

SUMMARY

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

2 yr. Program, 1967-8

1967-8 Goal (5 yr. Goal 16,800)	9,800		59% (5586)		13% (1274)		30% (2940)		(0)		
	<u>No. Units</u>		<u>P.H. & TK.</u>		<u>FHA 221</u>		<u>Pvt. Devlp.(Conv.)</u>		<u>Elderly & N.H.</u>		
<u>Status</u>	<u>Jan 15</u>	<u>Nov 15</u>	<u>Jan 15</u>	<u>Nov 15</u>	<u>Jan 15</u>	<u>Nov 15</u>	<u>Jan 15</u>	<u>Nov 15</u>	<u>Jan 15</u>	<u>Nov 15</u>	
Completed (new const.)	1312	1,266	---	---	(400)	(373)	(912)	(893)	---	---	
Under Construction	*3701	*3,544	(790)	(790)	(565)	(419)	(2346)	(2335)	---	---	
In Planning	<u>6582</u>	<u>6,614</u>	<u>(2220)</u>	<u>(2460)</u>	<u>(3868)</u>	<u>(3810)</u>	<u>(48)</u>	<u>(48)</u>	<u>(446)</u>	<u>(296)</u>	
Total In Sight	**11,595	**11,424	**(3010)	**(3250)	(4833)	(4602)	(3306)	(3276)	(446)	(296)	
Increase-Deficit	+1,795	+1624	-2576	-2336	+3559	+3328	+366	+336	+446	+296	
Being Considered (all categories)	4,481	4,950	Of which (1,695) are doubtful.								
Did Not Materialize	See Note A.										

*Most of these, should be available by end of 1968.

**Includes 1,140 units of P.H. being developed by the Housing Authority + 1,420 units on 4 sites In Planning under Turnkey for P.H.; also Browntown Rd. and Butler St. YMCA sites. In addition, 281 units have been leased for P.H. and leasing of 19 additional units for P.H. is being negotiated.

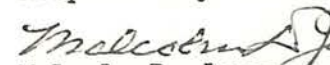
In addition 10,157 units have been rehabilitated through the Housing Code Division, 247 units by the H.A. in the West End U.R. Project and 30 units voluntarily by private enterprise. FHA has received applications for rehabilitation of 167 housing units.

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 units	"	"	"	"	\$15,000,	"	"	"

- Encls: 1. Summary of Public Housing in Atlanta
2. Notes
3. Inventory of Projects and Living Units (Private & Public) (with office copies only)

Respectfully Submitted,


 Malcolm D. Jones
 Housing Coordinator

HOUSING RESOURCES COMMITTEE

January 15, 1968

SUMMARY OF PUBLIC HOUSING IN ATLANTA

8874 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) Early '68
 (402) Late Summer '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.
 (16) 5 Bedroom Const. on schedule for completion by Nov. '68.

(350) Units planned for Thomasville U. R. Project
 (40) 1 Bedroom (16 for elderly) In hands of architect. 2-~~1~~¹/₂-3 months additional
 (120) 2 Bedroom before construction can start. 12 months, at
 (80) 3 Bedroom least, additional for construction. Will try to
 (80) 4 Bedroom have part delivered before final. Call for bids -
 (30) 5 Bedroom probably Feb. '68.

4200 Units reserved
 (1420) (Allocations made by HUD to date; Hollywood Rd., 250; Gilbert Rd., 220; Honor Farm #1, 450; and Bankhead Hwy., 500)
 (500) (500 units of this reservation are approved for allocation to the leasing program, to be replaced later)

300 Units allocated for leasing program; can only be turned over for Public Housing occupancy as become vacant.

(281) Units under lease
 (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; 119 units, Amanda Gardens, being renovated)

(19) Negotiations under way for leasing 19 additional units.

5640

14,514

Total Potential

NOTES

- A. 8,266 units proposed did not materialize, of which 7,166 were shown in the previous report of Nov. 15, '67 and 1,100 additional units are listed in current 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 being coordinated with the Planning Dept., for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Dept. for adequacy of school facilities.
- C. A team from Savannah composed of Mr. Leon J. Meyer, Architect, A.I.A. and Mr. John O. McNamara, Jr., Consulting Engineer, has recently made a presentation in Atlanta of a "patent applied for" low-cost housing method of construction with flexible design, which they claim can be constructed quickly on site, employing mostly untrained labor and at a savings of 10%-15% under conventional construction. This team is scheduled to make another presentation to the Construction and Design Panel, Housing Resources Committee, for evaluation of the merits of the proposal.
- D. The Travelers Insurance Company has agreed to finance 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.
- 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 requirements on small scattered sites. Thus far, 597 single family sales houses and 2,854 rental units in duplexes and relatively small apartment developments, in this category and mostly under conventional financing, have been and are being developed.
- F. No proposal had yet been made for construction of units (even efficiency or 1 bedroom) to rent or sell for as low as \$50.00 per month, although the London Towne Houses, a 221 d (3) co-op development now under construction, is pushing this close with its one bedroom unit selling for \$59.00 per month. The City's greatest need is in the \$30.00 - \$50.00 per month rental-purchase range.
- G. Attorney Blackwell in Decatur has proposed a concrete 3 bedroom, 1 bath, 1,000 sq. ft. house which he claims can sell for \$6,000, plus land costs, incl. heating and air conditioning equipment.
- H. National Homes Corp. of Lafayette, Ind. placed on the market Feb. 1, 1967, a 800 - 900 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 units, stove & refrigerator. House can be completely assembled in 85 man hours; 72 of these (with conventional plumbing) are being erected (pre-sold) in the Thomasville Urban Renewal Area. Approx. 800 sq. ft. house is priced at \$11,200; 900 sq. ft. house is priced at \$11,600. Adrian Homes Corp. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possible tapping fees. Other prefab distributors and conventional builders have interesting potential houses to offer but are not producing single family houses in Atlanta to sell in the \$10,000-\$12,500 range for which there is a strong demand and market in Atlanta. Perhaps the greatest difficulty is availability of suitably priced land within the City Limits. Economics for this price range sales housing require land which will not cost the developer more than \$1500.00 per unit.
- I. Saul Gray is one of five partners 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 several hundred additional units. Area is already zoned A-1.
- J. Ralph L. Dickey of Atlanta has proposed a non-profit revolving fund enterprise to acquire substandard housing, renovate it and resell, primarily through private enterprise. 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).
- K. Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430.)