be installed in conjunction with the construction of Primrose Street. In the case of sewer lines, necessary laterals will be stubbed out at the property lines.
3. The installation of necessary storm drainages to alleviate any flooding that takes place in the lower part of the site.
4. Rough grading will be done in accordance with an approved site plan. The rough grading is not to be construed to mean finished elevations but to mean general conformance to the proposed development.

The proposals must be submitted in triplicate on our forms in sealed envelopes and opened at a public meeting in our office at 10:00 o'clock A. M. on January 7, 1970.

1. The Redeveloper shall submit not more than four panels, maximum size 2' x 3', restricted to black and white drawings, including:
  - (a) Site Plan, at 1" - 40'0" scale showing proposed development of entire site.
  - (b) Floor Plan(s), at 1/8" - 1'0" scale showing each type of unit.
  - (c) Elevations, at 1/8" - 1'0" scale showing typical elevations.
  - (d) Perspective(s), optional

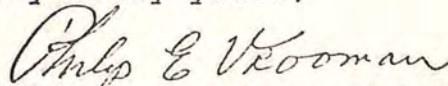
2. Narrative Description of Proposed Development.

The narrative shall present full information about the Proposal including estimated construction cost, construction material, proposed landscaping, proposed rent ranges and management program, and special facilities to be provided. The narrative shall include the proposed method of financing the development and an indication of the ability of the participants or sponsors to obtain construction and permanent financing based on the Proposal submitted. Also included with the narrative should be the names of the architect and professional collaborators for the development.

A proposal deposit or bond of \$1,000 is required with the Proposal. Earnest Money of \$3,000 is to be paid at the time of signing the contract (the proposal deposit may be credited against this amount) and the balance at the time of closing, which must be not later than ninety (90) days after the signing of the contract. Construction must start not later than thirty (30) days after the closing of the transaction.

If you need additional information, or desire the proposal forms, please advise us.

Very truly yours,



Philip E. Vrooman, Chief  
Real Estate Disposition Branch

PEV:hcn  
Enclosure