

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522- 4463

June 19, 1968

From Malcolm D. Jones,  
Housing Coordinator

To: Dan Sweat      Re: Attached Correspondence

Due to the fact that several of the West End Ministers, citizen organizations and SWAP all contended they were not opposed to Public Housing, but to such a large number of low-income families concentrated in one area, Cecil Alexander suggested to Ham Douglas (attorney for the ill fated Sewell Rd. Project, which then consisted of about 85 acres proposed for 650 apartment units under Turnkey) that he believed it was worthwhile trying again for a housing development of mixed type structures and for mixed economic status. (See Item DNM-1 in HRC status report of HRC Low-income Housing Status Report of January 15, 1968). This appears to be the outgrowth of that suggestion.

Frankly, I do not believe another project, all under Turnkey, would be any more successful in this location than the first one, as it would of necessity be occupied by people all of whom would be in the low-income group. A mixed program development on this location would have a much better chance of success.

Although single family houses can legally be developed under Turnkey, the 18,000 sq. ft. lots proposed for this purpose is simple not practical. The majority of the area is now zoned R-5, minimum requirement for which is

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lots consisting of 7,500 sq. ft. For Turnkey development the minimum lot size for single-family houses could appropriately be reduced to 5,000 sq. ft., instead of being increased to 18,000 sq. ft.

If single-family houses should be developed, appropriate for a 18,000 sq. ft. lot, they would not qualify for Public Housing and would not be successful in the sub-division with Turnkey apartments and duplexes, whereas less pretentious houses and lot size might be.

In summary, I feel that there is justification for reconsideration of this site for a multi-program housing development, but not as a 100% Turnkey project.

*Malcolm D. Jones*

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Encl: Letter and Memorandum  
dated June 18, 1968