

June 28, 1967

SUMMARY

<u>Category</u>	<u>No. Units</u>	<u>Estimate Available</u>				
		<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
Firm	5,244	(2084)	(2712)	(448)	-	-
Probable	2,965	(53)	(637)	(815)	(760)	(700)
*Total In Sight	<u>8,209</u>	<u>(2137)</u>	<u>(3349)</u>	<u>(1263)</u>	<u>(760)</u>	<u>(700)</u>
Being Considered	8,003					
Doubtful	2,830					
	<u>19,042</u>					
Lost	3,152					
Total Proposed	<u>22,194</u>					

of which 8,183 units, considered appropriate, are currently in serious difficulty, due primarily to objections from various sources as to locations (6,713 units in the Being Considered Category and 1,470 units in the Doubtful Category. See separate list of "Problem Areas").

In addition, 3427 units have been rehabilitated through the Housing Code Division, 143 units by the H.A. in the West End U. R. Project and 30 units voluntarily by private enterprise.

*Includes 1140 units of P.H. + 1125 units under Turnkey for P.H. + 162 units leased for P.H.

Respectfully Submitted,

Malcolm D. Jones

Malcolm D. Jones
Supervisor of Inspection Services

Enclosures: 1. Notes on Related Matters
2. Summary of Public Housing in Atlanta

June 28, 1967

NOTES ON RELATED MATTERS

- A. Since compiling the previous report (April 20, 1967), 23 additional proposals have been made. Total is now 95. However, 13 of these proposals constituting 3152 units, which were originally expected to be approved, have been rejected and are now considered as "Lost". In addition, 18 proposals constituting 8,183 units are in serious difficulty due primarily to objections from various sources as to locations.
- B. The Foundation for Cooperative Housing, which developed Eastwyck Village and Cambridge Square (both in DeKalb County), now has a full time representative in Atlanta and is seeking clients. They are sponsoring the 200 unit London Towne Houses development in Atlanta (Item F-5).
- C. Saul Gray is a partner in a Corporation which owns 280 new units off Bankhead at Elbridge St., which he wants to sell, + a potential development on the site for 512 additional units. Area is already zoned A-1.
- D. Proposed locations for low cost housing are being coordinated with the Planning Dept., when initially submitted, for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Dept. for adequacy of school facilities.
- E. Rehabilitation by Housing Code Division of Building Department on Boulevard in Bedford-Pine U. R. Project (approximately 700 units involved) commenced February 1. The U. R. project is still in survey and planning stage. A list is available in Housing Resources Committee office of 103 units on Boulevard which the owners stated they wish to sell, rather than rehabilitate. This list has been made available to the H.A. and to a National concern interested in developing a Rehabilitation Demonstration project in that area.
- F. In view of difficulties encountered in zoning and getting 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 program on small scattered sites. Thus far, 445 single family houses (Item F-14) and 822 units in duplexes and small apartment developments under conventional financing are already in this category.
- G. No proposal has yet been made for construction of units (even efficiency or 1 bedroom) to rent for as low as \$50.00 per month. The City's greatest need is in the \$30.00 - \$50.00 per month rental range.
- H. Charles A. Mueller Companies of Jonesboro is promoting the Sweat Equity Program (FHA insured mortgage) whereby the purchaser earns the bulk of his down payment through cleaning, painting and landscaping. National Homes Corp. of Lafayette, Inc. placed on the market Feb. 1, 1967, a 600 S.F. (O.S. dimensions) 3 bedroom, prefabricated, preassembled panel, single family house plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp, to sell under FHA 221 (d) (2). Price includes plumbing, electrical, heating unit, stove & refrigerator. House can be completely assembled in 85 man hours; 53 of those were permitted in June for erection in the Thomasville Urban Renewal Area. Adrian Homes Corp. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possibly tapping fees.
- I. See Summary (p. 26) for overall status of the program and Summary of Public Housing (p. 28) for the overall Public Housing contribution to the program.
- J. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).

Encl. #1

June 28, 1967

SUMMARY OF PUBLIC HOUSING IN ATLANTA

8874

Units in operation - filled.

1140

Units in Development stage, as follows:

(650)

Units off McDaniel St., in Rawson-Washington U. R. Project (scheduled for completion by June 30, '68)
 (248) by Oct. '67
 (402) by March '68

(350)

Units in Thomasville U.R. Project

(40) 1 Bedroom (16 for elderly) In hands of architect. To advertise in Fall. 2-3 months
 (120) 2 Bedroom additional before construction can start. 12 months, at least,
 (80) 3 Bedroom additional for construction.
 (80) 4 Bedroom Will try to have part delivered before final.
 (30) 5 Bedroom

(140)

Units, Perry Homes Extension - South of Procter Creek.

(78) 3 Bedroom
 (46) 4 Bedroom Bids opened March 7, 1967. Permit issued May '67.
 (16) 5 Bedroom Estimate 18 months to construct.

1200

Units previously allocated - Proposed Turnkey; 1125 tentatively pledged on sites approved by HUD (Boggs 6-21)

300

Units allocated for lease (Is only possibility for additional Public Housing units in
 occupancy summer, 1967; can only be turned over for Public Housing occupancy as become vacant).

Units under lease 162

(65 units, Murphy Apts.; 48 units, Tennessean Commons; 31 units, Sims Maddox's Apts. at Capitol
 and Vinara, require rehabilitation.); 18 units on Dargan Place.

2640*

Total additional planned, as indicated above.

3000*

New Allocation - Proposed Turnkey. Approved by Bd. of Aldermen, Dec. 20, 1966. Reservation by HUD
 announced Feb. 24.

500*

Additional allocation recently requested for leasing program.

*Total additional units projected (6140)

15,014

Total Potential

Encl. #2