

Preliminary Analysis
(Of Map Showing Vacant Land Zoned for Apartments)

It should be noted that vacant land is not indicated in the Boulder Park Plan area, annexed Jan. 1, 1967. There is a great deal of vacant land in this area.

Total land shown on map as vacant and zoned for apartments.	482 acres
(Of this amount, that already committed to low income housing.)	125 acres)
(In addition, that already turned down or rejected.)	122 acres)
(Planned for other use.)	<u>31</u> acres)
Total shown not available.278 acres
Balance which appears to be available.	*204 acres

However, it is very likely, when checked out in the field, that a considerable portion of this amount will be found to be not available or unsuitable (such as the 10 acre tract in L.L. 268, 17th District Fulton County which cannot be used, although zoned, because of the need for a bridge across Sandy Creek to provide access.

Total acreage actually required for program (average density, 10 U/A).1680 acres
Already committed.	<u>.125</u> acres
Additional needed.1565 acres
Balance which appears to be available (from map) *204 acres. Only 1/3, however, is likely to	<u>.68</u> acres

be actually available to the program.

Additional minimum needed for actual construction of units (if re-zoned when requested and upon recommendation of Housing Resources Committee) .1497 acres

If re-zoned in advance of specific applications, three times this amount will be required, or .4491 acres

There is no land in the large Boulder Park Plan area (1747 acres) shown zoned for apartments.

Only one tract (approx. 4 A) in Dekalb County portion of Atlanta is shown as vacant and zoned for apartments.

Only two tracts (approx. 11 A) in 14th District Formerly Fayette (where there is great deal of vacant land) is shown as vacant and zoned for apartments.

The inequitable distribution and inadequate amount of vacant land zoned for apartments, as compared with other uses, is strikingly obvious.

Encl: Tabulation

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

July 6, 1967

The Executive Group of the Housing Resources Committee of the City of Atlanta, Georgia this date unanimously adopted a motion that the Committee prepare a memorial for use by Mayor Ivan Allen Jr. in connection with his scheduled testimony, Thursday, July 13, before the Senate Appropriations Committee, pointing out the need for, and this Committee's support of, reinstatement of the Rent Supplement program.

Atlanta is now promoting an accelerated five-year program for construction of 16,800 low-cost housing units by the end of 1971, in order to provide decent, safe and sanitary housing for all of its citizens. Of this amount, 9,800 units are needed during 1967 and 1968.

The City has planned strongly on the Rent Supplement program to supplement Public Housing for families in the lowest income brackets. Without it our Public Housing requirements will have to be substantially increased.

The Rent Supplement program stimulates Private Enterprise in producing the needed housing units, provides a wider field in both design and location, as well as a broader economic mix, than conventional Public Housing developments. At the same time it keeps the property on the tax digest at full tax value.

Although several Rent Supplement projects were in planning in Atlanta at the time the funds were recently cut off by Congress, only two projects had actually received final approval; one of 108 units for Wheat St. Gardens and one of 150 units for the Catholic Archdiocese of Atlanta.

This Committee sincerely hopes and strongly urges that the Senate Appropriations Committee will see its way clear to reinstate the Rent Supplement program which is so essential in meeting the needs of the lowest-income families in Atlanta, as well as in most of the larger cities throughout this nation.

Respectfully submitted,

Cecil A. Alexander, Chairman
Housing Resources Committee

File

HOUSING RESOURCES COMMITTEE

July 5, 1967

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Encl: Tabulation

HOUSING RESOURCES COMMITTEE

Tabulation - Vacant Land Zoned Apartments
(From Map)

Land Lot	Acres (Approx.)	Status	Program	Control	Remarks
14 th District		Fulton County			
34	20	Committed	Turnkey	Whiting-Turner	
34	20	Committed	221 (d) (3)	Cunningham	
8	30	Committed	Public Housing	Housing Authority	
53	8	Committed	221 (d) (3)	Bid to be awarded	
116	8	Committed - College Plaza	221 (d) (3)		
84	13	Committed	221 (d) (3)	Celotex	
5	14	Rejected by FHA		Harvey Reeves	
143	4 8	Rejected by HUD			
89	6	Vocational School		School Board	
109	15	Morehouse College			
15	3				
14	3				
14	2				
12	8				
41	20				

HOUSING RESOURCES COMMITTEE

Tabulation - Vacant Land Zoned Apartments
(From Map)

Land Lot	Acres (Approx.)	Status	Program	Control	Remarks
117	3				
118	4				
186	20				
167	20				
212	10				
179	2				
180	4				
251	8				
Sub-total	253				
17th District Fulton County					
251	20	Committed	Turnkey	Whiting-Turner	
248	20	Rejected by HA	Turnkey		
247	12	Rejected by FHA	221 (d) (3)		
250	18	Unable to get FHA approval	221 (d) (3)		
251	8	FHA declined approval			
260	34	Rejected by HUD		Williamson	

HOUSING RESOURCES COMMITTEE

Tabulation - Vacant Land Zoned Apartments
(From Map)

Land Lot	Acres (Approx.)	Status	Program	Control	Remarks
107	10				
185	30 5				
186	15				
111	2				
110	5				
99	15				
268	10	Bridge needed across Sandy Creek	221 (d) (3)	Charlie Taylor interested in	
241	10				
Sub-total	214				
14th District (Formerly Fayette)					
15	6	Committed	221 (d) (3)	Park West	
32	5				
Sub-total	11				
15th District DeKalb County					
207	4	Rejected by HA			
Sub-total	4				
Grand Total	482				

Public Housing

Edwin L. Sterne, Chairman, Housing Authority of the City of
Atlanta
Dr. Albert Manley, President, Spelman College
Leonard Reinch, President, Cox Broadcasting Company
Clarence Coleman, Regional Director, National Urban League
Acting Chairman
Charles R. Palmer, President, Palmer, Inc.

Land Acquisition

W. L. Lee, President, Atlanta Gas Light Company
C. R. Yates, President, Yates-Milton Stores
Dr. Vivian Henderson, President, Clark College Acting Chairman
Jim E. Land, Chief Engineer for Georgia, Southern Bell Telephone
& Telegraph Co.

Social Problems

Charles O. Emmerich, Administrator, Economic Opportunity Atlanta,
Inc.
Duane Beck, Director, Community Council of the Atlanta Area, Inc.
Mrs. Sujette Crank, Social Director, Neighborhood Services, E.O.A.
Dr. T. Johnson, Professor of Political Science, Morehouse College
Dean William Jackson, Atlanta University Chairman
Mr. Erwin Stevens, Chairman, Citizens Central Advisory Committee,
E.O.A.
Mr. Lewis Cenker, Attorney

Business Participation

Virgil Milton, Retired Atlanta Group Manager, Sears, Roebuck &
Company Chairman
E. L. Simon, Auditor, Atlanta Life Insurance Company
Vice-Chairman
Harlee Branch, President, The Southern Company
C. A. "Art" Jenkins, Director of Industrial Relations, Lockheed
Roland Maxwell, President, Davison's Department Stores

Public Information

James L. Townsend, Townsend and Associates

Public Information (continued)

Dale Clark, Director of Public Affairs, WAGA-TV Chairman
Ray Moore, News Director, WSB-TV
Jim Wood, News Director, WOAK Vice-Chairman

STAFF

ROOM 1204, CITY HALL

Tel. 522-4463, Ext. 430

Malcolm D. Jones, Director
W. W. Gates, Consultant
Miss Joyce McKnight, Secretary

May 31, 1967

HOUSING RESOURCES COMMITTEE

Mr. Cecil A. Alexander, Chairman
Housing Resources Committee
Finch, Alexander, Barnes, Rothschild and Paschal, Architects
10th Floor Standard Federal Building
44 Broad Street, N. W.
Atlanta, Georgia

Dr. Sanford S. Atwood, Co-Chairman
Housing Resources Committee
President, Emory University
Atlanta, Georgia 30322

Dr. Benjamin E. Mays, Co-Chairman
Housing Resources Committee
President, Morehouse College
Atlanta, Georgia

PANELS

LEGAL

Mr. Charles L. Weltner, Attorney
The First National Bank, Suite 2943
2 Peachtree Street
Atlanta, Georgia

Acting Chairman

Mr. Donald Hollowell, Regional Director
Equal Employment Opportunity Commission
1776 Peachtree Street, N. W.
Atlanta, Georgia

Honorable Luther Alverson, Judge
Fulton County Superior Court
136 Pryor Street, S. W.
Atlanta, Georgia

Mr. Archer D. Smith III, Attorney
Harmon and Thackston
1944 National Bank of Georgia Bldg.
Atlanta, Georgia

Mr. Norman L. Underwood, Attorney
Sanders, Hester and Holley
1001 Commerce Building
Atlanta, Georgia

CONSTRUCTION AND DESIGN

Dr. Edwin Harrison, President
Georgia Institute of Technology
225 North Avenue, N. W.
Atlanta, Georgia

Chairman

Mr. Herman J. Russell, Contractor
504 Fair Street, S. W.
Atlanta, Georgia 30313

Mr. Moreland Smith, Director
Urban Planning Project
Southern Regional Council
5 Forsyth Street, N. W.
Atlanta, Georgia

Vice-Chairman

Rev. John A. Middleton, President
Morris Brown College
673 Hunter Street, N. W.
Atlanta, Georgia

Mr. Henry F. Alexander, Builder
2439 Fernleaf Court, N. W.
Atlanta, Georgia

Mr. James Moore, President
Atlanta Labor Council
15 Peachtree Street, N. E.
Room 208
Atlanta, Georgia 30303

FINANCE

Dean Harding B. Young
Atlanta University
223 Chestnut Street, S. W.
Atlanta, Georgia

Mr. Lee Burge, President
Retail Credit Company
P. O. Box 4081
Atlanta, Georgia 30302

Chairman

Mr. Butler T. Henderson
Assistant to Dr. Mays
Morehouse College
223 Chestnut Street, S. W.
Atlanta, Georgia

FINANCE (continued)

Mr. Mills E. Lane, Jr., President
The Citizens and Southern National Bank
P. O. Box 4899
Atlanta, Georgia 30303

Mr. Joseph Earle Birnie, President
The National Bank of Georgia
Peachtree at Five Points
Atlanta, Georgia 30303

Mr. Augustus H. Sterne, President
The Trust Company of Georgia
36 Edgewood Avenue, N. E.
Atlanta, Georgia 30303

Mr. Gordon Jones, President Vice-Chairman
The Fulton National Bank
P. O. Box 4387
Atlanta, Georgia 30302

NON-PROFIT FUNDS (Combined with Finance Panel)

Mr. A. B. Padgett, Executive Director
Metropolitan Foundation of Atlanta
1423 Candler Building
Atlanta, Georgia 30303

Mr. Hamilton Douglas, Jr., Attorney
National Bank of Georgia Building
Atlanta, Georgia

Rev William Holmes Borders, Pastor
Wheat Street Baptist Church
1426 Mozley Drive, S. W.
Atlanta, Georgia

Dr. Rufus Clement, President
Atlanta University
223 Chestnut Street, S. W.
Atlanta, Georgia

Mr. John Wilson, President
Horne Wilson Company
163 Peters Street, S. W.
Atlanta, Georgia 30313

NON-PROFIT FUNDS (continued)

Mr. Albert Love
Executive Vice President
The McCall Corporation
P. O. Box 1000
Doraville, Georgia 30040

Mr. Scott Houston, Jr., Executive Director
Wesley Woods Apartments
P. O. Box 15468
Atlanta, Georgia 30333

PUBLIC HOUSING

Mr. Edwin L. Sterne, Chairman
Housing Authority of the City of Atlanta
639 Trust Company of Georgia Building
Atlanta, Georgia 30303

Dr. Albert Manley, President
Spelman College
350 Leonard Street, S. W.
Atlanta, Georgia

Mr. Leonard Reinch, President
Cox Broadcasting Company
1601 West Peachtree Street, N. E.
Atlanta, Georgia

Mr. Clarence D. Coleman Regional Director Acting Chairman
National Urban League
78 Marietta Street, N. W.
Atlanta, Georgia

Mr. Charles F. Palmer, President
Palmer, Inc., Palmer Building
41 Marietta Street
Atlanta, Georgia 30303

SOCIAL PROBLEMS (continued)

Mr. Erwin Stevens, Chairman
Citizens Central Advisory Committee, E.O.A.
799 Parsons Street, S. W.
Atlanta, Georgia

Mr. Lewis Cenker, Attorney
2045 Manchester, N. E.
Atlanta, Georgia

BUSINESS PARTICIPATION

Mr. Virgil Milton Chairman
3626 Tuxedo Road, N. W.
Atlanta, Georgia

Mr. Edward L. Simon, Auditor Vice-Chairman
Atlanta Life Insurance Company
148 Auburn Avenue, N. E.
Atlanta, Georgia

Mr. Harlee Branch, President
The Southern Company
3390 Peachtree Road, N. E.
Atlanta, Georgia

Mr. C. Arthur Jenkins
Director, Industrial Relations
Lockheed Company
Marietta, Georgia 30060

Mr. Roland Maxwell, President
Davison's Department Stores
180 Peachtree Street, N. W.
Atlanta, Georgia

PUBLIC INFORMATION

Mr. James L. Townsend
Townsend and Associates
1014 Healey Bldg.
Atlanta, Georgia

PUBLIC INFORMATION (continued)

Mr. Dale Clark
Director of Public Affairs
WAGA-TV
1551 Briarcliff Road, N. E.
Atlanta, Georgia

Chairman

Mr. Ray Moore
News Director
WSB-TV
1601 West Peachtree Street, N. E.
Atlanta, Georgia 30309

Mr. Jim Wood
News Director, WACK
110 Edgewood Avenue, N. E.
Atlanta, Georgia

Vice-Chairman

STAFF

ROOM 1204, CITY HALL

Tel. 522-4463, Ext, 430

Malcolm D. Jones, Director
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Miss Joyce McKnight, Secretary

MINUTES

HOUSING RESOURCES EXECUTIVE COMMITTEE MEETING

MAY 31, 1967

Members of the Housing Resources Committee Executive Group met on Wednesday, May 31, 1967, at 10:00 a.m., in Committee Room #1, City Hall. The following members were present;

Mr. Cecil A. Alexander, Chairman
Dr. Sanford S. Atwood, Co-Chairman
Mr. Lee Burge, Chairman, Finance & Non-Profit Funds Panel
Mr. John C. Wilson, Finance & Non-Profit Funds Panel
Mr. Dale Clark, Public Information Panel
Dr. Vivian Henderson, Land Acquisition Panel
Mr. Roland Maxwell, Representing Mr. Virgil Milton, Business Participation Panel
Mr. Norman Underwood, Representing Mr. Charles L. Weltner, Legal Panel
Mr. Robert Winn, Representing Dr. Harrison, Construction and Design Panel
Mr. Malcolm D. Jones, Director
Mr. W. W. Gates, Consultant

The Public Housing Panel and the Social Problems Panel were not represented at the meeting.

Mr. Cecil A. Alexander, Chairman, presided. Mr. Alexander read the Housing Resources Committee's "White Paper" (copy attached) and explained the different divisions of this report. He then explained the other documents which were attached. He also stated that there were several difficulties in locating rental housing sites, partially because of the racial problems in Atlanta, and gave his interpretation of the May 5, 1967 letter from HUD, pertaining to HUD's reluctance to approve Public Housing sites in racially concentrated areas.

Dr. Vivian Henderson, Land Acquisition Panel, stated that this did not necessarily hold true in all cases; that he did not think the announced HUD policy was intended to apply to racially integrated projects in previously all white neighborhoods. Dr. Henderson also asked about his Panel's previous request for a list of possible sites for locating low-cost housing.

Mr. Jones explained that this has been requested from the Planning Department, but not yet prepared; however, that he has been provided with a group of Land Lot sheets showing vacant property (with current zoning) in the eastern half of the city; and these locations were being looked into.

Dr. Henderson suggested that the need for such a list of available sites be reported to the Board of Aldermen.

Mr. Alexander reported that the Planning Committee initially prepared a list of sites comprising 800 acres of land that were considered available for use or that could be re-zoned. He also stated that the developers had already looked into these properties but that only four tracts had been approved so far.

Mr. Jones stated that he knew of only two, or possibly three, of these that had been actually approved by HUD.

Mr. Alexander stated that one of the main problems was that the land developers could not always use the sites because of locations, costs, and building codes.

Mr. John C. Wilson, Finance and Non-Profit Funds Panel, suggested that the Committee accept all the land possible, because to provide all the housing required, all available land would be needed.

Mr. Alexander stated that this Committee should take action one way or another to get these problems corrected before any further substantial developments can be made.

Mr. Jones stated that it was this Committee's policy to consider any suitable location that was submitted or proposed and to try to get action based on merits of individual tracts.

Mr. Lee Burge, Finance and Non-Profit Funds Panel, asked if this Committee was over-playing the housing problems, or if this was just the normal type of thing which resulted from trying to get through zoning changes, Housing Authority and/or FHA approval of a housing development.

Mr. Alexander explained that there is a greater low-rental need in the city than apparently some members of the FHA underwriting staff feel justified.

Mr. Jones said that the problems were not being over-played because there were many problems in trying to locate low-cost housing sites. He explained that this was the purpose of this meeting; to try to work out some of these problems.

Dr. Henderson stated that many of the present problems appeared to be with the Planning Department, and they were not very good reasons.

Mr. Alexander stated that the City is striving to get a workable Land Use plan which people feel that they can rely on.

Mr. Dale Clark, Public Information Panel, asked if the Planning Department is represented on this Committee.

Page Three

Mr. Jones stated that it is not, but that we are working in close contact with each other.

Mr. Alexander stated that the general feeling is that in some residential areas the zoning from single family houses to apartments will be a necessity. He asked the press not to mention any specific areas where this may be possible, because there are no definite plans to this effect as yet.

Mr. Burge asked if it would not be helpful to create a link between the Housing Resources Committee and the Planning Department?

Mr. Alexander stated that it would also be a good idea to create such a relationship with the Board of Aldermen.

Mr. Burge said, in relation to item (d) under "Discussion" in the "White Paper", that he would like to know how the zoning people felt about this.

Dr. Henderson said that it was easy to discuss this problem but that it would not always work out in practice, and that the real issue is the difficulty of locating in an area that does not want housing developments.

Mr. Burge asked the reason given by FHA for its action in connection with the sites near Magnolia Cemetery, Etheridge Drive, and Gun Club Road.

Mr. Alexander referred the question to Mr. Gates for answer.

Mr. Gates stated that proximity to Rockdale Urban Renewal Project, in which about 1,500 units are to be constructed during the next four years, would be taken into consideration in determining the probable market absorption in the general area. Both the City of Atlanta and the Federal Government have considerable investment in Rockdale.

Mr. Alexander asked Mr. Jones to give a report on possible locations for pre-fabricated houses in Atlanta.

Mr. Jones stated that there is some effort to build this type of house in Atlanta, but that there is difficulty because of the Atlanta Building Code. This code states that the plumbing, electrical, and heating fixtures be installed on site in Atlanta, and that the pre-fabricated houses come with these fixtures and electrical circuits already installed. However, there are plans being made now for some sites on which pre-fabricated houses could be located by designating special areas

where this type of housing could be installed. He also stated that the amount of land required to build a house on was too great economically in Atlanta for this type of house, and that there are also plans under way to correct this by permitting them to be built on a 50' x 100' lot, or 60' x 83.33' (5,000 sq. feet instead of 7,500 sq. feet, which is now required.)

Mr. Alexander stated that he thought that organizations such as Tech should organize studies of the housing situation in Atlanta, which would be made available to this Committee. He asked Mr. Winn if the Construction and Design Panel were looking into this now?

Mr. Robert Winn, Construction and Design Panel, stated that there will be a meeting of his panel a week from next Tuesday to discuss this.

Mr. Jones inquired if the present meeting time and date for this Committee was satisfactory, and the reply was affirmative. He also stated that he had appeared before the Zoning Committee on several occasions and felt that it would carry more influence with them if this Committee could take definite action on some areas before he re-appeared. He stated that there were three sites in particular coming up for re-zoning hearings soon on which he would like for the Committee as a group to indorse and support, i.e:

1. Fairburn Road
2. Jonesboro Road
3. North of Baker's Ferry Road

Mr. Alexander stated that he felt that it was too soon to take any definite action on these sites as yet.

Mr. Burge moved that this Committee accept the present "White Paper" as a guide for further action.

The motion was seconded and carried unanimously.

There being no further business, the meeting was adjourned at 11:35 a.m.

Respectfully submitted,



Malcolm D. Jones
Supervisor of Inspection Services

Encl: "White Paper" (without attachments)

HOUSING RESOURCES COMMITTEE

May 31, 1967

White Paper

Mission:

The Housing Resources Committee is charged with:

- (a) Promoting low cost housing and facilitating its construction in Atlanta on an accelerated basis.
- (b) Bringing together the various interests needed to produce low cost housing.
- (c) Insuring that the human factors in housing are given full play.
- (d) Informing the public of the housing problem in Atlanta.

Goals:

The City's goals in the low cost housing new construction program, based on findings of the recently completed CIP study and as announced by the Mayor in Housing Conference on November 15, 1966 are:

9,800 units during calendar years 1967 and 1968.

2,333 units each year during the next succeeding 3 year period.

16,800 units total by end of 1971.

Accomplishments to Date:

72 separate projects have been proposed, totaling 15,391 units in the following categories:

Firm	4,286 units
Probable	<u>2,578</u> units
Total*	7,264 units In Sight
Under Consideration	4,464
Doubtful	<u>3,663</u>

Total Proposed 15,391 of which 6,149 units, previously considered likely, are currently in jeopardy due to objections from various sources as to locations.

*Includes 1,140 units of Public Housing + 144 units leased for Public Housing.

Major Problems:

(a) See "Problem Areas" attached dated April 20, 1967, revised.

(b) Also see attached:

1. Memorandums dated April 25, 1967 and May 24, 1967 pertaining to amount of land in the City appropriately zoned for construction of low cost housing; and,
2. "Statement of Necessity" undated, extracted from a typical recently proposed zoning application.

3. Letter to the Mayor from HUD, dated May 5, 1967, attached.

4. Two news clippings dated May 8 and 9, respectively.

Discussion:

The above factual data and attached papers clearly illustrate where the difficulties lie and suggest some obvious indicated solutions.

The program cannot be successfully carried out, unless these problems are resolved. In the initial Housing Conference last November the City called on private enterprise to assist in a large measure in this program. While initial efforts have succeeded in producing the 7, 264 units in sight listed above, there is little reason to assume an optimistic attitude toward future efforts. At this time combinations of Federal policies, zoning problems, land costs, code requirements and general uncertainty pertaining to the program have severely curtailed future prospects. Many developers and builders who have attempted to participate in the program are confronted with insurmountable obstacles and are withdrawing.

Several developers are holding up on submitting zoning petitions because of the discouragement as to favorable action.

In order for the Housing Resources Committee to perform its assigned mission, these problems should be placed before the elected city officials and the public. For example:

(a) Zoning throughout the City is now being analyzed to insure that the current needs of the entire city are being met.

(b) Citizens should be encouraged to realize and accept the fact that in a large and rapidly growing city, such as Atlanta, single family houses cannot be made available for all citizens and that many must of necessity reside in multi-family housing units (either rental or co-op.)

(c) In zoning matters, pertaining to an overall community problem, Aldermen should act on needs of the City as a whole, as opposed to local neighborhood pressures.

(d) Provisions for decent and adequate housing is the number one priority for the City and is a necessary prerequisite for solving many other problems.

(e) Compliance with HUD's announced policy of discouraging public housing in areas of racial concentration has severely limited the availability of sites.

(f) Land in adequate quantities, and at prices which make low cost housing economically feasible, are apparently not available in all segments of the City.

(g) More local churches and civic groups should be encouraged to assist the program as non-profit sponsors.

(h) An over-all non-profit housing fund should be created to promote all phases of the program.

Recommended Action:

- (a) Submission by the HRC to the Mayor and Board of Aldermen a brief written report on current status of the low cost housing program.
- (b) The Housing Resources Committee to actively support re-zoning petitions which are reasonable and in interest of furthering the housing program.
- (c) Conduct promptly a hard-hitting Public Information campaign informing the public of the current difficulties encountered and offering concrete positive suggestions for their solution.

Encls: As listed

May 23, 1967

MEMORANDUM

TO: Colonel Malcolm Jones

FROM: Mayor Ivan Allen, Jr.

This is in reply to your memorandum of May 18th regarding the proposed meeting with developers interested in the low cost housing program.

I don't think it is appropriate to call such a meeting at this time. I will discuss it with you a little later.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

*cc: Office of the Mayor
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m
a*



CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE
Room 1204, City Hall

CITY HALL ATLANTA, GA. 30303
Tel. 522-4463 Area Code 404

May 18, 1967

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

MEMORANDUM TO: Mayor Allen

Reference is made to discussion in your office on May 8, pertaining to a proposed meeting with you and the Board of Aldermen of promoters and developers interested in the low-cost housing program, in order to obtain first hand the experience, view-points and constructive comments of these people on whom the City must so largely depend for carrying out our accelerated low-cost housing program.

As you requested, attached is a list of those whom I recommend be invited to the meeting. The majority of these have expressed a desire to speak briefly at such a meeting.

Proposed agenda for the meeting:

Welcoming Remarks	Mayor Allen	5 minutes
Comments by (Stating the mission of the Housing Resources Committee, current status of the program and principal problems with which the program is currently confronted).	Cecil Alexander	10 "
Call on each invited speaker for comments (3 min.ea.)		60 "
Closing comments	Mayor Allen	5 "
Safety factor		10 "
	Total time	1 hour, 30 minutes

Recommended Guest List (Guests not to speak)

Members of the Housing Resources Committee
Mr. Edward H. Baxter, Regional Administrator Region III, HUD
Mr. M. B. Satterfield, Executive Director, Housing Authority
Mr. Lester H. Persells, Director of Redevelopment, Housing Authority
Mr. Robert H. Summerville, Chairman, CACUR
Mr. R. Earl Landers, Administrative Assistant
Mr. Dan E. Sweat, Director of Governmental Liaison
Mr. Collier Gladin, Planning Engineer
Mr. Tommy Shuttleworth, Chief, Zoning Division, Planning Department
Dr. Albert M. Davis, President, NAACP, Atlanta
Rev. Amos Holmes, Chairman, Housing Committee, NAACP, Atlanta
Rev. Samuel W. Williams, Pastor, Friendship Baptist Church

Request that adequate secretarial assistance be provided for taking minutes to include comments of each speaker.

Attached is draft of suggested wording of invitational letter. Suggest that meeting be held within the next two weeks.

Respectfully,



Malcolm D. Jones
Supervisor of Inspection Services

Encls: List of Promoters and Developers.
Proposed invitational letter.

cc: Cecil A. Alexander
Dan E. Sweat, Jr.

PROMOTERS AND DEVELOPERS

May 18, 1967

Low and Medium Cost Housing Program

<u>Name and Address</u>	<u>Phone</u>
Victor Maslia Atlanta Building and Development Corp. 1136 Crescent Avenue, N.E.	875-9536
Philip Diamond Diamond and Kaye Properties 1720 Peachtree Rd., N.W.	875-7961
Fred Kaye Diamond and Kaye Properties 1720 Peachtree Rd., N.W.	875-7961
Lee P. Fore Ballaeu, Inc. 602 Healey Building	523-6008
W. F. "Bill" Gilmore Mark Palmour, Inc. 3240 Peachtree Rd., N.E. Suite 102-4	233-5405
Charles A. Mueller Charles A. Mueller Properties P. O. Box 11 Jonesboro, Georgia	478-9955
Fred G. Fett, Jr. 192 Blackland Rd., N.W.	237-7988 938-8839
Lewis Cenker 2045 Manchester, N. E.	875-7255
I. E. "Ike" Saporta 64 Fifth St., N. E.	875-9227
Ralph L. Chappel Allan-Grayson Realty Co. 40 Pryor Street, S. W.	521-1694
Robert Laxon Roy D. Warren Co., Inc. Title Building, 10 Pryor Street	523-6262
Bill Woodward Adams Cates Company Hurt Building	522-5477 451-1124 (H)
Andrew McColgan Allan-Grayson Realty Co. 40 Pryor Street, S. W.	521-1694
Eugene A. Bayliss 315 Pharr Rd., N. E.	237-9227
Mathew D. Bystry, Manager The Whiting-Turner Construction Co. 2970 Peachtree Road, N. W.	231-3251
Frank J. Nunan Regional Sales Promotion Manager U. S. Gypsum Company 3098 Piedmont Rd., N.E.	231-3180
John A. Hatrampf The Realty Group 201 44 Broad Street, S.W.	525-2336

<u>Name and Address</u>	<u>Phone</u>
Joe Anderson Roy D. Warren Co. Title Building, 10 Pryor Street	523-6262
Harvey J. Reeves 71 Dartmouth Avenue Avondale Estates, Georgia	289-2909
Pettrie Brogman Polar Rock Development Corp. 65 11th St., N.E.	873-1471
R. C. Cunningham, II Rayco Construction Company 3616 N. Lincoln Oklahoma City, Oklahoma	AC 405 JA. 8-3341
John W. Cherry, Architect 1429 Peachtree St., N.E.	872-9646
Larry Chkoraff, Assistant Vice President FCH Company, Inc. 545 Ansley Forest Drive, N.E.	875-6013
Francis B. Sheetz, Jr., ALA President Sheetz and Bradfield 74 Fourteenth St., N. E.	875-8722

DRAFT

Dear Mr. _____:

Several developers working in Atlanta's low cost housing program have requested an opportunity to comment and express their views on the program to the City's elected officials.

A special meeting of the Board of Aldermen has been called for 3:00 P.M. _____ May _____ in the Aldermanic Chamber, second floor of the City Hall to enable you and others who are interested and have been working with the City's accelerated program for construction of low and medium cost housing to meet with the City's elected officials and members of the Housing Resources Committee to share with us your comments on some of your experiences in this field and to offer constructive suggestions for increased progress in the program.

Your close practical association with problems in this field is appreciated and should provide a basis for very worthwhile and valuable comments and suggestions for improving the program.

In order to provide each person an opportunity to speak and still not drag the meeting out too long, we suggest that each speaker condense his comments to three (3) minutes, unless of course several wish to be represented by one speaker, in which case the time would be increased accordingly.

I hope that you can come to this meeting. Please advise Malcolm D. Jones of my office on the return address postal card if you will be able to attend the meeting.

Sincerely,

Ivan Allen, Jr.
Mayor

Encl: Return address postal card.



CITY OF ATLANTA

DEPARTMENT OF BUILDINGS

800 CITY HALL

ATLANTA, GEORGIA 30303

HOUSING RESOURCES COMMITTEE
Room 1204, City Hall

WILLIAM R. WOFFORD, P.E., R.A.
BUILDING OFFICIAL

ELMER H. MOON, E.E., P.E.
ASST. BUILDING OFFICIAL

May 12, 1967

MALCOLM D. JONES
SUPERVISOR OF INSPECTION SERVICES

MEMORANDUM TO: Mayor Allen
Cecil A. Alexander

Presentations by developers have just been completed on proposals for development of Parcel 73 (13 acres approved for 208 units) in the University Center Urban Renewal Project under the FHA 221d(3) program.

I could not help but be tremendously impressed (as I believe were all others who witnessed these presentations) with the quality of design; extent of consideration given to maximum benefit to be derived from the development by its future occupants; thoroughness of organizations pulled together to do a creditable project; and the sincerity and enthusiasm of the participants who would be developing the various proposals. All of the developers have been checked out favorably for reliability and financial ability to carry out their proposals.

Of the seven proposals presented, six of them would do extreme credit to the City of Atlanta in this or some other appropriate location. An eighth proposal, made by R. C. Cunningham II of Oklahoma City, was rejected on a technicality because his initial submittal did not contain a legal document "Developers' Proposal" called for in the bid invitation. Apparently this proposal, if developed, would also do credit to the City.

Since all of these proposals were for 221d(3) developments and only one of them can be accepted, it would be a tremendous boon to our low-cost housing program if the developers who are not selected for the University Center project could be persuaded to carry out their proposed development in some other location in the City. As soon as the selection has been made and the successful bidder notified, I propose to contact the unsuccessful bidders and make this suggestion to them.



ATLANTA THE DOGWOOD CITY

Some modifications, particularly in site plans, would of course have to be made in the various proposals, if developed on other tracts, and some changes would probably be necessary in local sponsorships. However, by and large, these changes would be relatively simple and should be easy to make. The important factors are design, administrative preparation, organization, and financial support, which should not change materially, even if the proposed developments were made on other sites.

This matter has been discussed briefly with Mr. Frank Etheridge, Commissioner of the Housing Authority and Mr. T. M. Alexander, Sr. of the Better Housing Commission. Both concurred full heartedly with this idea and Mr. T. M. Alexander, Sr. has offered to assist in finding the necessary sites for the additional developments.

I suggest that the City exercise every reasonable effort to make suitable locations (15-20 acres tracts) available as soon as possible for these prospective developers who desire same for carrying out their proposals and that the Housing Resources Committee and the City Administration lend special support to the accomplishment of this undertaking.

Too much time, effort and money has already gone into developing these proposals to have them go to waste, particularly since we are so deeply committed to production of such a large quantity of low and medium cost housing units in the City.

Respectfully,


Malcolm D. Jones
Supervisor of Inspection Services

Encls: List of Proposals
List of Developers

cc: Mr. Dan E. Sweat, Jr.

1. Prince Hall Masonic Lodge
330 Auburn Avenue, N. E.
Atlanta, Georgia
4:00 P.M. May 9, 1967

2. Prince Hall Masonic Lodge
330 Auburn Avenue, N. E.
Atlanta, Georgia
5:00 P.M. May 9, 1967

3. Civic Housing Associates, Inc.
2045 Manchester Avenue, N. E.
Atlanta, Georgia 30324
6:00 P.M. May 9, 1967

4. Atlanta Building & Development Corporation
1136 Crescent Avenue, N. E.
Atlanta, Georgia 30309
7:00 P.M. May 9, 1967

5. Celotex Corporation
120 North Florida Avenue
Tampa, Florida 33602
9:00 A.M. May 10, 1967

6. Department of Minimum Salary
AME Church
230 Hernando Street
Memphis, Tennessee
10:00 A.M. May 10, 1967

7. Diamond & Kaye Properties
1720 Peachtree Road, N. W.
Atlanta, Georgia 30309
11:00 A.M. May 11, 1967

ROOM
450

ROOM
626

UNIVERSITY CENTER
URBAN REDEVELOPMENT AREA

PARCEL 73

PROJECT GA. R-11

REDEVELOPERS

1. Redeveloper Prince Hall Grand Lodge, Atlanta, Georgia.
Architects Proposal 1
James C. Wise, Simpson, Aiken and Associates,
Atlanta, Georgia.
H. Boyer Marx and Associates, Atlanta, Georgia.
2. Redeveloper Prince Hall Grand Lodge, Atlanta, Georgia.
Architects Proposal 2
Muldawer and Patterson, Atlanta, Georgia.
3. Redevelopers Citizens and Southern National Bank and
Home Mortgage Company, Atlanta, Georgia.
Sponsor Civic Housing Associates, Inc., Atlanta, Georgia.
Architects Wells and Taylor, Atlanta, Georgia.
Attorney Lewis Cenker, Atlanta, Georgia.
4. Redeveloper Atlanta Building and Development Corporation,
Atlanta, Georgia.
Co-Sponsors FCH Company, Atlanta, Georgia
Flipper Temple A.M.E. Church, Atlanta, Georgia.
Architect - Planner I. E. Saporta, Atlanta, Georgia.
Broker H. J. Selk Realty, Atlanta, Georgia.
5. Redevelopers The Celotex Corporation, Tampa, Florida.
Designers J. N. Smith, Architect.
D. A. Polycrone, Engineer.
E. L. Daugherty, Landscape Architect.

6. Redeveloper and Sponsor

Department of Minimum Salary, A.M.E. Church,
Memphis, Tennessee.

Architect - Planner

Ned H. Abrams and Associates, Sunnyvale,
California.

General Contractor

A joint venture of:

Vacuum Concrete Corporation of America,
Philadelphia, Pennsylvania.

Fleming Company, Wynnewood, Pennsylvania.

Hughes - Foulkrod Construction Company,
Philadelphia, Pennsylvania.

7. Redeveloper and SpOnsor

Diamond and Kaye Properties, Atlanta, Georgia.

Architect

Alexander C. Lamas, Atlanta, Georgia.

May 10, 1967

Mr. M. B. Satterfield
Director
Atlanta Housing Authority
Hurt Building
Atlanta, Georgia

Dear Satt:

I am enclosing a copy of the memorandum submitted by the Housing Resources Committee on Monday of this week, and particularly request that you give consideration to items 5, 6 and 9.

I would appreciate very much having your views on these matters and advice as to how we can coordinate our efforts in securing additional units.

Sincerely,

Ivan Allen, Jr.

IAJr:am

HOUSING RESOURCES COMMITTEE

Topics for discussion with the Mayor

May 8, 1967

1. Summary of April 20, Housing Resources Committee report shows:

Category	No. Units	Estimate when available				
		1967	1968	1969	1970	1971
Firm	3556	(1312)	(1928)	(316)	-	-
Probable	3553	-	(1681)	(672)	(500)	(700)
Total	7109 In Sight	(1312)	(3609)	(988)	(500)	(700)
Being Considered	4569					
Doubtful	3088					

Total Proposed 14,766 units

Of the 71 proposals contained in this report, 19 of the best ones and those which until recently were considered among the most promising (comprising 6,504 units) have either been turned down or are in jeopardy. The principal reasons for this, together with some suggestions to improve the situation, were included in letter of April 12, to the Chairman of the Housing Resources Committee. The problem areas of greatest concern are indicated in the accompanying list.

2. Effects of the problem encountered with the NAACP and the Inter-group Relations Section of HUD is beginning to be felt locally in FHA also. It is apparent that the position taken by the Inter-group Relations Section of HUD has been brewing for some time and now has the support of HUD in Washington. Thus far we have depended primarily on private developers to come in with proposed sites. Unless the current situation can be materially improved soon, it may behoove the City to go into the business of systemically determining sites for low cost housing and acquiring the land needed for such use, by condemnation if necessary, in much the same manner as is done by the School Board for needed school sites.

3. Of the 9800 unit goal for the first two years of the low cost housing program, allocation breakdown specified by the Mayor in the Housing Conference are as follows:

Public Housing	57%	=	5586 units (5640 allocated)
Private Developers (conventional)	30%	=	2940 units
221d(3) Non-profit	13%	=	1274 units
			—
Total			9800

DALE CLARK

It seems that the 221d(3), co-op is the most popular approach to the non-profit development and is best for both the City and the purchaser-occupant.

The prospective home owner gets more for his money in this type of home ownership than in any other manner thus far proposed. The failure and foreclosing rate nationally on these developments is negligible. This type development should be able to account for a greater proportionate share of the overall requirement than the 13% previously indicated; it should be widely encouraged.

4. An article by Alex Coffin in the Atlanta Constitution, April 17, stated that 25% of Atlanta is in vacant lots. If this be true, our most available resource for low-cost housing, both public and private, is on scattered sites. Incidentally such procedure would create a minimum of neighborhood objection and political difficulty. Both private developers and the Housing Authority should be called upon to pursue this principle to the maximum.

5. The Housing Code inspections on Boulevard have produced offers for sale by owners of at least 103 units.

6. No additional sites under the Public Housing leasing program have been acquired since previous Housing Resources Committee report of February 20.

It appears that most of the time of the Housing Authority representative assigned to leasing is taken up in processing individual tenant leases for occupancy of the leased units rather than devoting the main effort to securing leases for additional units. The leasing of additional projects for Public Housing should be pushed.

*News paper
Promotion*

No

No

*Att
Housing
Auth*

*Att
Housing*

7. Although rehabilitation of sub-standard dwelling units does not provide additional housing (and such is not included in Housing Resources Committee tabulation totals of prospective housing units), still this feature adds materially to the available resources of standard housing and tends to reduce the requirement for new housing. Consequently it is desirable for the Housing Resources Committee to have current information on the extent of rehabilitation and principal areas involved. This information is contained in routine monthly reports of activities of the Housing Code Division and has been requested several times, but has not been received since January and only partial information was provided for December and January. There appears to be no logical reason why copies of the Housing Code Division's monthly reports should not be made available to the Housing Resources Committee.

*Each
handler*

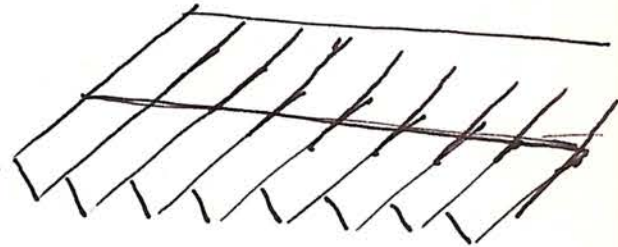
8. Although some of the difficulties confronting the low-cost housing program may be beyond the ability of the City, however the outcome of zoning petition number Z-67-33G (denial of rezoning from M-1 to A-1) is typical of situations over which the City does have control and where rezoning may have to be accomplished in order to provide ample locations for development of low-cost housing.

9. There are still 157 single family lots in the Thomasville Urban Renewal Project which have not been sold for 221 development. Minimum prices have been established on all of these lots, ranging from \$900 to \$2100 each. In order to encourage development of these lots, recommend that price reductions be made for multiple purchases, as shown on the attached card and that publicity be given to that effect. Mr. Gates, our FHA consultant, concurs with this principle. The suggested reduction has been shown to a reputable and experienced developer who agrees that it is practical and should result in development of these lots.

*ATT
Hs/ny
RWD*

10. In order to keep the interest and confidence of prospective developers in the low-cost housing field, suggest that a conference be called by the Mayor with the Board of Aldermen and that some of the most interested low-cost housing promoters and developers be invited to present their views and comments on the program. Several have indicated that they would welcome such an opportunity. Such meeting might produce some helpful ideas. In any event it would provide an opportunity for them to state their side of the problem and should serve to clear the currently confused atmosphere. Also suggest that the Press be invited to such a meeting.

Encls: Suggested price reductions on Thomasville lots
Memo dated April 21, 1967



April 21, 1967

MEMORANDUM

To: Mr. Dan E. Sweat, Jr.
Director of Governmental Liaison

From: Malcolm D. Jones
Supervisor of Inspection Services

Pursuant to our brief discussion this morning, the following is a concise list of major problems currently being encountered in the low-cost housing program (for more detail see copy of my letter of April 12 to Cecil Alexander).

1. Difficulty for developers to find land suitably zoned and at prices which make low-cost housing development economically feasible.
2. NAACP objection to sites proposed in areas which they consider occupied predominately by Negroes.
3. Support of the NAACP position by the Intergroup Relations Section of the Regional Office of HUD, with apparently the backing of HUD at the Washington level.
4. FHA reluctance to approve locations which they consider might offer competition to development of Rockdale; also constant and extreme conservatism against over building in any area until each development is actually tested as to marketability; plus the overflow effect of the difficulty explained in 2 and 3 above, although no directive to that effect appears to have yet actually reached the local FHA office.

Mr. Sweat
Page Two
April 21, 1967

5. Neighborhood resistance by home owners, generally to apartments going anywhere near them.
6. Reluctance of the Board of Aldermen to rezone suitable areas because of neighborhood objections.
7. Reluctance of the Planning Department to recommend rezoning of necessary areas because of inconsistency with previously adopted plans in most areas.
8. Difficulty in keeping developers interested in view of the combination of the above listed problems.
9. Slowness of non-profit groups to sponsor projects (a mandatory provision of the 221 d (3) low-interest rate program).

Malcolm D. Jones
Supervisor of Inspection Services

MDJ:fy

Legend:

- F - Relatively Firm (F1-21)
 P - Probable (P1-11)
 C - Being Considered (C1-27)
 D - Doubtful (D1-12)
 * - Negotiations started with FHA

HOUSING RESOURCES COMMITTEE

An Inventory of
 LOW AND MEDIUM COST HOUSING IN ATLANTA
 Recently Completed, in Development and Proposed

DATE April 20, 1967

Total dwelling units constructed in Atlanta:
 1963 - 9129 1966 - 2382
 1964 - 3829 1967 - 937 (thru Mar.)
 1965 - 2656

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
F1	151		Allen Temple	Off Gordon Rd. (Near Perimeter)	221 d (3)		99	51		66	78	Now		151 Newly developed (150 + 1 Manager's Apt.)
	*220						142	80		68	80	Spring, 1967		220 Under construction - FHA financed Commitments issued 2-9-67.
	178									70		1968		178 in Planning (13 acres) (Total to be developed 549)
	549	Total												
F-2	* 84		Wheat St. #2 Gardens #3	Butler St. U.R. Project	221 d (3)		84			70		1968		Being processed by FHA. Rent Supl. tentatively established @ \$960/yr. per unit - Lewis Cenker, Legal. Reduced from 240 units. Had difficulty on tax structure. Should complete planning and start construction by mid-summer.
	*108				108 U. - Rent Supl. 221 d (3) 6% Interest		30	78		133	146			
	192	Total												
F-3	* 96		Park West Apts.	NW Cor. intersec. Gordon & Bolton RD	221 d (3) L.D.		84	12		75	85			Being processed by FHA - Near commit- ment. 6.3 A. @ 15.9 U/A. Lewis Cenker Legal - Construction now expected to commence by May 15.
F-4	* 96		College Plaza, Inc	University Center U.R. Project 1017 Westview Dr S.W.	221 d (3)		96			73.50			Permit \$792,930 (3 bldgs.)	Category changed from Probable to Firm. Fisher - Legal. Construction started 2/27/67. Builder - Kanden Construction Company

HOUSING RESOURCES COMMITTEE

DATE

An Inventory of
LOW AND MEDIUM COST HOUSING IN ATLANTA
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
F-8	350		Public Housing	Thomasville U. R. Project								Bid Spring 1967	Av. cost \$14,500/U.	See summary of Public Housing, attached, for breakdown.
F-9	140		Public Housing	Perry Homes Ext. South of Proctor Creek.								Bids opened March 7.		Large units (3-5 bedrooms). See summary of Public Housing, attached, for breakdown. Delay due to necessity for change order. Successful bidder will probably be determined in April.
F-10	650		Public Housing	McDaniel St. SW								248 Oct. 1967 402 March 1968	Av. cost \$14,500/U.	Included in summary of Public Housing, attached.
F-11		65	Leasing Program for Public Housing Murphy Apts.	N. of Memorial Ave opposite Atlantic Supermarket			2		55.00			Now		Lease negotiated by H.A. Can take possession only as units become vacant; 5 units now under HA control.
		48	Tennesean Commons Apts.	Same Vicinity								Now		(Standard - negotiated. 28 units now under H.A. Control.)
		31	Sims Maddox's Apts.	Capitol & Vinara								Now		Being negotiated. Require rehabilitating; 8 existing units being converted to 4 units with 5 bedrooms and 2 baths each.
		144	Total under lease agreement. No additional units leased since previous report Feb. 20. (Includes 78 units now under tenant lease)											
F-12	76			1145 Constitution Rd., S.E.									Permit \$400,000	Permitted in November Developer - Polar Rock Dev. Corp.

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
F-13	20			1408 Conway Pl NW									Permit \$82,500	Permitted in November Owner - Albert Zeder & Garson Parzen
F-14	** 41 ** 42 ** 23 ** 66 **172 * 20 * 18 * 66 * 11 * 40 *165	Dec. '66 Jan. '67 Feb. '67 Mar. '67 Total Nov. '66 Dec. '66 Jan. '67 Feb. '67 Mar. '67 Total	Single Family	Various throughout City.							Now 1967	Permits under \$15,000 ea.	** Completed. * Permitted.	
F-15		519 Nov. 594 Dec. 416 Jan. - Feb. - Mar. 1529 Total		Throughout city (other than in U.R. Projects) Figures for Feb. and Mar. and areas of Housing Code Enforcement activity requested several times, but not provided.	H.C. Enf.						Now		Units rehabilitated thru the Housing Code Division. These do not provide additional housing, but do increase the standard housing supply.	
F-16		25 Nov. 20 Dec. 35 Jan. 25 Feb. 15 Mar. 120 Total		West End U. R. Project									Rehabilitated by Housing Authority. Same comment as above.	

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

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Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
F-17		30 Nov. 10 Dec. 34 Jan. 17 Feb. 12 Mar. 103 Total		In U.R. Projects										Permits issued for rehabilitation thru the Housing Auth. (Average 2 units per permit)
F-18		30		Scattered	Conv.									Enterprise Corp., 130 Piedmont Ave., NE is interested in buying dilapidated low cost structures and rehabilitating them. Proprietor, George P. Hart, has already rehabed 30 units
F-19	5 8 4 7 2 2 2		Small Apts. & Duplexes	387 Lanier St., NW	Conv.						120 Da.	\$24,000	Owner - A. J. Smith Builder - Mitchell Const. Co.	
				1277 Greenwich St SW	Conv.							120 Da.	40,000	Owner - R. E. Jackson Builder - Mitchell Const. Co.
				401 Lindsey St NW	Conv.							March 1967	14,000	Owner - Bernard Kaplan D.L.
				359 Lanier St. NW	Conv.							March 1967	28,000	Owner - H. H. Backstrom D.L.
				452 Lanier St. NW	Conv.							March 1967	8,400	Owner - Bernard Kaplan D.L.
				652 Elinor Pl. NW	Conv.							March 1967	17,670	Owner - Wesley Tillman, Jr. D.L.
				657 Elinor Pl. NW	Conv.							March 1967	19,000	Owner - Johnny Winfrey D.L.
	30	Total												(structure only)

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

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 LOW AND MEDIUM COST HOUSING IN ATLANTA
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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
F-20	220			Gilbert Rd. & Flynn Rd. SE This is only Turnkey site on which HA has given tentative approval.	Turnkey									20 A. site zoned for apts. considered favorably by HA. Promoter - Bill Woodward of Adams Cates. Builder - Whiting-Turner. To be developed at density of 11 U per A. HA has tentatively allocated 220 units.
F-21	*208	(MR issued)		University Center U.R. Project	221 d (3) Non-Profit							\$74,000.00 Offering price for land.		13 A. offered by H.A. Jan. 15. FHA has given reservation. Bids opened April 12. 8 substantial bids received.
P-1	250		Former Magnolia Cemetery Site	West of Hollywood Rd., NW (North of Proctor Creek) 20.5 A + ? This project is considered excellent by HA and was initially favorably considered by HAA; is now opposed by the Inter-group Relations Section of HUD. Tentatively disapproved by HAA.	Turnkey Also add units proposed in vicinity under 221 d (3)									Sponsor - Whiting-Turner Const. Co. (Bystry) Promoter - Bill Woodward of Adams-Cates. Appl. for re-zoning filed Dec. 8; approved by Zoning Committee Jan. 19. Board of Ald. approved Feb. 6. Units tentatively pledged by HA.
P-2	450			Off Harwell Rd. NW This project is opposed by the NAACP in letter to the Mayor March 21, 1967. Also objected to by Intergroup Relations Section at Regional Office of HUD in letter to H.A.	Turnkey									34 A. Zoned; under option; HA and Fed like; OK with Policy Comm. HA willing to receive proposals. Sponsor - Goldberg - Shafer Realty. Units tentatively pledged by H.A.

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

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Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
P-8	16		Section 3-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing				Bids due January 12, 1967.
	12		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing				Bids due March 24, 1967
	20		Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing				Bids due February 8, 1967.
	51		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing				Bids due Dec. 13, 1966. No bids received. Belleau, Inc. interested. Builders want FHA to issue O-B commitments. Another incentive would be to reduce price of lots.
	58		Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing				Bids due Dec. 14, 1966. No bids received. Builders want FHA to issue O-B commitments. (FHA will not agree price of lots \$200 to \$500 each. See proposal on separate sheet.
	157		Lots Total											
			*(MR issued on 149)				Builder who offered to take all lots if permitted to build duplexes has withdrawn offer. FCH is considering as a 221 d (3) co-op. (Detached structures). National Homes is considering acquiring and erecting single family homes.							
P-9			*152(MR issued) Parcels C-1, 3 and 4	Rawson-Washington U.R. Project Between Capitol Homes and I-20	221 d (3) Non-Profit								\$50,000.00 Offering price for land.	7.6 A. FHA has given reservation for 152 units, 3 stories. Placed on market Feb. 5 Bids open May 1, 1967.

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

An Inventory of
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Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
P-10	*360	First Stage	Executive House Apts.	Cleveland Ave. Extension	221 d (3) L.D.				70		95			69.9A. Residential, multi-family. 16A. Commercial. Promoter - Robert Laxson, Shafer Realty. Approved by City at density of 9.6 U/A under Cor Unit Plan. FHA given assurance City proposes to extend Cleveland Ave. to serve project and develop Golf Course Promoter wants to increase density to 12 U/A because of loss of 9.6A. to School Dept. FHA 85% acceptance.
	260	additional potential												
P-11	1			Not determined. Probably on Company property.	Demonstration House proposed using prefabricated ceramic materials.									Sponsor-Builder - Chattahoochee Brick Co., M.B. Scarborough & English Robinson; also interested in developing a project on team concept.
				The development team concept has considerable merit. It has been successfully demonstrated in some cities and is recommended by some housing officials.										
C-1	204			Between Hollywood Rd & Gun Club Dr NW		60	144							20A. Res. (Low Rent) 7-1/2 A. Comm. Proposed FHA Financing. Promoter - Joe Anderson, Roy D. Warren. Re-zoning approved Jan. 3. Site turned down by HA for turnkey. Prospects changed from Probable to Being Considered. (Tied in with Item C-2)
				Site proposed to Housing Authority for Turnkey. Declined. FHA cool toward, for one reason because of Rockdale.										
C-2	150			E. of Gun Club Rd. S. of Alvin Dr NW										(Tied in with Item C-1) Rezoning appl. from R-5 to A-1. Approvd. by Z.Comm. 3/23. Promoter - Joe Anderson of Roy D. Warren Co. About 12A.

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

An Inventory of
 LOW AND MEDIUM COST HOUSING IN ATLANTA
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-3	#150		Catholic Archdiocese	14 acres off DeKalb Ave. NE between DeKalb and McLendon at Hampton Terrace	221 d (3) Rent Supl.				105	120	140			Sponsor - Catholic Archdiocese of Atlanta proposes to apply for re-zoning. Promoter - Andrew McColgan, Allan-Grayson. Legal - Herbert Ringle. Preliminary allocation of RS funds approved for \$144,000 per year.
		60 additional potential												Zoned R-3. Planning Dept. is dubious about re-zoning. Shafer Realty is also considering for Turnkey.
C-4	50			S. side of Westview Ave. SW in West End U.R. Project	221 d (3) Lim. Div.									J.M. Richardson of Johnson, Richardson & Assoc. wants to purchase City owned land (mostly zoned R-5) along S. side of Westview Dr. between Dargan Pl. and Holderness St. (Approx. 3.4A) U.R. Policy Committee declined to act on. Proposes to hold status quo for present.
														This property holds excellent potential for development under 221 d (3).
C-5	100			W. of Jackson Park way N. of Proctor Cr. at deadend of Glenrock Dr.	221 d (3)									Promoter - Carlton Marlow, 10.7A; Portion in flood plane; Rezoning appl. filed Mar. 23; hearing May 4. Sponsor - Buck McCraw
														Planning Dept. cool to changing Zoning from R-5 to A-1
C-6	20			E. side Fairburn Rd near Bakers Ferry Rd., S.W.										Before Z.C. March 23. Held over awaiting submission of plans.
C-7		36	Seminole Ct. Apts.	Near N. Highland & North Ave. NE	Turnkey Rehab.	32								*Efficiency In fair condition. Excellent for elderly. Owner wants to sell. Listed by Ed. L. Barnum Realty Co.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-8	100				PHL									David P. Edwards, Interstate Sales Corp. is seeking land on which to develop low cost apartments (wants 100 units) for lease to the HA under its low-rent leasing program.
C-9	200			Butler St. behind Big Bethel Church	Considering 207 221 d (3) BMIR 221 d (3) Rent Supl.									Big Bethel Church proposes to sponsor 10-14 story high-rise on church owned property 100' x 276'. Rev. Bussey, Pastor. McCready Johnston, Legal. Trying to negotiate for add. adjacent parcel 50' x 276'. Zoned M1; approved by Z. Comm. Mar. 23 for rezoning to C-4. Appl. not yet filed with FHA.
C-10				Scott St. off Brownlee Rd SW										2-1/2 A. + 4A? County, R-3. Now in city limits, R-6. Promoter - Jim Dempsey.
C-11					221 d (3) L.D.									Broadbrooks - Builder. Interested in obtaining cleared land.
C-12					221 (d) 2									Ernest L. Bailey - Prefab concrete-fiberglass panels. Interested in obtaining land.
C-13		28		Blvd. N.E. Area	221 d (3) Rehab.			Varied.						U.S. Gypsum proposes to rehab. as a demonstration project; owner was reluctant to sell. Price increased as result of premature publicity. Offer to purchase made direct to out of town owner after local agent declined to cooperate; no reply from owner. U.S. Gypsum is still interested and proposes to follow up. (April 3)

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-14	150			Jonesboro Rd. SE S. of Hutchins Rd	Turnkey									Requires re-zoning. Builder - Billie Horn
C-15				Prefers City owned land.										Jack Pennel, Pres., Homes by Jack Inc. (Distributors for Kingsberry Homes), prepared plans & specifications for low cost housing unit and presented them to City for consideration 1/18. B.O.'s objections furnished him 2/7.
C-16				North West										Terry Ornstein of Terry Realty Co. has tract available & considered suitable for low cost housing. Is interested in selling.
C-17				Harwell Rd. at Oakcliff, N.W.	221 d (3) " " "									Conker & Kingloff - Owners - Developers Density 12.5 U/A. Zoned R-3; Previously approved by Z. Comm. 6/23/66. Denied by Board of Ald. 7/8/66 on objections from Q.V. Williamson as inconsistent with original Adamsville plan. Will apply again before April 24, for rezoning.
C-18	1700		DuVall-Wilson Property	South & East of Peyton Rd. (North of Utoy Ave.)	Turnkey 221 d (3) 221 d (2)									171 acres under option by Hartrampf Bros., The Realty Group, for mixed types of low cost housing. Owner pro- poses to file application for rezoning This very large project has a great potential in the City's current low cost housing program. Is zoned R-3; Planning Dept. is opposed to re-zoning.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-19	*200		Atlantis West	3680 Gordon Rd SW	221 d (3) LD									In pre-application stage with FHA (March 2, 1967)
C-20					221 d (3)									James T. Redd, Clayton McLendon, Inc. Realtors, is promoting several sites for low cost housing (one in S.E.)
C-21	600		Fairburn Rd. site	W. side of Fairburn N. of Holy Family Hospital	Turnkey or 221 d (3) Co-op.									Sponsor - Mark Palmour, Inc. H.A. likes and has requested approval of HAA. 59 A. Re-zoning appl. on Plan. Bd. Agenda for April 12; not acted upon, awaiting presentation by Ch. Housing Resources Committee. FCH to participate if developed under 221d(3)
				Site approval requested by H.A. Not acted on by HAA because of objection by Intergroup Relations Section of HUD to other sites.										
C-22	175		Bankhead site	Trailer Park Bankhead Hwy. at Ozburn Rd.	Turnkey									16 A. HA has requested site approved by H.A.A.
					Site approval requested by H.A. Not acted on by HAA because of opposition of Intergroup Relations Section of HUD to this general area.									
C-23	480			No. of Brownville Rd. between Hollywood & Bolton Rds.	Turnkey									Zoned M-1. Whiting Turner and John Hartnagh both bidding for land. HA and HAA consider site favorable. Owner has not accepted offer.
					Site approval requested by HA. HAA has declined to act due to objection of Intergroup Relations Section of HUD to the Macedonia Cemetery site.									
C-24	100				221 d (3)									Sponsor - First St. Methodist Church. Rev. J.B. Orier, Jr., Pastor architect - Francis B. Sheetz, Jr. of Sheetz & Bradford. Seeking suitable site.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
D-4	800			Off Fairburn Rd, SW near Holy Family Hospital.	Turnkey									Proposes Turnkey plus complete community development. Also interested in 500 bed Nursing Home on same property. Promoter - Ralph Rapelyea, President, Georgia Nursing Home Development Corp. (Neyland Real Estate). (Property is available, but price is high.) (This project needs professional leadership if it is to succeed).
D-5	62			Woodbine at Boulevard Dr. NE	Turnkey or 221 d (3)									Sponsor - John A. Hartrampf, The Realty Group - Is interested in 5.8a tract on Woodbine at Boulevard Dr NE. Proposes 6 story highrise, preferably for elderly. Discouraged by HA because of lack of commitment from HAA then. (Additional allocation of 3000 units approved by HUD February 24.) Prospects changed from Considered to Doubtful.
D-6	100			Gordon Rd. North of I-20.			88	12		75	85			Brick veneer, Promoter - Charlie Taylor. Property not tied down 11/28. Prospects changed from Considered to Doubtful.
D-7	200			West of Bolton Rd N.W. South of Sandy Creek.										Brick veneer. Apt. zoning. Bridge cost? Promoter - Charlie Taylor. Property not tied down 11/28. Prospects changed from Considered to Doubtful.

HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
D-8	364		Adj. to Country Club Estates, Adamsville, off Boulder Park Dr.		Town Houses 221 d (3)									38 A. in County - Annexed Jan. 1. Zoning - Was believed to be County R-6. Proposed Com. Unit Plan with cluster type development. Promoter - Harry Belfor. Owner - Luther Fraser. Planning suggested Community Unit Plan (carries same density as area zoning). This project needs professional developers in order to succeed. Zoning determined to be R-3. This changes prospects from Considered to doubtful.
D-9	160		Valley View Townhouses	W. of Moreland Ave. S. of Constitution Rd. SE	221 d (3) Co-op.		79	43						34 BRM Zoned I-1, engineering & site planning complete; by Engr. who planned East-wych Village. Owner-Sponsor - Harvey Reeves. Approved by Planning Dept. FHA unfavorable previously; has again recently seriously discouraged proposed builder, Fred Fett, as considered not needed. Prospects changed from Probable to Doubtful.
D-10	280			Custer Ave. E. of Chosewood Park	Turnkey									Builder - Ralph Willis & John R. Hall. 24 A. combined tract. Prospects changed from Being Considered to Doubtful.
														Planning Dept. anticipates strong opposition to development of this tract for low cost housing.

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

An Inventory of
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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
D-11	250*				221 d (3)									Builder - R.C. Cunningham, Oklahoma City. Appl. to FHA filed Feb. 23. Subsequently withdrawn by applicant. **Same Builder states that competitor filed application with FHA ahead of him on site he had under option.
	360**													Rumor is that application was withdrawn because of neighborhood resistance. Now seeking sites in S.E.
D-12	240			Erock Ave. N.W. Between Hollywood Rd. & Lotus Ave.	22 1/2 d (3) Rent Supl.									12 A. site fronting on Hollywood Rd., NW. Philip Alston - Promoter. Mike Trotter - Legal. John Cherry - Architect. Const. Dept. estimates 1500' 60" storm sewer needed at cost of \$75,000.00. This together with cost of land makes total cost prohibitive.
														Promoters have entered into agreement with Butler Street YMCA to act as non-profit operator; now seeking another site in Eastern portion of City.

April 20, 1967

NOTES ON RELATED MATTERS

- A. Since compiling the previous report (February 20, 1967), 12 additional proposals have been made. Total is now 71. However, 19 of these proposals constituting 6504 units, which were expected to be approved, 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 is currently developing 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 (partner in a Corporation) owns 280 new units off Bankhead at Elbridge St., which he wants to sell, + a potential development on the site for 512 additional units.
- 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.
- 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.
- F. A list is available in Housing Resources Committee office of 103 units on Boulevard which the owners have stated they wish to sell.
- G. During November, December and January, 1529 units were rehabilitated by the Housing Code Div; no reports provided since (Item F-15). 120 units in West End U.R. Project have been rehabilitated by the Housing Authority. (Item F-16).
- H. Developers will have to provide a substantial portion of the program on small scattered sites.
- I. No proposal has yet been made for construction of units (even 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. 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 800 S.F. (O.S. dimensions) 3-bedroom, prefabricated, preassembled panel, single family house to retail (under FHA 221 d (2)) for about \$8,000.00 (exclusive of land), plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp. Price includes plumbing, electrical, heating unit, stove & refrigerator. House can be completely assembled in 85 man hours; wants authority to erect in Atlanta. Establishment of special zoning districts for low cost prefabs appears to be the most plausible solution. Adrian Homes Corp. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possibly tapping fees.
- J. (1) First Mortgage Advisory Corporation is interested in providing package financing to developers, especially construction loans; claims that there are no legal or standby fees or hidden charges and no deposit required.
(2) John Hood & Co., Inc., One Wall St., New York, is interested in financing FHA project loans and also construction financing on FHA 221 d (3), below market rate, construction loans.
- K. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).


April 20, 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	3556	(1312)	(1928)	(316)	-	-
Probable	3553	-	(1681)	(672)	(500)	(700)
Total *	7109 In Sight	(1312)	(3609)	(988)	(500)	(700)
Being Considered	4569					
Doubtful	<u>3088</u>					
Total Proposed	14,766	of which 6,504 units, previous considered likely, are currently in serious difficulty due primarily to objections from various sources as to locations.				

In addition, 1782 units have been rehabilitated and 1424 units are proposed for rehabilitation.

*Includes 1140 units of P.H. + 144 units leased for P.H.


Malcolm D. Jones
Supervisor of Inspection Services

Enclosure: Summary of Public
Housing in Atlanta

April 20, 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) Now in hands of architect. Cannot advertise until
(120) 2 Bedroom about May 15. 2-1/2 - 3 months additional before
(80) 3 Bedroom construction can start. 12 months, at least,
(80) 4 Bedroom additional for construction.
(30) 5 Bedroom Will try to have part delivered before final.

(140)

Units, Perry Homes Extension - South of Procter Creek.

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

1200

Units previously allocated - Proposed Turn Key (all tentatively pledged).

300

Units allocated for proposed purchase or lease (Only possibility for additional Public Housing units in occupancy by mid-1967; can only be turned over for Public Housing occupancy as become vacant).

Units under lease 144

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

2640*

Total additional planned (as indicated above)

3000*

New Allocation - Proposed Turn Key. Approved by Bd. of Aldermen December 20, 1966. Reservation by HUD announced February 24. (300 tentatively pledged)

*Total additional units projected (5640)

14,514

Total Potential

Encl:

HOUSING RESOURCES COMMITTEE

April 20, 1967

Problem Areas

Item No.	No. Units	Location	Program	Principal Difficulty
P-1	250	West of Hollywood Road North of Proctor Creek	Turnkey	Opposed by Racial Relations Section of HUD in letter to Housing Authority. Tentatively denied by HAA
P-2	450	Harwell Road South of Bankhead Highway	Turnkey	Zoned A-1. Strongly opposed by NAACP in letter to Mayor Allen. Tentatively denied by HAA
P-3	125	Jackson Parkway, just North of Bankhead	Turnkey	Zoned A-1. Site not acted on by HAA, because of objection to the area by Intergroup Relations Section of HUD
P-5	156	East of Hollywood Road North of Magnolia Cemetery	221 d (3) Experimental	FHA has declined to approve.
P-6	262	Off Etheridge Drive East of Jackson Parkway	404 Special or Turnkey	Having difficulty in getting FHA approval.
C-1	204	Between Hollywood Road and Gun Club Road, N.W.	Turnkey or 221 d (3)	Re-zoned recently for low cost housing program. Housing Authority not interested in site; FHA not sympathetic toward it.
C-3	150	Between DeKalb Avenue and McLendon at Hampton Terr.	221 d (3) Rent Supl.	Zoned R-3. Planning Department is dubious about getting re-zoned.
C-5	100	West of Jackson Parkway North of Proctor Creek	221 d (3)	Zoned R-5. Planning Department cool toward re-zoning.
C-18	1,700	Between Peyton Road and Willis Mill Road North of Utoy Creek	Turnkey 221 d (3) 221 d (2) Other	Zoned R-3. Planning Department is reluctant to get re-zoned. (Housing Authority is enthusiastic about site)
C-21	600	Fairburn Road North of Holy Family Hospital	Turnkey or 221 d (3)	Zoning change required. Site not acted on by HAA because of objection by Intergroup Relations Section of HUD to general area in the Northwest.
C-22	175	Bankhead Highway at Ozburn Road	Turnkey	Site not acted on by HAA, because of objection to the area by Intergroup Relations Section of HUD.

HOUSING RESOURCES COMMITTEE

Problem Areas

Item No.	No. Units	Location	Program	Principal Difficulty
C-23	480	North of Brownsville Rd. between Hollywood and Bolton Rds.	Turnkey	Zoned M-1. Site not acted on by HAA, because of objection to the area by Intergroup Relations Section of HUD.
D-1	224	Off Brownsmill Road south of Oak Drive	221 d (3) Co-op.	Zoned M-1. Objection from some residents of neighborhood. Re-zoning denied April 17, by Board of Aldermen.
D-3	152	South Side Simpson Road East of Hightower Road	221 d (3) ?	Strongly opposed by citizens residing in Collier Heights in protests to Board of Aldermen. Site is not in Collier Heights Plan Area.
D-5	62	Woodbine at Boulevard Drive	Turnkey or 221 d (3)	Housing Authority not interested in this site for Turnkey; FHA cool toward it.
D-8	364	Off Boulder Park Drive Southwest of Wildwood Lake	221 d (3) Townhouses	Zoned R-3. Planning Department is reluctant to have rezoned because not consistent with Boulder Park Plan.
D-9	160	West of Moreland Avenue South of Constitution Road, SE	221 d (3) Co-op	Rejected by FHA as not suitable site
D-10	280	Custer Avenue East of Chosewood Park	Turnkey	Planning Department anticipates strong opposition to development of this tract for low cost housing.
D-11	250 360		221 d (3)	Application on one site submitted to FHA and subsequently withdrawn (apparently because of neighborhood objection); other application withheld (presumably for similar reason).
total	6504			This constitutes approximately 2/3 of the City's goal for the first two years of the program. Developers who were originally enthusiastic are becoming very discouraged and some are suggesting quitting the program.

Legend:

- F - Relatively Firm (F1-21)
 P - Probable (P1-11)
 C - Being Considered (C1-27)
 D - Doubtful (D1-12)
 * - Negotiations started with FHA

HOUSING RESOURCES COMMITTEE

An Inventory of
 LOW AND MEDIUM COST HOUSING IN ATLANTA
Recently Completed, in Development and Proposed

DATE April 20, 1967

Total dwelling units constructed in Atlanta:
 1963 - 9129 1966 - 2382
 1964 - 3829 1967 - 937 (thru Mar.)
 1965 - 2656

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
F1	151		Allen Temple	Off Gordon Rd. (Near Perimeter)	221 d (3)		99	51		66	78	Now		151 Newly developed (150 + 1 Manager's Apt.)
	*220						142	80		68	80	Spring, 1967		220 Under construction - FHA financed Commitments issued 2-9-67.
	178									70		1968		178 in Planning (13 acres) (Total to be developed 549)
	549	Total												
F-2	* 84		Wheat St. #2 Gardens #3	Butler St. U.R. Project	221 d (3)		84			70		1968		Being processed by FHA. Rent Supl. tentatively established @ \$960/yr. per unit - Lewis Cenker, Legal. Reduced from 240 units. Had difficulty on tax structure. Should complete planning and start construction by mid-summer.
	*108				108 U. - Rent Supl. 221 d (3) 6% Interest		30			133				
	192	Total						78		146				
F-3	* 96		Park West Apts.	NW Cor. intersec. Gordon & Bolton RD	221 d (3) L.D.		84	12		75	85			Being processed by FHA - Near commit- ment. 6.3 A. @ 15.9 U/A. Lewis Cenker Legal - Construction now expected to commence by May 15.
F-4	* 96		College Plaza, Inc	University Center U.R. Project 1017 Westview Dr S.W.	221 d (3)		96			73.50			Permit \$792,930 (3 bldgs.)	Category changed from Probable to Firm. Fisher - Legal. Construction started 2/27/67. Builder - Randen Construction Company

HOUSING RESOURCES COMMITTEE

DATE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
F-8	350		Public Housing	Thomasville U. R. Project								Bid Spring 1967	Av. cost \$14,500/U.	See summary of Public Housing, attached, for breakdown.
F-9	140		Public Housing	Perry Homes Ext. South of Proctor Creek.								Bids opened March 7.		Large units (3-5 bedrooms). See summary of Public Housing, attached, for breakdown. Delay due to necessity for change order. Successful bidder will probably be determined in April.
F-10	650		Public Housing	McDaniel St. SW								248 Oct. 1967 402 March 1968	Av. cost \$14,500/U.	Included in summary of Public Housing, attached.
F-11		65	Leasing Program for Public Housing Murphy Apts.	N. of Memorial Ave opposite Atlantic Supermarket			2		55.00			Now		Lease negotiated by H.A. Can take possession only as units become vacant; 5 units now under H.A. control.
		48	Tennesean Commons Apts.	Same Vicinity								Now		(Standard - negotiated. 28 units now under H.A. Control.)
		31	Sims Maddox's Apts.	Capitol & Vinara								Now		Being negotiated. Require rehabilitating; 8 existing units being converted to 4 units with 5 bedrooms and 2 baths each.
		144	Total under lease agreement. No additional units leased since previous report Feb. 20. (Includes 78 units now under tenant lease)											
F-12	76			1145 Constitution Rd., S.E.									Permit \$400,000	Permitted in November Developer - Polar Rock Dev. Corp.

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	New	Exist				1	2	3	1	2	3			
F-13	20			1408 Conway Pl NW								Permit \$82,500	Permitted in November Owner - Albert Zeder & Garson Parzen	
F-14	** 41 ** 42 ** 23 ** 66 ***172 * 30 * 18 * 66 * 11 * 40 *165	Dec. '66 Jan. '67 Feb. '67 Mar. '67 Total Nov. '66 Dec. '66 Jan. '67 Feb. '67 Mar. '67 Total	Single Family	Various throughout City.							Now 1967	Permits under \$15,000 ea.	** Completed. * Permitted.	
F-15		519 Nov. 594 Dec. 416 Jan. - Feb. - Mar. 1529 Total		Throughout city (other than in U.R. Projects) Figures for Feb. and Mar. and areas of Housing Code Enforcement activity requested several times, but not provided.	H.C. Enf.						Now		Units rehabilitated thru the Housing Code Division. These do not provide additional housing, but do increase the standard housing supply.	
F-16		25 Nov. 20 Dec. 35 Jan. 25 Feb. 15 Mar. 120 Total		West End U. R. Project									Rehabilitated by Housing Authority. Same comment as above.	

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
F-20	220			Gilbert Rd. & Flynn Rd. SE This is only Turnkey site on which HA has given tentative approval.	Turnkey									20 A. site zoned for apts. considered favorably by HA. Promoter - Bill Woodward of Adams Cates, Builder - Whiting-Turner. To be developed at density of 11 U per A. HA has tentatively allocated 220 units.
F-21	*208	(MR issued)		University Center U.R. Project	221 d (3) Non-Profit							\$74,000.00 Offering price for land.		13 A. offered by H.A. Jan. 15. FHA has given reservation. Bids opened April 12. 8 substantial bids received.
P-1	250		Former Magnolia Cemetery Site	West of Hollywood Rd., NW (North of Proctor Creek) 20.5 A + ? This project is considered excellent by HA and was initially favorably considered by HAA; is now opposed by the Inter-group Relations Section of HUD. Tentatively disapproved by HAA.	Turnkey Also add units proposed in vicinity under 221 d (3)									Sponsor - Whiting-Turner Const. Co. (Bystry) Promoter - Bill Woodward of Adams-Cates. Appl. for re-zoning filed Dec. 8; approved by Zoning Committee Jan. 19. Board of Ald. approved Feb. 6. Units tentatively pledged by HA.
P-2	450			Off Harwell Rd. NW This project is opposed by the NAACP in letter to the Mayor March 21, 1967. Also objected to by Intergroup Relations Section at Regional Office of HUD in letter to H.A.	Turnkey									34 A. Zoned; under option; HA and Fed like; OK with Policy Comm. HA willing to receive proposals. Sponsor - Goldberg - Shafer Realty. Units tentatively pledged by H.A.

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

An Inventory of
LOW AND MEDIUM COST HOUSING IN ATLANTA
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
P-8	16		Section 3-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing				Bids due January 12, 1967.
	12		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing				Bids due March 24, 1967
	20		Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing				Bids due February 8, 1967.
	51		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing				Bids due Dec. 13, 1966. No bids received. Belleau, Inc. interested. Builders want FHA to issue O-B commitments. Another incentive would be to reduce price of lots.
	58		Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing				Bids due Dec. 14, 1966. No bids received. Builders want FHA to issue O-B commitments. (FHA will not agree Another incentive would be to reduce price of lots \$200 to \$500 each. See proposal on separate sheet.
	157		Lots Total											
	*(MR issued on 149)				Builder who offered to take all lots if permitted to build duplexes has withdrawn offer. FCH is considering as a 221 d (3) co-op. (Detached structures). National Homes is considering acquiring and erecting single family homes.									
P-9	*152(MR issued)		Parcels C-1, 3 and 4	Rawson-Washington U.R. Project Between Capitol Homes and I-20	221 d (3) Non-Profit								\$50,000.00 Offering price for land.	7.6 A. FHA has given reservation for 152 units, 3 stories. Placed on market Feb. 5 Bids open May 1, 1967.

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

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 LOW AND MEDIUM COST HOUSING IN ATLANTA
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
P-10	*360	First Stage	Executive House Apts.	Cleveland Ave. Extension	221 d (3) L.D.				70		95			69.9A. Residential, multi-family. 16A. Commercial. Promoter - Robert Laxson, Shafer Realty. Approved by City at density of 9.6 U/A under Con Unit Plan. FHA given assurance City proposes to extend Cleveland Ave. to serve project and develop Golf Course Promoter wants to increase density to 12 U/A because of loss of 9.6A. to School Dept. FHA 85% acceptance.
	260	additional potential												
P-11	1			Not determined. Probably on Company property.	Demonstration House proposed using prefabricated ceramic materials.									Sponsor-Builder - Chattahoochee Brick Co., M.B. Scarborough & English Robinson; also interested in developing a project on team concept.
				The development team concept has considerable merit. It has been successfully demonstrated in some cities and is recommended by some housing officials.										
C-1	204			Between Hollywood Rd & Gun Club Dr NW				60	144					20A. Res. (Low Rent) 7-1/2 A. Comm. Proposed FHA Financing. Promoter - Joe Anderson, Roy B. Warren. Reasoning approved Jan. 3. Site turned down by HA for turnkey. Prospects changed from Probable to Being Considered. (Tied in with Item C-2)
				Site proposed to Housing Authority for Turnkey. Declined. FHA cool toward, for one reason because of Rockdale.										
C-2	150			E. of Gun Club Rd. S. of Alvin Dr NW										(Tied in with Item C-1) Rezoning appl. from R-5 to A-1. Apprvd. by Z. Comm. 3/23. Promoter - Joe Anderson of Roy B. Warren Co. About 12A.

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

An Inventory of
 LOW AND MEDIUM COST HOUSING IN ATLANTA
 Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-3	*150		Catholic Archdiocese	14 acres off DeKalb Ave. NE between DeKalb and McLendon at Hampton Terrace	221 d (3) Rent Supl.				105	120	140			Sponsor - Catholic Archdiocese of Atlanta proposes to apply for re-zoning. Promoter - Andrew McColgan, Allan-Grayson. Legal - Herbert Ringle. Preliminary allocation of RS funds approved for \$144,000 per year.
		60 additional potential												Zoned R-3. Planning Dept. is dubious about re-zoning. Shafer Realty is also considering for Turnkey.
C-4	50			S. side of Westview Ave. SW in West End U.R. Project	221 d (3) Lim. Div.									J.M. Richardson of Johnson, Richardson & Assoc. wants to purchase City owned land (mostly zoned R-5) along S. side of Westview Dr. between Dargen Pl. and Holderness St. (Approx. 3.4A) U.R. Policy Committee declined to act on. Proposes to hold status quo for present.
														This property holds excellent potential for development under 221 d (3).
C-5	100			W. of Jackson Park way N. of Proctor Cr. at deadend of Glenrock Dr.	221 d (3)									Promoter - Carlton Marlow, 10.7A; Portion in flood plane; Rezoning appl. filed Mar. 23; hearing May 4. Sponsor - Luck LeCraw
														Planning Dept. cool to changing Zoning from R-5 to A-1
C-6	20			E. side Fairburn Rd near Bakers Ferry Rd., S.W.										Before Z.C. March 23. Held over awaiting submission of plans.
C-7		36	Seminole Ct. Apts.	Near N. Highland & North Ave. NE	Turnkey Rehab.	32								*Efficiency In fair condition. Excellent for elderly. Owner wants to sell. Listed by Ed. D. Barnum Realty Co.

HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-8	100				PHL									David P. Edwards, Interstate Sales Corp. is seeking land on which to develop low cost apartments (wants 100 units) for lease to the HA under its low-rent leasing program.
C-9	200			Butler St. behind Big Bethel Church	Considering 207 221 d (3) SMIR 221 d (3) Rent Supl.									Big Bethel Church proposes to sponsor 10-14 story high-rise on church owned property 100' x 276'. Rev. Bussey, Pastor. McCready Johnston, Legal. Trying to negotiate for add. adjacent parcel 50' x 276'. Zoned M1; approved by Z. Comm. Mar. 23 for rezoning to C-4. Appl. not yet filed with FHA.
C-10				Scott St. off Brownlee Rd SW										2-1/2 A. + 4A? County, R-3. Now in city limits, R-6. Promoter - Jim Dempsey.
C-11					221 d (3) L.B.									Broadbrooks - Builder. Interested in obtaining cleared land.
C-12					221 (d) 2									Ernest L. Bailey - Prefab concrete-fiber glass panels. Interested in obtaining land.
C-13		28		Bldg. N.E. Area	221 d (3) Rehab.			Varied.						U.S. Gypsum proposes to rehab. as a demonstration project; owner was reluctant to sell. Price increased as result of premature publicity. Offer to purchase made direct to out of town owner after local agent declined to cooperate; no reply from owner. U.S. Gypsum is still interested and proposes to follow up. (April 3)

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-14	150			Jonesboro Rd. SE S. of Hutchins Rd	Turnkey									Requires re-zoning. Builder - Billie Horn
C-15				Prefers City owned land.										Jack Pennel, Pres., Homes by Jack Inc. (Distributors for Kingslerry Homes), prepared plans & specifications for low cost housing unit and presented them to City for consideration 1/18. B.O.'s objections furnished him 2/7.
C-16				North West										Terry Crmstein of Terry Realty Co. has tract available & considered suitable for low cost housing. Is interested in selling.
C-17				Harwell Rd. at Oakcliff, N.W.	221 d (3) " " "									Conker & Kingloff - Owners - Developers Density 12.5 U/A. Zoned R-5; Previously approved by Z. Comm. 6/23/66. Denied by Board of Ald. 7/8/66 on objections from Q.V. Williamson as inconsistent with original Adamsville plan. Will apply again before April 24, for rezoning.
C-18	1700		DuVall-Wilson Property	South E East of Peyton Rd. (North of Uttoy Ave.)	Turnkey 221 d (3) 221 d (2)									171 acres under option by Hartrampf Bros., The Realty Group, for mixed types of low cost housing. Owner pro- poses to file application for rezoning
				This very large project has a great potential in the City's current low cost housing program. Is zoned R-3; Planning Dept. is opposed to re-zoning.										

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

An Inventory of
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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-19	*200		Atlantis West	3680 Gordon Rd SW	221 d (3) LD									In pre-application stage with FHA (March 2, 1967)
C-20					221 d (3)									James T. Redd, Clayton McLendon, Inc. Realtors, is promoting several sites for low cost housing (one in S.E.)
C-21	600		Fairburn Rd. site	W. side of Fairburn N. of Holy Family Hospital	Turnkey or 221 d (3) Co-op.									Sponsor - Mark Palmour, Inc. H.A. likes and has requested approval of HAA. 59 A. Re-zoning appl. on Plan. Bd. Agenda for April 12; not acted upon, awaiting presentation by Ch. Housing Resources Committee. FCH to participate if developed under 221d(3) Site approval requested by H.A. Not acted on by HAA because of objection by Intergroup Relations Section of HUD to other sites.
C-22	175		Bankhead site	Trailer Park Bankhead Hwy. at Ozburn Rd.	Turnkey Site approval requested by H.A. Not acted on by HAA because of opposition of Intergroup Relations Section of HUD to this general area.									16 A. HA has requested site approved by H.A.A.
C-23	480			No. of Brownville Pk. Between Hollywood & Bolton Rds.	Turnkey Site approval requested by HA. HAA has declined to act due to objection of Intergroup Relations Section of HUD to the Magnolia Cemetery site.									Zoned M-1. Waiting Turner and John Lartrough both bidding for land. HA and HAA consider site favorable. Owner has not accepted offer.
C-24	100				221 d (3)									Sponsor - Fort St. Methodist Church. Rev. J.B. Grier, Jr., Pastor Architect - Francis D. Sheets, Jr. of Sheets & Gracfield, Seeking suitable site.

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
D-4	800			Off Fairburn Rd. SW near Holy Family Hospital.	Turnkey									Proposes Turnkey plus complete community development. Also interested in 500 bed Nursing Home on same property. Promoter - Ralph Rapelyea, President, Georgia Nursing Home Development Corp. (Wayland Real Estate). (Property is available, but price is high.) (This project needs professional leadership if it is to succeed).
D-5	62			Woodbine at Boulevard Dr. NE	Turnkey or 221 d (3)									Sponsor - John A. Hartrampf, The Realty Group - Is interested in 5.8a tract on Woodbine at Boulevard Dr NE Proposes 6 story highrise, preferably for elderly. Discouraged by HA because of lack of commitment from HA then. (Additional allocation of 3000 units approved by HUD February 24.) Prospects changed from Considered to Doubtful.
D-6	100			Gordon Rd. North of I-20.			33	12		75	35			Brick vander, Promoter - Charlie Taylor. Property not tied down 11/28. Prospects changed from Considered to Doubtful.
D-7	200			West of Bolton Rd N.W. South of Sandy Creek.										Brick vander. Apt. zoning. Bridge cost? Promoter - Charlie Taylor. Property not tied down 11/28. Prospects changed from Considered to Doubtful.

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

An Inventory of
 LOW AND MEDIUM COST HOUSING IN ATLANTA
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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
D-8	364		Adj. to Country Club Estates, Adamsville, off Boulder Park Dr.		Town Houses 221 d (3)									38 A. in County - Annexed Jan. 1. Zoning - Was believed to be County R-6. Proposed Com. Unit Plan with cluster type development. Promoter - Harry Belfor. Owner - Luther Fraser. Planning suggested Community Unit Plan (carries same density as area zoning). This project needs professional developers in order to succeed. Zoning determined to be R-3. This changes prospects from Considered to Doubtful.
D-9	160		Valley View Townhouses	W. of Moreland Ave. S. of Constitution Rd. SE	221 d (3) Co-op.		79	43						*4 BRs Zoned A-1, engineering & site planning complete; by Engr. who planned Eastwch Village. Owner-Sponsor - Harvey Reeves. Approved by Planning Dept. FRA unfavorable previously; has again recently seriously discouraged proposed builder, Fred Lett, as considered not needed. Prospects changed from Probable to Doubtful.
D-10	280			Custer Ave. N. of Chosewood Park	Turnkey									Builder - Ralph Willis & John A. Hall. 24 A. combined tract. Prospects changed from Being Considered to Doubtful.
														Planning Dept. anticipates strong opposition to development of this tract for low cost housing.

HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

An Inventory of
LOW AND MEDIUM COST HOUSING IN ATLANTA
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment	
	New	Exist				1	2	3	1	2	3				
D-11	250*				221 d (3)										*Builder - R.C.Cunningham, Oklahoma City. Appl. to FHA filed Feb. 23. Subsequently withdrawn by applicant. **Same Builder states that competitor filed application with FHA ahead of him on site he had under option.
	360**														
D-12	240			Brock Ave. N.W. Between Hollywood Rd. & Lotus Ave.	221 d (3) Rent Supl.										Promoters have entered into agreement with Butler Street YMCA to act as non-profit operator; now seeking another site in Eastern portion of City.
															12 A. site fronting on Hollywood Rd., NW. Philip Alston - Promoter. Mike Trotter - Legal. John Cherry - Architect. Const. Dept. estimates 1500' 60" storm sewer needed at cost of \$75,000.00. This together with cost of land makes total cost prohibitive.

April 20, 1967

NOTES ON RELATED MATTERS

- A. Since compiling the previous report (February 20, 1967), 12 additional proposals have been made. Total is now 71. However, 19 of these proposals constituting 6504 units, which were expected to be approved, are in serious difficulty due primarily to objections from various sources as to locations.
- B. The Foundation for Cooperative Housing, which developed Eastwch Village and is currently developing 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 (partner in a Corporation) owns 280 new units off Bankhead at Elbridge St., which he wants to sell, + a potential development on the site for 512 additional units.
- 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.
- 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.
- F. A list is available in Housing Resources Committee office of 103 units on Boulevard which the owners have stated they wish to sell.
- G. During November, December and January, 1529 units were rehabilitated by the Housing Code Div; no reports provided since (Item F-15). 120 units in West End U.R. Project have been rehabilitated by the Housing Authority. (Item F-16).
- H. Developers will have to provide a substantial portion of the program on small scattered sites.
- I. No proposal has yet been made for construction of units (even 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. 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 800 S.F. (O.S. dimensions) 3-bedroom, prefabricated, preassembled panel, single family house to retail (under FHA 221 d (2)) for about \$8,000.00 (exclusive of land), plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp. Price includes plumbing, electrical, heating unit, stove & refrigerator. House can be completely assembled in 85 man hours; wants authority to erect in Atlanta. Establishment of special zoning districts for low cost prefabs appears to be the most plausible solution. Adrian Homes Corp. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possibly tapping fees.
- J. (1) First Mortgage Advisory Corporation is interested in providing package financing to developers, especially construction loans; claims that there are no legal or standby fees or hidden charges and no deposit required.
(2) John Hood & Co., Inc., One Wall St., New York, is interested in financing FHA project loans and also construction financing on FHA 221 d (3), below market rate, construction loans.
- K. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).

April 20, 1967

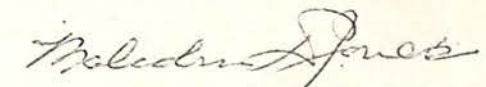
SUMMARY

<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	3556	(1312)	(1928)	(316)	-	-
Probable	3553	-	(1681)	(672)	(500)	(700)
Total *	<u>7109 In Sight</u>	<u>(1312)</u>	<u>(3609)</u>	<u>(988)</u>	<u>(500)</u>	<u>(700)</u>
Being Considered	4569					
Doubtful	<u>3088</u>					

Total Proposed 14,766 of which 6,504 units, previous considered likely, are currently in serious difficulty due primarily to objections from various sources as to locations.

In addition, 1782 units have been rehabilitated and 1424 units are proposed for rehabilitation.

*Includes 1140 units of P.H. + 144 units leased for P.H.



Malcolm D. Jones
Supervisor of Inspection Services

Enclosure: Summary of Public
Housing in Atlanta

April 20, 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) Now in hands of architect. Cannot advertise until
(120) 2 Bedroom about May 15. 2-1/2 - 3 months additional before
(80) 3 Bedroom construction can start. 12 months, at least,
(80) 4 Bedroom additional for construction.
(30) 5 Bedroom Will try to have part delivered before final.

(140)

Units, Perry Homes Extension - South of Procter Creek.
(78) 3 Bedroom
(46) 4 Bedroom Bids opened March 7, 1967.
(16) 5 Bedroom Estimate 18 months to construct.

1200

Units previously allocated - Proposed Turn Key (all tentatively pledged).

300

Units allocated for proposed purchase or lease (Only possibility for additional Public Housing units in occupancy by mid-1967; can only be turned over for Public Housing occupancy as become vacant).

Units under lease ¹⁴⁴
(65 units, Murphy Apts.; 48 units, Tennessean Commons; 31 units, Sims Maddox's Apts. at Capitol and Vinara, require rehabilitation.)

2640*

Total additional planned (as indicated above)

3000*

New Allocation - Proposed Turn Key. Approved by Bd. of Aldermen December 20, 1966. Reservation by HUD announced February 24. (300 tentatively pledged)

*Total additional units projected (5640)

14,514

Total Potential

Encl:

HOUSING RESOURCES COMMITTEE

April 20, 1967

Problem Areas

Item No.	No. Units	Location	Program	Principal Difficulty
P-1	250	West of Hollywood Road North of Proctor Creek	Turnkey	Opposed by Racial Relations Section of HUD in letter to Housing Authority. Tentatively denied by HAA
P-2	450	Harwell Road South of Bankhead Highway	Turnkey	Zoned A-1. Strongly opposed by NAACP in letter to Mayor Allen. Tentatively denied by HAA
P-3	125	Jackson Parkway, just North of Bankhead	Turnkey	Zoned A-1. Site not acted on by HAA, because of objection to the area by Intergroup Relations Section of HUD
P-5	156	East of Hollywood Road North of Magnolia Cemetery	221 d (3) Experimental	FHA has declined to approve.
P-6	262	Off Etheridge Drive East of Jackson Parkway	404 Special or Turnkey	Having difficulty in getting FHA approval.
C-1	204	Between Hollywood Road and Gun Club Road, N.W.	Turnkey or 221 c (3)	Re-zoned recently for low cost housing program. Housing Authority not interested in site; FHA not sympathetic toward it.
C-3	150	Between DeKalb Avenue and McLendon at Hampton Terr.	221 d (3) Rent Supl.	Zoned R-3. Planning Department is dubious about getting re-zoned.
C-5	100	West of Jackson Parkway North of Proctor Creek	221 d (3)	Zoned R-5. Planning Department cool toward re-zoning.
C-18	1,700	Between Peyton Road and Willis Mill Road North of Utoy Creek	Turnkey 221 d (3) 221 d (2) Other	Zoned R-3. Planning Department is reluctant to get re-zoned. (Housing Authority is enthusiastic about site)
C-21	600	Fairburn Road North of Holy Family Hospital	Turnkey or 221 d (3)	Zoning change required. Site not acted on by HAA because of objection by Intergroup Relations Section of HUD to general area in the Northwest.
C-22	175	Bankhead Highway at Ozburn Road	Turnkey	Site not acted on by HAA, because of objection to the area by Intergroup Relations Section of HUD.

HOUSING RESOURCES COMMITTEE

Problem Areas

Item No.	No. Units	Location	Program	Principal Difficulty
C-23	480	North of Brownsville Rd. between Hollywood and Bolton Rds.	Turnkey	Zoned M-1. Site not acted on by HAA, because of objection to the area by Intergroup Relations Section of HUD.
D-1	224	Off Brownsmill Road south of Oak Drive	221 d (3) Co-op.	Zoned M-1. Objection from some residents of neighborhood. Re-zoning denied April 17, by Board of Aldermen.
D-3	152	South Side Simpson Road East of Hightower Road	221 d (3) ?	Strongly opposed by citizens residing in Collier Heights in protests to Board of Aldermen. Site is not in Collier Heights Plan Area.
D-5	62	Woodbine at Boulevard Drive	Turnkey or 221 d (3)	Housing Authority not interested in this site for Turnkey; FHA cool toward it.
D-8	364	Off Boulder Park Drive Southwest of Wildwood Lake	221 d (3) Townhouses	Zoned R-3. Planning Department is reluctant to have rezoned because not consistent with Boulder Park Plan.
D-9	160	West of Moreland Avenue South of Constitution Road, SE	221 d (3) Co-op	Rejected by FHA as not suitable site
D-10	280	Custer Avenue East of Chosewood Park	Turnkey	Planning Department anticipates strong opposition to development of this tract for low cost housing.
D-11	250 360		221 d (3)	Application on one site submitted to FHA and subsequently withdrawn (apparently because of neighborhood objection); other application withheld (presumably for similar reason).
Total	6504			This constitutes approximately 2/3 of the City's goal for the first two years of the program. Developers who were originally enthusiastic are becoming very discouraged and some are suggesting quitting the program.

February 24, 1967

This sheet has been released mdf.

1. Cecil A. Alexander, Chairman of the City's newly formed Housing Resources Committee, announced today that 59 separate low and medium cost projects have been proposed, are in development or recently completed in Atlanta.

These include 3372 units in the Reasonably Firm category

4237 units, Probable

- 2489 units, Being Considered

1392 units, Doubtful

Total *11,490 units Proposed

This includes 1140 Public Housing units under construction and in planning, plus 144 units which are being leased as Public Housing.

In addition, 1654 existing units have been rehabilitated since October, 1966.

*Of this number,

1322 units are estimated to be available during 1967 (3578 short of goal) and 5133 units are estimated to be available during 1968 (233 above goal).

Total 6455 units in sight (3345 short of combined goals for both years).

2. The Housing Resources Committee, constituted for the purpose of promoting and assisting in development of low and medium cost housing, held its organizational meeting at City Hall, on February 14 and is now functioning with 45 of its 48 members assigned to panels specializing in the following fields:

Legal	Land Acquisition and Rehabilitation
Construction and Design	Social Problems
Financing	Business Participation
Non Profit Funds	Public Information
Public Housing	

3. In addition to Mr. Alexander as Chairman, Dr. Sanford S. Atwood, President of Emory University, and Dr. Benjamin E. Mays, President of Morehouse College, are Co-Chairmen.

4. Mr. Wm. W. Gates, former Chief Underwriter for FHA in Atlanta, serves as Special Adviser to the Housing Resources Committee and will be available, by appointment, in the Committee office, Room 1204 City Hall, to advise and assist Developers and Builders interested in FHA programs.

5. Malcolm D. Jones, Supervisor of Inspection Services, Building Department, is serving as City staff member and Director of the Committee. He acquaints Developers and Builders with the program and assists them by coordinating with City Departments and other agencies when needed. Mr. Jones would like to keep in touch with the status of development in all proposed projects under this accelerated program; his telephone number is 522-4463, Ext. 430.

HOUSING RESOURCES COMMITTEE

DATE Feb. 20, 1967

Legend:

- F - Relatively Firm
- P - Probable
- C - Being Considered
- D - Doubtful

An Inventory of
LOW AND MEDIUM COST HOUSING IN ATLANTA
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
1 F	151 222 178		Allen Temple	Off Gordon Rd. (Near Perimeter)	221 d (3)					66 78 70		Feb. 1967		151 Newly developed 222 Under construction - FHA financed 178 In Planning (13 acres) (Total to be developed 651)
2 F	180		Wheat St. Gardens	Butler St. U.R. Project	108 U. - Rent Supl. Bal. 221 d (3)		30 72		78	133 146 70				In B Ltr. Stage - for FHA Financing Rent Supl. tentatively established @ \$960/yr - 1 family - Lewis Cener Legal. Reduced from 240 units. Having difficulty on final financial arrangements, particularly tax structure. Should complete planning in 3 mo. and start construction by mid-summer.
3 F	100		Park West	NW Cor. intersec. Gordon & Bolton Rd	221 d (3) Lim. Div.					75 85				In pre-committment Stage 6.3 A. @ 15.9 U/A - FHA Financing approval expected in Feb. Plan approved by Bldg. Dept. Lewis Cener - Legal Construction expected to commence in March.
4 P	96		College Plaza	University Center U. R. Project	221 d (3)					73.50				In Appl. Stage - FHA Financing Firm committment outstanding. FHA has advised project is in difficulty and suggests that cost of land be reduced or City assist in site preparation.

HOUSING RESOURCES COMMITTEE

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LOW AND MEDIUM COST HOUSING IN ATLANTA
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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
5 P	30		Chamberlain Realty Project	Butler Street U.R. Project						75				In pre-committment stage - FHA Financing Fisher & Phillips (Legal)
6 F	200		Halcyon Park (London Town Houses)	Off Boulder Park Dr. near Cushman Circle	221 d (3) Coop.				70	83	95.50			In B Ltr. stage - for FHA Financing Sponsor - FCH, Inc. (Same people who developed Eastwych Village) To be developed in 4 stages of approx. 40, 50, 50 & 60 units respectively/ Prospects changed from Probable to Firm. *4 Bedrooms
7 D	152			S. Side Simpson Rd. NW between Lincoln Cem. & Hightower Rd.										Developer - Polar Rock Devel. Corp. Rezoning from R4 to A1 approved unanimously by Z.C. Dec. 22. Referred back to Z.C. by Bd. of Ald. Jan. 3 - Error in advertising (Bd. Ald. rec. letter from Citizens of Collier Heights strongly protesting rezoning) Planning Board adversed on rehearing. Scheduled for Bd. of Ald. March 9. Prospects changed from Probable to Doubtful.
8 P	156			East of Hollywood Rd. - N. of Magnolia Cemetery	221 d (3) Experimental Housing	27	129		75	85				8.5A. - Sponsor - I. Suporta Rental incl. utilities. Rezoned Nov. 17 Prospects changed from Firm to Probable Having difficulty getting FHA approval (Feb. (9))

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
9 P	262		Herman A. Russell - Prop.	Off Etheridge Dr., N.W.	404 Spec.	38	224		65*	75*			Application submitted to FHA Dec. 28 18.6 A; Density 15 U/A Sponsor - I. Suporta Rezoning approved - Jan. 3 Prospects changed from Firm to Probable. * Incls. utilities	
10 F	108		Parcel C-4 Parcel C-3B Parcel C-11	Butler Street U.R. Project		24	48 8	28	74	85	95	1,200,000 FHA Al.	Rental incl. all utilities. Final appl. submitted Nov. 18 In C letter stage. Sponsor - I. Suporta	
11 P	16		Section 3-R-22	Thomasville U.R. Project	221 d(2) or Conventional				Single Family Sales Housing				Bids due January 12, 1967.	
	12		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional				Single Family Sales Housing				Bids due March 24, 1967	
	20		Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventional				Single Family Sales Housing				Bids due February 8, 1967.	
	51		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional				Single Family Sales Housing				Bids due Dec. 13, 1966. No bids received. Belleau, Inc. interested. Builders want FHA to issue O-B commitments. Another incentive would be to reduce price of lots.	
	58		Section 6-R-22	Thomasville U.R. Project	221 d (2) or Conventional				Single Family Sales Housing				Bids due Dec. 14, 1966. No bids received. Builders want FHA to issue O-B commitments. (FHA will not agree)	
	(157)		Lots Total	One builder has offered to take all lots if permitted to build duplexes. FCH is considering as a 221 d (3) co-op (Detached structures)										Another incentive would be to reduce price of lots \$200 to \$500 each.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
12 P	1500 (150)	1st stage		Rockdale U.R. Project	221 d (3)								701,000 price for res. land	Bids to open Mar. 15, 1967 - 150 A. Res. and 9.14 A. Comm. Must buy all. Considerable interest shown, (incl. Diamond and Kaye and C & S). Only approx. 150 units committed by FHA in 1st. stage.
13 P	208			University Center U.R. Project	221 d (3) Non-profit								\$74,000.00 Offering price for land.	13 A. offered by H.A. Jan. 15. FHA has given reservation. Bids to be opened April 12. Mills Lane & Philip Alston are interested.
14 P	152		Parcels C-1, 3 and 4	Rawson-Washington U.R. Project Between Capitol Homes and I-20	221 d (3) Non-Profit								\$50,000.00 Offering price for land.	7.6 A. Mills Lane & Philip Alston are interested. FHA has given reservation for 152 units, 3 stories. Placed on market Feb. 5. Bids open May 1, 1967
15 F	350		Public Housing	Thomasville U.R. Project									Bid early 1967 Av. cost \$14,500/U.	See summary of Public Housing, attached, for breakdown.
16 F	140		Public Housing	Perry Homes Ext. South of Proctor Creek.									Bid Jan. 1967	Large units (3-5 bedrooms). See summary of Public Housing, attached, for breakdown.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
17 F	650		Public Housing	McDaniel St. SW								248 Oct. 1967 402 Mar. 1968	Av. cost \$14,500/U.	Included in summary of Public Housing attached.
18 F		65	Leasing Program for Public Housing	N. of Memorial Ave. opposite Atlantic Supermarket			2		65.00		Now			Lease negotiated by H.A. Can take possession only as units become vacant; 5 units now under HA control.
F		48	Tennesean Commons Apts.	Same Vicinity										(Standard - negotiated. 28 units now under H.A. Control.)
F		31	Sims Maddox's Apts.	Capitol & Vinara										Being negotiated. Require rehabilitating; 8 existing units being converted to 4 units with 5 bedrooms and 2 baths each.
F		144	Total under lease agreement											
C	264		N.W. Dr. & Jackson Parkway				100	164						Being considered; already zoned; if materializes, 8-12 mo. before occupancy.
19 F	450			Off Harwell Rd., N.W.	Turnkey									34 A. Zoned; under option; H.A. and Fed. like; OK with Policy Comm. H.A. willing to receive proposals. Sponsor-Goldberg - Shafer Realty. Units tentatively pledged by H.A.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
20 C	62			Woodbine at Boulevard Dr., NE	Turnkey or 221 d (3)									Sponsor - John A. Hartrampf, The Realty Group - Is interested in 5.8A tract on Woodbine at Boulevard Dr. NE Proposes 6 story highrise, preferably for elderly. Discouraged by HA because of lack of commitment from HAA. (Resolution adopted by Bd. of Aldermen approved Dec. 20 requesting 3000 add. units.)
21 C		360	LaVilla Apts.	Near Carver Homes	608 now									Propose to rehabilitate and convert. Promoter - George Kaplan, Haas & Dodd.
22 C		1000	Blair Village	West side Jonesboro Rd., S.E.	608 now									Same as LaVilla. Also interested in new construction on raw land.
23 D	800			Off Fairburn Rd. SW, near Holy Family Hospital	Turnkey									Proposes Turnkey plus complete community development. Also interested in 500 bed Nursing Home on same property. Promoter - Ralph Rapelyea, President, Georgia Nursing Home Development Corp. (Neyland Real Estate) (Property is available, but price is high.) (This project needs professional leadership if it is to succeed).

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
24 F	250		Former Magnolia Cemetery Site	West of Hollywood Rd., N.W. (North of Proctor Creek) 20.5 A + ?	Turnkey Also add units proposed in vicinity under 221 d (3)									Sponsor - Whiting-Turner Const. Co. (Bystry) Promoter - Bill Woodward of Adams-Cates. Appl. for re-zoning filed Dec. 8; approved by Zoning Committee Jan. 19. Board of Ald. approved Feb. 6. Units tentatively pledged by HA. Prospects changed from Probable to Firm.
25 C	100		Gordon Rd. North of I-20.			88	12	75	85					Brick veneer, Promoter - Charlie Taylor. Property not tied down 11/28.
26 C	200			West of Bolton Rd. N.W. South of Sandy Creek										Brick veneer. Apt. zoning. Bridge cost? Promoter - Charlie Taylor. Property not tied down 11/28.
27 C				Scott St. off Brownlee Rd. SW										2-1/2 A. + 4 A? County, R-5 Now in city limits, R-6. Promoter - Jim Dempsey
28 C	364		Adj. to Country Club Estates, Adamsville, off Boulder Park Dr.			Town Houses								38 A. in County - Annexed Jan. 1. Zoning - County R-6 proposes Com. Unit Plan with cluster type development. Promoter-Harry Belfor. Owner-Luther Fraser. Planning suggests Community Unit Plan (carries same density as area zoning). FHA considers this location premature. This project needs professional developers in order to succeed.

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F

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
29 F		200	Peachtree on Peachtree	176 Peachtree NW	Pvt. Ent.	100						Feb. 1, 1967	\$1.5 mil.	Georgia Baptist - Elderly (Not low cost - not included in summary figures.)
30 C					221 d (3) L.D.									Broadbrooks - Builder. Interested in obtaining cleared land.
31 C					221 d (2)									Ernest L. Bailey - Prefab concrete-fiberglass panels. Interested in obtaining land.
32 P	620 (300)	First stage	Golfview	Cleveland Ave.Ext.	221 d (3)				70		95			69.9A. Residential, multi-family/ 16A. Commercial. Promoter - Robert Laxson, Shaffer Realty. Approved by City at density of 9.6 U/A under Com. Unit Plan. FHA given assurance City proposes to extend Cleveland Ave. to serve project and develop Golf Course. Promoter wants to increase density to 12 U/A because of loss of 9.6A. to School Dept. FHA 85% acceptance.
33 C	204			Between Hollywood Rd & Gun Club Dr NW		60	144							20 A. Res (Low Rent) 7-1/2 A. Comm. Proposed FHA Financing. Promoter - Joe Anderson, Roy D. Warren. Re-zoning approved Jan. 3. Site turned down by HA for turnkey. Prospects changed from Probable to Being Considered.

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An Inventory of
LOW AND MEDIUM COST HOUSING IN ATLANTA
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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
40 F		519 Nov 594 Dec 416 Jan. 1,529 Total		Throughout city (other than in U.R. Projects)	H.C. Enf.							Now		Units rehabilitated thru the Housing Code Division. These do not provide additional housing, but do increase the standard housing supply.
41 F		25 Nov. 20 Dec. 35 Jan. 80 Total		West End U.R. Project										Rehabilitated by Housing Authority. Same comment as above.
42 F		15		In U.R. Projects										Permits issued during Nov. for rehabilitation thru the Housing Auth. Similar information for Dec. and Jan. not made available.
43 C	50			S. side of Westview Ave. SW in West End U.R. Project	221 d (3) Lim. Div. This property holds excellent potential for development under 221 d (3)									J. M. Richardson of Johnson, Richardson & Assoc. wants to purchase City owned land (mostly zoned R-5) along S. side of Westview Dr. between Dargan Pl. and Holderness St. (Approx. 3.4A). U.R. Policy Committee declined to act on. Proposes to hold status quo for present.
44 C	65			W. of Jackson Park way N. of Proctor Cr. at deadend of Glenrock Dr.	221 d (3)									Promoter -Carlton Marlow, 10.7A; 1/2 in flood plane; requires rezoning; has obtained option. Is now R-5. Zoning Div. unfavorable. Will file before March 27 for rezoning; hearing May 4.

HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
45 C	100			Off DeFores Fy.Rd. near Greenleaf Ct.	Conv. Fin.									Under construction - conventional financing. Owner Builder-B.A.Martin.
46 D	160		Valley View Townhouses	W. of Moreland Ave. S. of Constitution Rd. SE	221 d (3) Coop.		79	43						* 4 BRm Zoned A-1 engineering & site planning complete; by Engr. who planned East-wych Village. Owner-Sponsor - Harvey Reeves. Approved by Planning Dept. FHA unfavorable previously; has again recently seriously discouraged proposed Builder, Fred Fett, as considered not needed. Prospects changed from Probable to Doubtful.
47 C		36	Seminole Ct. Apts.	Near N.Highland & North Ave. NE	Turnkey Rehab.	32 4*								*Efficiency In fair condition. Excellent for elderly. Owner wants to sell. Listed by Ed. L. Barnum Realty Co.
48 C				North West										Terry Ormstein of Terry Realty Co. has tract available & considered suitable for low cost housing. Is interested in selling.
49 P	1			Not determined Probably on Company property	Demonstration house proposed using prefabri- cated ceramic materials.									Sponsor-Builder - Chattahoochee Brick Co., M.B. Scarborough & English Robinson; also interested in developing a project on team concept. The development team concept has considerable merit. It has been successfully demonstrated in some cities and is recommended by some housing officials.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
55 P	125			Off Jackson Parkway E. of Bowen Homes W. of Hightower	Turnkey									10 A. site; Property is already zoned A-1. HA has tentatively pledged allocations
56 C	200			Butler St. behind Big Bethel Church	Considering 207 221 d (3) DMIR 221 d (3) Rent Supl.									Big Bethel Church proposes to sponsor 10-14 story high-rise on church owned property 100' x 276'. Rev. Bussey, Pastor McCready Johnston, Legal. Trying to negotiate for add. adjacent parcel 50' x 276'. Zoned M1; applied for rezoning to C-4; before Zoning Comm. in Feb. Appl. not yet filed with FHA.
57 C	150			E. of Gun Club Rd. S. of Alvin Dr NW										Rezoning appl. from R-5 to A-1 filed by Joe Anderson of Roy D. Warren Co. Hearing May 4; about 12 A.
58 C	480			S. of Oak Dr. SW between Browns Mill Rd. & Empire Blvd.	221 d (3) Coop									40-50 A. site now zoned M-1. Owner - Atlanta Bldg. Development Co. (Vic Mosler). FCH Inc. interested in deve- loping.
59 P	480			N. of Brownstown Rd. between Holly- wood & Bolton Rds.	Turnkey									Zoned M-1. Whiting Turner and John Hartrampf both bidding for land. HA and HAA consider site favorable.

Feb. 20, 1967

Notes on Related Matters:

- A. The Foundation for Cooperative Housing, which developed Eastwych Village and is currently developing Cambridge Square (both in DeKalb County), now has a full time representative in Atlanta and is seeking clients.
- B. No proposal has yet been made for construction of units (even 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. 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, Ind. placed on the market Feb. 1, 1967, a 800 S.F. (O.S. dimensions) 3 bedroom, prefabricated, preassembled panel, single family house to retail (under FHA 221 d (2)) for about \$8,800.00 (exclusive of land), plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp. Price includes plumbing, electrical, heating unit, stove & refrigerator. House can be completely assembled in 85 man hours.
- C. (1) First Mortgage Advisory Corporation is interested in providing package financing to developers, especially construction loans; claims that there are no legal or standby fees or hidden charges and no deposit required.
(2) John Hood & Co., Inc., One Wall St., New York, is interested in financing FHA project loans and also construction financing on FHA 221 d (3), below market rate, construction loans.
- D. 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.
- E. Small developers should provide a substantial portion of the program on small scattered sites.
- F. Since October, 1966, 1529 units have been rehabilitated by the Housing Code Div; and 80 units in West End U.R. Project by the Housing Authority. (Items 40 and 41).
- G. Roy D. Warren Co. is willing to undertake construction of 1000 units (prefers single family sales housing), but wants City backing on land location and zoning which may be required.
- H. Embry Realty Co. in Chamblee is seeking land and non-profit sponsors for 221 d (3). Claims to have a full service organization including Real Estate, Architectural, Financing, Legal and Building knowledge and experience to meet all FHA requirements.
- I. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).

Summary:

	No. Units	1967	Estimate Available	Both Years
F - Reasonably Firm	3372 (Incl. 1140 PH + 700TK)	1198 (incl. 1054 New + 144 PHL)	2318	3516
P - Probable	4237 (Incl. 325 TK)	-	2567 (Incl. 375 TK)	2567
C - Being Considered	2489	124	248	372
D - Doubtful	1392	-	-	-
	<u>Total 11490 Units Proposed</u>	<u>1322</u>	<u>5133</u>	<u>6455</u>
	(Incl. 1140 new units of P.H.)	-3578	+233	-3345 + or -
	+ 144 units leased for P.H.	4900	4900	9800 Goals
	+ 1654 existing units rehabilitated.			
	+ 1424 existing units proposed for rehabilitation.			

Enclosure:
Summary of Public
Housing in Atlanta

Malcolm D. Jones
Malcolm D. Jones
Supervisor of Inspection
Services

February 20, 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) Now in hands of architect. Cannot advertise until
(120) 2 Bedroom about May 15. 2 1/2 - 3 months additional before
(80) 3 Bedroom construction can start. 12 months, at least,
(80) 4 Bedroom additional for construction.
(30) 5 Bedroom Will try to have part delivered before final.

(140) Units, Perry Homes Extension - South of Procter Creek.
(78) 3 Bedroom
(46) 4 Bedroom Expect to advertise in early '67
(16) 5 Bedroom 18 months to construct.

1200 Units now allocated - Proposed Turn Key (825 tentatively pledged).

300 Units now allocated - Proposed purchase or lease (Only possibility for additional Public Housing units in occupancy by mid-1967; can only be turned over as become vacant).

(65 units, Murphy Apts. + 48 units, Tennessean Commons; Sims Maddox's Apts. at Capitol and Vinara, 31 units, being considered; will require rehabilitation).

2640* Total additional planned (as indicated above)

3000* Additional Allocation requested of HAA. Approved by Bd. of Aldermen December 20, 1966.
(Quickest development would be Turnkey; HA needs the allocation now to interest developers)

*Total additional units projected (5640)

14,514

Total Potential

Encl:

HOUSING RESOURCES COMMITTEE

Items for discussion with the Mayor

March 21, 1967

1. Current report, prepared February 20, 1967, shows 59 separate projects (8 more than the previous report) proposed, in development or recently completed in Atlanta. Composite summary figures are listed below: (For comparison, corresponding figures in the previous report of January 10 are also shown, in pencil).

~~3608~~
3372 units in Reasonably Firm category
~~3743~~
4237 units, Probable
~~1540~~
2489 units, Being Considered
~~800~~
1392 units, Doubtful

Total ~~9,311~~
*11,490 units Proposed

This includes ¹¹¹⁰ 1140 Public Housing units under construction and in planning, plus ⁶⁵ 144 units being leased as Public Housing.

In addition, ¹⁴²⁴ 1654 existing units have been rehabilitated since October, 1966.

¹⁶⁵²
*1322 of these units are expected to be available in 1967 (³²⁴⁸ 3578 short of goal)
⁴⁰⁷⁵
5133 of these units are expected to be available in 1968 (⁸²⁵ " " " " 233 above goal)

Total ⁵⁷²⁷
6453 units in sight (⁴⁰⁷³ 3345 short of goals for both years)

(Letter from FHA, dated February 20, 1967 lists 4,515 units in sight under the 221d(3) program alone).

2. The lower figure in current report, as compared with that shown in previous report, of units estimated to become available during 1967, is due to change in categories of prospects for items 8, 9, and 46, due to failure thus far of the builders to obtain FHA approvals, previously anticipated; and also in not obtaining rezoning approval of item 7.

3. The Leasing program of existing units for Public Housing (sometimes referred to as Rent Certificate Housing) is the quickest and easiest way of providing Public Housing and is the only way (with the possible exception of a portion of McDaniel Street project) of obtaining additional Public Housing units in Atlanta during 1967. The goal of 4900 units of low cost housing in Atlanta during 1967 is going to be very difficult, if not virtually impossible, to obtain unless there is a substantial increase in leased Public Housing.

During the recent NAHRO Conference in Washington, Honorable William B. Widnall (New Jersey), U.S. House of Representatives, author of the leasing program (contained in Section 23 of the Housing Bill of 1965) strongly urged its use to supplement, not replace, the conventional Public Housing program. It is quick, (almost instantaneous) and relatively easy to obtain and administer. The potential of this program is tremendous. This program is now in use in 77 cities in 26 states, with 15,847 units applied for and with 12,000 units under contract. It appears therefore that the Housing Authority should be urged to expand this year its current allocation of 300 units under the leasing program, to perhaps 1000 units.

Although this program does not within itself provide additional housing units in the community, it does provide decent, safe and sanitary housing for those in the lowest income brackets and, equally as important, it encourages private enterprise to build, rehabilitate and maintain property in good condition. Also it keeps the property on the tax digest, at full tax rate.

4. One factor, not yet considered or included in our compilations, is existing housing in the low and medium cost field, which is being vacated by families moving out of the City or into higher cost housing. This factor alone could conceivably provide 25% of the City's overall requirement for low and medium cost housing.

5. An out of town developer advised that in January he had three applications for 221d(3) housing projects in DeKalb County rejected by FHA because DeKalb County's Workable Program has expired. On February 23, he informed me that he was that day filing applications with FHA for two similar projects in Atlanta (one for 250 units and one for 360 units).

6. Extract from Relocation Report #2, CIP, under Eligibility for Low Rent Public Housing, states as factor (1):

"The applicant must have an address in Atlanta. This does not mean he must have residence for any length of time, but he must be living, upon application, somewhere in the area".

A literal interpretation of this policy could result in abuses by producing an endless source of applicants (previously residing in neighboring counties and municipalities, or even other areas of the State) coming to the Atlanta area and applying for Public Housing, in anticipation of it being available here. This could become so extensive as to prevent Atlanta from ever getting enough Public Housing to meet the demands made on it.

To prevent this from happening, it appears that strict requirements, should be established for all applicants, prescribing a minimum length of time of legal residence within the City Limits for eligibility for Public Housing in Atlanta.

7. The importance of conservation and rehabilitation in the future of existing housing resources, rather than demolition and rebuilding, was the theme song, repeatedly emphasized by Federal officials, throughout the two NAHRO Conferences recently held in Atlanta and Washington. This point was particularly stressed in both places by Mr. Don Hummel, Assistant Secretary for Renewal and Housing Assistance, HUD, who on two occasions stated that during the first six months of this fiscal year, his office has received applications for Urban Renewal projects amounting to more than three times the budgeted funds available for the entire year. As each application is recorded and given a processing number at time of receipt of the application in HUD, the importance and advantage can be readily seen of Atlanta filing as soon as possible its applications for any future Urban Renewal projects desired.

8. In view of recent technological advances in building materials and in order to obtain reduction in construction costs through assembly line procedures in the housing field by prefabrication, as is done in so many other industries, I recommend that a special low cost Residential Zone District be established in Atlanta which would permit erection of low cost single family homes (or combination of these together with duplexes and/or apartments) similar to, or equivalent of, the "Swinger" by National Homes: that for single family houses or duplexes, the minimum lot size be 50' X 100' (5000 sq. ft.); that an exception to the Housing Code be made to permit, in such zoning district, the bedroom sizes of the "Swinger" house or equivalent; and that an exception to the Plumbing Code be made to permit the prefabricated plumbing or equivalent of the "Swinger" house. (See current zoning chart attached)

9. Substantial predominately White occupied areas of the City which have changed to predominately Negro occupancy during the past few years include the Washington & Capitol Avenue area, Boulevard & Park Avenue area, Center Hill, Kirkwood and Peyton Road, north of Utoy Creek. This is apparently now taking place in the Peyton Road-Willis Mill Road area south of Utoy Creek as far as Sewell Road. Continuation of this wholesale transition can create serious problems for Atlanta in the future.

10. Last week the Duvall-Wilson property (171 acres) in the Peyton Road-Willis Mill area was placed under option by Mr. John A. Hartrampf, of the Realty Group, and his brother, Dr. Carl R. Hartrampf, for low cost housing. This is probably the largest undeveloped single tract in the City and has the potential of about 1700 units. The Hartrampfs have requested an appointment with the Mayor before starting actual development of this area.

11. On March 15, the Housing Authority opened 4 substantial bids for the development of the Rockdale U.R. Project; bidders were Douglas-Arlen of New York; David L. Rosen of New York; Robert Chrchrow Construction Co. of New York and Marvin Warren Corp. of Cincinnati. Marvin Warren Corp. proposed 76% coop and 24% rental; Rosen proposed 250 coop and 250 rentals in the first stage. Others proposed rental only.

12. Material has recently been received pertaining to the formation and operation of the Philadelphia Housing Development Corporation which, among other things, is utilizing tax delinquent property for development of low cost housing.

HOUSING RESOURCES COMMITTEE

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Legend:

- F - Relatively Firm
 P - Probable
 C - Being Considered
 D - Doubtful

An Inventory of
 LOW AND MEDIUM COST HOUSING IN ATLANTA
 Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
1 F	151 222 178		Allen Temple	Off Gordon Rd. (Near Perimeter)	221 d (3)					66 68 70	78 80	Feb. 1967		151 Newly developed 222 Under construction - FHA financed 178 In Planning (13 acres) (Total to be developed 651)
2 F	180		Wheat St. Gardens	Butler St. U.R. Project	108 U. - Rent Supl. Bal. 221 d (3)		30 72		78	133 146 70				In B Ltr. Stage - for FHA Financing Rent Supl. tentatively established @ \$960/yr - 1 family - Lewis Cenker Legal. Reduced from 240 units. Hav- ing difficulty on final financial arrangements, particularly tax structure. Should complete planning in 3 mo. and start construction by mid-summer.
3 F	100		Park West	NW Cor. intersec. Gordon & Bolton Rd	221 d (3) Lim. Div.					75	85			In pre-committment Stage 6.3 A. @ 15.9 U/A - FHA Financing approval expected in Feb. Plan approved by Bldg. Dept. Lewis Cenker - Legal Construction expected to commence in March.
4 P	96		College Plaza	University Center U. R. Project	221 d (3)					73.50				In Appl. Stage - FHA Financing Firm committment outstanding. FHA has advised project is in difficulty and suggests that cost of land be reduced or City assist in site prepar- ation.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
5 P	30		Chamberlain Realty Project	Butler Street U.R. Project						75				In pre-committment stage - FHA Financing Fisher & Phillips (Legal)
6 F	200		Halcyon Park (London Town Houses)	Off Boulder Park Dr. near Cushman Circle	221 d (3) Coop.				70	83	95.50			In B Ltr. stage - for FHA Financing Sponsor - FCH, Inc. (Same people who developed Eastwych Village) To be developed in 4 stages of approx. 40, 50, 50 & 60 units respectively/ Prospects changed from Probable to Firm. *4 Bedrooms
7 D	152			S.Side Simpson Rd. NW between Lincoln Cem. & Hightower Rd.										Developer - Polar Rock Devel. Corp. Rezoning from R4 to A1 approved unanimously by Z.C. Dec. 22. Referred back to Z.C. by Bd. of Ald. Jan. 3 - Error in advertising (Bd. Ald. rec. letter from Citizens of Collier Heights strongly protesting rezoning) Planning Board adversed on rehearing. Scheduled for Bd. of Ald. March 9. Prospects changed from Probable to Doubtful.
8 P	156			East of Hollywood Rd. - N. of Magnolia Cemetery	221 d (3) Experimental Housing	27	129		75	85				8.5A. - Sponsor - I. Suporta Rental incl. utilities. Rezoned Nov.17 Prospects changed from Firm to Probable Having difficulty getting FHA approval (Feb. (9)

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
9 P	262		Herman A. Russell - Prop.	Off Etheridge Dr., N.W.	404 Spec.	38	224		65*	75*			Application submitted to FHA Dec. 28 18.6 A; Density 15 U/A Sponsor - I. Suporta Rezoning approved - Jan. 3 Prospects changed from Firm to Probable. * Incls. utilities	
10 F	108		Parcel C-4 Parcel C-3B Parcel C-11	Butler Street U.R. Project		24	48	28	74	85		1,200,000 FHA AL.	Rental incl. all utilities. Final appl. submitted Nov. 18 In C letter stage. Sponsor - I. Suporta	
11 P	16		Section 3-R-22	Thomasville U.R. Project	221 d(2) or Conventional				Single Family Sales Housing				Bids due January 12, 1967.	
	12		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional				Single Family Sales Housing				Bids due March 24, 1967	
	20		Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventional				Single Family Sales Housing				Bids due February 8, 1967.	
	51		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional				Single Family Sales Housing				Bids due Dec. 13, 1966. No bids received. Belleau, Inc. interested. Builders want FHA to issue O-B commit- ments. Another incentive would be to reduce price of lots.	
	58		Section 6-R-22	Thomasville U.R. Project	221 d (2) or Conventional				Single Family Sales Housing				Bids due Dec. 14, 1966. No bids received. Builders want FHA to issue O-B commitments. (FHA will not agree)	
	(157)		Lots Total		One builder has offered to take all lots if permitted to build duplexes. FCH is considering as a 221 d (3) co-op (Detached structures)								Another incentive would be to reduce price of lots \$200 to \$500 each.	

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
12 P	1500 (150)	1st stage		Rockdale U.R. Project	221 d (3)								701,000 price for res. land	Bids to open Mar. 15, 1967 - 150 A. Res. and 9.14 A. Comm. Must buy all. Considerable interest shown, (incl. Diamond and Kaye and C & S). Only approx. 150 units committed by FHA in 1st. stage.
13 P	208			University Center U.R. Project	221 d (3) Non-profit								\$74,000.00 Offering price for land.	13 A. offered by H.A. Jan. 15. FHA has given reservation. Bids to be opened April 12. Mills Lane & Philip Alston are interested.
14 P	152		Parcels C-1, 3 and 4	Rawson-Washington U.R. Project Between Capitol Homes and I-20	221 d (3) Non-Profit								\$50,000.00 Offering price for land.	7.6 A. Mills Lane & Philip Alston are interested. FHA has given reservation for 152 units, 3 stories. Placed on market Feb. 5. Bids open May 1, 1967
15 F	350		Public Housing	Thomasville U.R. Project									Bid early 1967 Av. cost \$14,500/U.	See summary of Public Housing, attached, for breakdown.
16 F	140		Public Housing	Perry Homes Ext. South of Proctor Creek.									Bid Jan. 1967	Large units (3-5 bedrooms). See summary of Public Housing, attached, for breakdown.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
17 F	650		Public Housing	McDaniel St. SW								248 Oct. 1967 402 Mar. 1968	Av. cost \$14,500/U.	Included in summary of Public Housing attached.
18 F		65	Leasing Program for Public Housing	N. of Memorial Ave. opposite Atlantic Supermarket			2		65.00			Now		Lease negotiated by H.A. Can take possession only as units become vacant; 5 units now under HA control.
F		48	Tennesean Commons Apts.	Same Vicinity										(Standard - negotiated. 28 units now under H.A. Control.)
F		31	Sims Maddox's Apts.	Capitol & Vinara										Being negotiated. Require rehabilitating; 8 existing units being converted to 4 units with 5 bedrooms and 2 baths each.
F		144	Total under lease agreement											
C	264		N.W. Dr. & Jackson Parkway				100	164						Being considered; already zoned; if materializes, 8-12 mo. before occupancy.
19 F	450			Off Harwell Rd., N.W.	Turnkey									34 A. Zoned; under option; H.A. and Fed. like; OK with Policy Comm. H.A. willing to receive proposals. Sponsor - Goldberg - Shafer Realty. Units tentatively pledged by H.A.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
20 C	62			Woodbine at Boulevard Dr., NE	Turnkey or 221 d. (3)									Sponsor - John A. Hartrampf, The Realty Group - Is interested in 5.8A tract on Woodbine at Boulevard Dr. NE Proposes 6 story highrise, preferably for elderly. Discouraged by HA because of lack of commitment from HAA. (Resolution adopted by Bd. of Aldermen approved Dec. 20 requesting 3000 add. units.)
21 C		360	LaVilla Apts.	Near Carver Homes	608 now									Propose to rehabilitate and convert. Promotor - George Kaplan, Haas & Dodd.
22 C		1000	Blair Village	West side Jonesboro Rd., S.E.	608 now									Same as LaVilla. Also interested in new construction on raw land.
23 D	800			Off Fairburn Rd. SW, near Holy Family Hospital	Turnkey									Proposes Turnkey plus complete community development. Also interested in 500 bed Nursing Home on same property. Promoter - Ralph Rapelyea, President, Georgia Nursing Home Development Corp. (Neyland Real Estate) (Property is available, but price is high.) (This project needs professional leadership if it is to succeed).

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
24 F	250		Former Magnolia Cemetery Site	West of Hollywood Rd., N.W. (North of Proctor Creek) 20.5 A + ?	Turnkey Also add units proposed in vicinity under 221 d (3)									Sponsor - Whiting-Turner Const. Co. (Bystry) Promoter - Bill Woodward of Adams-Cates. Appl. for re-zoning filed Dec. 8; approved by Zoning Committee Jan. 19. Board of Ald. approved Feb. 6. Units tentatively pledged by HA. Prospects changed from Probable to Firm.
25 C	100		Gordon Rd. North of I-20.				88	12	75	85				Brick veneer, Promoter - Charlie Taylor. Property not tied down 11/28.
26 C	200			West of Bolton Rd. N.W. South of Sandy Creek										Brick veneer. Apt. zoning. Bridge cost? Promoter - Charlie Taylor. Property not tied down 11/28.
27 C				Scott St. off Brownlee Rd. SW										2-1/2 A. + 4 A? County, R-5 Now in city limits, R-6. Promoter - Jim Dempsey
28 C	364		Adj. to Country Club Estates, Adamsville, off Boulder Park Dr.											38 A. in County -Annexed Jan. 1. Zoning - County R-6 proposes Com. Unit Plan with cluster type development. Promoter-Harry Belfor. Owner-Luther Fraser. Planning suggests Community Unit Plan (carries same density as area zoning). FHA considers this location premature. This project needs professional developers in order to succeed.

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F

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
29 F		200	Peachtree on Peachtree	176 Peachtree NW	Pvt. Ent.	100						Feb. 1, 1967	\$1.5 mil.	Georgia Baptist - Elderly (Not low cost - not included in summary figures.)
30 C					221 d (3) L.D.									Broadbrooks - Builder. Interested in obtaining cleared land.
31 C					221 d (2)									Ernest L. Bailey - Prefab concrete-fiberglass panels. Interested in obtaining land.
32 P	620 (300)	First stage	Golfview	Cleveland Ave. Ext.	221 d (3)				70		95			69.9A. Residential, multi-family/ 16A. Commercial. Promoter - Robert Laxson, Shaffer Realty. Approved by City at density of 9.6 U/A under Com. Unit Plan. FHA given assurance City proposes to extend Cleveland Ave. to serve project and develop Golf Course. Promoter wants to increase density to 12 U/A because of loss of 9.6A. to School Dept. FHA 85% acceptance.
33 C	204			Between Hollywood Rd & Gun Club Dr NW		60	144							20 A. Res (Low Rent) 7-1/2 A. Comm. Proposed FHA Financing. Promoter - Joe Anderson, Roy D. Warren. Re-zoning approved Jan. 3. Site turned down by HA for turnkey. Prospects changed from Probable to Being Considered.

HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
40 F		519 Nov 594 Dec 416 Jan.		Throughout city (other than in U.R. Projects)	H.C. Enf.							Now		Units rehabilitated thru the Housing Code Division. These do not provide additional housing, but do increase the standard housing supply.
		1,529 Total												
41 F		25 Nov. 20 Dec. 35 Jan.		West End U.R. Project										Rehabilitated by Housing Authority. Same comment as above.
		80 Total												
42 F		15		In U.R. Projects										Permits issued during Nov. for rehabilitation thru the Housing Auth. Similar information for Dec. and Jan. not made available.
43 C	50			S. side of Westview Ave. SW in West End U.R. Project	221 d (3) Lim. Div.									J. M. Richardson of Johnson, Richardson & Assoc. wants to purchase City owned land (mostly zoned R-5) along S. side of Westview Dr. between Dargan Pl. and Holderness St. (Approx. 3.4A). U.R. Policy Committee declined to act on. Proposes to hold status quo for present.
					This property holds excellent potential for development under 221 d (3)									
44 C	65			W. of Jackson Park way N. of Proctor Cr. at deadend of Glenrock Dr.	221 d (3)									Promoter -Carlton Marlow, 10.7A; 1/2 in flood plane; requires rezoning; has obtained option. Is now R-5. Zoning Div. unfavorable. Will file before March 27 for rezoning; hearing May 4.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
45 C	100			Off DeFores Fy.Rd. near Greenleaf Ct.	Conv. Fin.									Under construction - conventional financing. Owner Builder-B.A.Martin.
46 D	160		Valley View Townhouses	W. of Moreland Ave. S. of Constitution Rd. SE	221 d (3) Coop.		79	43						* 4 BRm Zoned A-1 engineering & site planning complete; by Engr. who planned Eastwych Village. Owner-Sponsor - Harvey Reeves. Approved by Planning Dept. FHA unfavorable previously; has again recently seriously discouraged proposed Builder, Fred Fett, as considered not needed. Prospects changed from Probable to Doubtful.
47 C		36	Seminole Ct. Apts.	Near N.Highland & North Ave. NE	Turnkey Rehab.	32								*Efficiency In fair condition. Excellent for elderly. Owner wants to sell. Listed by Ed. L. Barnum Realty Co.
48 C				North West										Terry Ormstein of Terry Realty Co. has tract available & considered suitable for low cost housing. Is interested in selling.
49 P	1			Not determined Probably on Company property	Demonstration house proposed using prefabricated ceramic materials.									Sponsor-Builder - Chattahoochee Brick Co., M.B. Scarborough & English Robinson; also interested in developing a project on team concept. The development team concept has considerable merit. It has been successfully demonstrated in some cities and is recommended by some housing officials.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
50 C				Prefers City owned land.										Jack Pennel, Pres., Homes by Jack (Distributors for Kingsberry Homes), prepared plans & specifications for low cost housing unit and presented them to City for consideration 1/18. B.O.'s objections furnished him 2-7.
51 D	280			Custer Ave. E. of ChosewoodPark Planning Dept. anticipates cost housing.	Turnkey strong opposition to development of this tract for low									Builder - Ralph Willis & John R. Hall 24A. combined tract. Prospects changed from Being Considered to Doubtful.
52 F		30		Scattered	Conv.									Enterprise Corporation, 130 Piedmont Ave., NE is interested in buying dilapidated low cost structures and rehabilitating them. Proprietor, George P. Hart, has already rehabed 30 units.
53 C	100													David P. Edwards, Interstate Sales Corp. is seeking land on which to develop low cost apartments (wants 100 units) for lease to the HA under its low-rent leasing program.
54 P	250			Gilbert Rd. & Flynn Rd. SE HA is holding allocations in reserve for future possible use in the Bedfore-Pine U.R. area. It appears some of these could be allocated <u>now</u> to this project.	Turnkey									20 A. site zoned for apts. considered favorably by HA. Promoter - Bill Woodward of Adams Cates. Builder - Whiting-Turner.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
55 P	125			Off Jackson Parkway E. of Bowen Homes W. of Hightower	Turnkey									10 A. site; Property is already zoned A-1. HA has tentatively pledged allocations
56 C	200			Butler St. behind Big Bethel Church	Considering 207 221 d (3) BMIR 221 d (3) Rent Supl.									Big Bethel Church proposes to sponsor 10-14 story high-rise on church owned property 100' x 276'. Rev. Bussey, Pastor McCready Johnston, Legal. Trying to negotiate for add. adjacent parcel 50' x 276'. Zoned M1; applied for rezoning to C-4; before Zoning Comm. in Feb. Appl. not yet filed with FHA.
57 C	150			E. of Gun Club Rd. S. of Alvin Dr NW										Rezoning appl. from R-5 to A-1 filed by Joe Anderson of Roy D. Warren Co. Hearing May 4; about 12 A.
58 C	480			S. of Oak Dr. SW between Browns Mill Rd. & Empire Blvd.	221 d (3) Coop									40-50 A. site now zoned M-1. Owner - Atlanta Bldg. Development Co. (Vic Mosler). FCH Inc. interested in deve- loping.
59 P	480			N. of Brownstown Rd. between Holly- wood & Bolton Rds.	Turnkey									Zoned M-1. Whiting Turner and John Harrumph both bidding for land. HA and HAA consider site favorable.

Feb. 20, 1967

Notes on Related Matters:

- A. The Foundation for Cooperative Housing, which developed Eastwych Village and is currently developing Cambridge Square (both in DeKalb County), now has a full time representative in Atlanta and is seeking clients.
- B. No proposal has yet been made for construction of units (even 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. 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, Ind. placed on the market Feb. 1, 1967, a 800 S.F. (O.S. dimensions) 3 bedroom, prefabricated, preassembled panel, single family house to retail (under FHA 221 d (2)) for about \$8,800.00 (exclusive of land), plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp. Price includes plumbing, electrical, heating unit, stove & refrigerator. House can be completely assembled in 85 man hours.
- C. (1) First Mortgage Advisory Corporation is interested in providing package financing to developers, especially construction loans; claims that there are no legal or standby fees or hidden charges and no deposit required.
 (2) John Hood & Co., Inc., One Wall St., New York, is interested in financing FHA project loans and also construction financing on FHA 221 d (3), below market rate, construction loans.
- D. 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.
- E. Small developers should provide a substantial portion of the program on small scattered sites.
- F. Since October, 1966, 1529 units have been rehabilitated by the Housing Code Div; and 80 units in West End U.R. Project by the Housing Authority. (Items 40 and 41).
- G. Roy D. Warren Co. is willing to undertake construction of 1000 units (prefers single family sales housing), but wants City backing on land location and zoning which may be required.
- H. Embry Realty Co. in Chamblee is seeking land and non-profit sponsors for 221 d (3). Claims to have a full service organization including Real Estate, Architectural, Financing, Legal and Building knowledge and experience to meet all FHA requirements.
- I. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).

Summary:

	No. Units	1967	Estimate Available	1968	Both Years
F - Reasonably Firm	3372 (Incl. 1140 PH + 700TK)	1198 (incl. 1054 New + 144 PHL)	2318	3516	
P - Probable	4237 (Incl. 325 TK)	-	2567 (Incl. 375 TK)	2567	
C - Being Considered	2489	124	248	372	
D - Doubtful	1392	-	-	-	
Total	11490 Units Proposed	1322	5133	6455	
	(Incl. 1140 new units of P.H.)	-3578	+233	-3345 + or -	
	+ 144 units leased for P.H.	4900	4900	9800 Goals	
	+ 1654 existing units rehabilitated.				
	+ 1424 existing units proposed for rehabilitation.				

Enclosure:
 Summary of Public
 Housing in Atlanta

Malcolm D. Jones
 Malcolm D. Jones
 Supervisor of Inspection
 Services

February 20, 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) Now in hands of architect. Cannot advertise until
(120) 2 Bedroom about May 15. 2 1/2 - 3 months additional before
(80) 3 Bedroom construction can start. 12 months, at least,
(80) 4 Bedroom additional for construction.
(30) 5 Bedroom Will try to have part delivered before final.

(140)

Units, Perry Homes Extension - South of Procter Creek.
(78) 3 Bedroom
(46) 4 Bedroom Expect to advertise in early '67
(16) 5 Bedroom 18 months to construct.

1200

Units now allocated - Proposed Turn Key (825 tentatively pledged).

300

Units now allocated - Proposed purchase or lease (Only possibility for additional Public Housing units in occupancy by mid-1967; can only be turned over as become vacant).

(65 units, Murphy Apts. + 48 units, Tennessean Commons; Sims Maddox's Apts. at Capitol and Vinara, 31 units, being considered; will require rehabilitation).

2640*

Total additional planned (as indicated above)

3000*

Additional Allocation requested of HAA. Approved by Bd. of Aldermen December 20, 1966.
(Quickest development would be Turnkey; HAA needs the allocation now to interest developers)

*Total additional units projected (5640)

14,514

Total Potential

Encl:

February 24, 1967

1. Cecil A. Alexander, Chairman of the City's newly formed Housing Resources Committee, announced today that 59 separate low and medium cost projects have been proposed, are in development or recently completed in Atlanta.

These include 3372 units in the Reasonably Firm category

4237 units, Probable

2489 units, Being Considered

1392 units, Doubtful

Total *11,490 units Proposed

This includes 1140 Public Housing units under construction and in planning, plus 144 units which are being leased as Public Housing.

In addition, 1654 existing units have been rehabilitated since October, 1966.

*Of this number,

1322 units are estimated to be available during 1967 (3578 short of goal)
and 5133 units are estimated to be available during 1968 (233 above goal).

Total 6455 units in sight (3345 short of combined goals for both years).

2. The Housing Resources Committee, constituted for the purpose of promoting and assisting in development of low and medium cost housing, held its organizational meeting at City Hall, on February 14 and is now functioning with 45 of its 48 members assigned to panels specializing in the following fields:

Legal	Land Acquisition and Rehabilitation
Construction and Design	Social Problems
Financing	Business Participation
Non Profit Funds	Public Information
Public Housing	

3. In addition to Mr. Alexander as Chairman, Dr. Sanford S. Atwood, President of Emory University, and Dr. Benjamin E. Mays, President of Morehouse College, are Co-Chairmen.

4. Mr. Wm. W. Gates, former Chief Underwriter for FHA in Atlanta, serves as Special Adviser to the Housing Resources Committee and will be available, by appointment, in the Committee office, Room 1204 City Hall, to advise and assist Developers and Builders interested in FHA programs.

5. Malcolm D. Jones, Supervisor of Inspection Services, Building Department, is serving as City staff member and Director of the Committee. He acquaints Developers and Builders with the program and assists them by coordinating with City Departments and other agencies when needed. Mr. Jones would like to keep in touch with the status of development in all proposed projects under this accelerated program; his telephone number is 522-4463, Ext. 430.

HOUSING RESOURCES COMMITTEE

DATE Feb. 20, 1967

Legend:

- F - Relatively Firm
- P - Probable
- C - Being Considered
- D - Doubtful

An Inventory of
LOW AND MEDIUM COST HOUSING IN ATLANTA
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
1 F	151 222 178		Allen Temple	Off Gordon Rd. (Near Perimeter)	221 d (3)					66 68 70	78 80	Feb. 1967		151 Newly developed 222 Under construction - FHA financed 178 In Planning (13 acres) (Total to be developed 651)
2 F	180		Wheat St. Gardens	Butler St. U.R. Project	108 U. - Rent Supl. Bal. 221 d (3)		30 72		78	133 146 70				In B Ltr. Stage - for FHA Financing Rent Supl. tentatively established @ \$960/yr - 1 family - Lewis Cener Legal. Reduced from 240 units. Having difficulty on final financial arrangements, particularly tax structure. Should complete planning in 3 mo. and start construction by mid-summer.
3 F	100		Park West	NW Cor. intersec. Gordon & Bolton Rd	221 d (3) Lim. Div.					75	85			In pre-committment Stage 6.3 A. @ 15.9 U/A - FHA Financing approval expected in Feb. Plan approved by Bldg. Dept. Lewis Cener - Legal Construction expected to commence in March.
4 P	96		College Plaza	University Center U. R. Project	221 d (3)					73.50				In Appl. Stage - FHA Financing Firm committment outstanding. FHA has advised project is in difficulty and suggests that cost of land be reduced or City assist in site preparation.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
5 P	30		Chamberlain Realty Project	Butler Street U.R. Project						75				In pre-committment stage - FHA Financing Fisher & Phillips (Legal)
6 F	200		Halcyon Park (London Town Houses)	Off Boulder Park Dr. near Cushman Circle	221 d (3) Coop.				70	83	95.50 106.50*			In B Ltr. stage - for FHA Financing Sponsor - FCH, Inc. (Same people who developed Eastwych Village) To be developed in 4 stages of approx. 40, 50, 50 & 60 units respectively/ Prospects changed from Probable to Firm. *4 Bedrooms
7 D	152			S. Side Simpson Rd. NW between Lincoln Cem. & Hightower Rd.										Developer - Polar Rock Devel. Corp. Rezoning from R4 to A1 approved unanimously by Z.C. Dec. 22. Referred back to Z.C. by Bd. of Ald. Jan. 3 - Error in advertising (Bd. Ald. rec. letter from Citizens of Collier Heights strongly protesting rezoning) Planning Board adversed on rehearing. Scheduled for Bd. of Ald. March 9. Prospects changed from Probable to Doubtful.
8 P	156			East of Hollywood Rd. - N. of Mag- nolia Cemetery	221 d (3) Experimen- tal Housing	27	129		75	85				8.5A. - Sponsor - I. Suporta Rental incl. utilities. Rezoned Nov. 17 Prospects changed from Firm to Probable Having difficulty getting FHA approval (Feb. (9))

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
9 P	262		Herman A. Russell - Prop.	Off Etheridge Dr., N.W.	404 Spec.	38	224		65*	75*			Application submitted to FHA Dec. 28 18.6 A; Density 15 U/A Sponsor - I. Suporta Rezoning approved - Jan. 3 Prospects changed from Firm to Probable. * Incls. utilities	
10 F	108		Parcel C-4 Parcel C-3B Parcel C-11	Butler Street U.R. Project		24	48 8	28	74	85		1,200,000 FHA Al.	Rental incl. all utilities. Final appl. submitted Nov. 18 In C letter stage. Sponsor - I. Suporta	
11 P	16 12 20 51 58		Section 3-R-22 Section 4-R-22 Section 6-R-22 Section 4-R-22 Section 6-R-22	Thomasville U.R. Project Thomasville U.R. Project Thomasville U.R. Project Thomasville U.R. Project Thomasville U.R. Project	221 d(2) or Conventional 221 d(2) or Conventional 221 d(2) or Conventional 221 d(2) or Conventional 221 d (2) or Conventional				Single Family Sales Housing Single Family Sales Housing Single Family Sales Housing Single Family Sales Housing Single Family Sales Housing			Bids due January 12, 1967. Bids due March 24, 1967 Bids due February 8, 1967. Bids due Dec. 13, 1966. No bids received. Belleau, Inc. interested. Builders want FHA to issue O-B commit- ments. Another incentive would be to reduce price of lots. Bids due Dec. 14, 1966. No bids received. Builders want FHA to issue O-B commitments. (FHA will not agree) Another incentive would be to reduce price of lots \$200 to \$500 each.		
	(157)	Lots Total		One builder has offered to take all lots if permitted to build duplexes. FCH is considering as a 221 d (3) co-op (Detached structures)										

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment	
	New	Exist				1	2	3	1	2	3				
12 P	1500 (150)	1st stage		Rockdale U.R. Project	221 d (3)								701,000 price for res. land	Bids to open Mar. 15, 1967 - 150 A. Res. and 9.14 A. Comm. Must buy all. Considerable interest shown, (incl. Diamond and Kaye and C & S). Only approx. 150 units committed by FHA in 1st. stage.	
13 P	208			University Center U.R. Project	221 d (3) Non-profit								\$74,000.00 Offering price for land.	13 A. offered by H.A. Jan. 15. FHA has given reservation. Bids to be opened April 12. Mills Lane & Philip Alston are interested.	
14 P	152		Parcels C-1, 3 and 4	Rawson-Washington U.R. Project Between Capitol Homes and I-20	221 d (3) Non-Profit								\$50,000.00 Offering price for land.	7.6 A. Mills Lane & Philip Alston are interested. FHA has given reservation for 152 units, 3 stories. Placed on market Feb. 5. Bids open May 1, 1967	
15 F	350		Public Housing	Thomasville U.R. Project								Bid early 1967	Av. cost \$14,500/U.	See summary of Public Housing, attached, for breakdown.	
16 F	140		Public Housing	Perry Homes Ext. South of Proctor Creek.										Bid Jan. 1967	Large units (3-5 bedrooms). See summary of Public Housing, attached, for breakdown.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
17 F	650		Public Housing	McDaniel St. SW								248 Oct. 1967 402 Mar. 1968	Av. cost \$14,500/U.	Included in summary of Public Housing attached.
18 F		65	Leasing Program for Public Housing Murphy Apts.	N. of Memorial Ave. opposite Atlantic Supermarket			2		65.00		Now			Lease negotiated by H.A. Can take possession only as units become vacant; 5 units now under HA control.
F		48	Tennesean Commons Apts.	Same Vicinity										(Standard - negotiated. 28 units now under H.A. Control.)
F		31	Sims Maddox's Apts.	Capitol & Vinara										Being negotiated. Require rehabilitating: 8 existing units being converted to 4 units with 5 bedrooms and 2 baths each.
F		144	Total under lease agreement											
C	264		N.W. Dr. & Jackson Parkway				100	164						Being considered; already zoned; if materializes, 8-12 mo. before occupancy.
19 F	450			Off Harwell Rd., N.W.	Turnkey									34 A. Zoned; under option; H.A. and Fed. like; OK with Policy Comm. H.A. willing to receive proposals. Sponsor-Goldberg - Shafer Realty. Units tentatively pledged by H.A.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
20 C	62			Woodbine at Boulevard Dr., NE	Turnkey or 221 d (3)									Sponsor - John A. Hartrampt, The Realty Group - Is interested in 5.8A tract on Woodbine at Boulevard Dr. NE Proposes 6 story highrise, preferably for elderly. Discouraged by HA because of lack of commitment from HAA. (Resolution adopted by Bd. of Aldermen approved Dec. 20 requesting 3000 add. units.)
21 C		360	LaVilla Apts.	Near Carver Homes	608 now									Propose to rehabilitate and convert. Promoter - George Kaplan, Haas & Dodd.
22 C		1000	Blair Village	West side Jonesboro Rd., S.E.	608 now									Same as LaVilla. Also interested in new construction on raw land.
23 D	800			Off Fairburn Rd. SW, near Holy Family Hospital	Turnkey									Proposes Turnkey plus complete community development. Also interested in 500 bed Nursing Home on same property. Promoter - Ralph Rapelyea, President, Georgia Nursing Home Development Corp. (Neyland Real Estate) (Property is available, but price is high.) (This project needs professional leadership if it is to succeed).

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
24 F	250		Former Magnolia Cemetery Site	West of Hollywood Rd., N.W. (North of Proctor Creek) 20.5 A + ?	Turnkey Also add units proposed in vicinity under 221 d (3)									Sponsor - Whiting-Turner Const. Co. (Bystry) Promoter - Bill Woodward of Adams-Cates. Appl. for re-zoning filed Dec. 8; approved by Zoning Committee Jan. 19. Board of Ald. approved Feb. 6. Units tentatively pledged by HA. Prospects changed from Probable to Firm.
25 C	100		Gordon Rd. North of I-20.				88	12	75	85				Brick veneer, Promoter - Charlie Taylor. Property not tied down 11/28.
26 C	200			West of Bolton Rd. N.W. South of Sandy Creek										Brick veneer. Apt. zoning. Bridge cost? Promoter - Charlie Taylor. Property not tied down 11/28.
27 C				Scott St. off Brownlee Rd. SW										2-1/2 A. + 4 A? County, R-5 Now in city limits, R-6. Promoter - Jim Dempsey
28 C	364		Adj. to Country Club Estates, Adamsville, off Boulder Park Dr.											38 A. in County -Annexed Jan. 1. Zoning - County R-6 proposes Com. Unit Plan with cluster type development. Promoter-Harry Belfor. Owner-Luther Fraser. Planning suggests Community Unit Plan (carries same density as area zoning). FHA considers this location premature. This project needs professional developers in order to succeed.

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F

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
29 F		200	Peachtree on Peachtree	176 Peachtree NW	Pvt. Ent.	100						Feb. 1, 1967	\$1.5 mil.	Georgia Baptist - Elderly (Not low cost - not included in summary figures.)
30 C					221 d (3) L.D.									Broadbrooks - Builder. Interested in obtaining cleared land.
31 C					221 d (2)									Ernest L. Bailey - Prefab concrete-fiberglass panels. Interested in obtaining land.
32 P	620 (300)	First stage	Golfview	Cleveland Ave.Ext.	221 d (3)				70		95			69.9A. Residential, multi-family/ 16A. Commercial. Promoter - Robert Laxson, Shaffer Realty. Approved by City at density of 9.6 U/A under Com. Unit Plan. FHA given assurance City proposes to extend Cleveland Ave. to serve project and develop Golf Course. Promoter wants to increase density to 12 U/A because of loss of 9.6A. to School Dept. FHA 85% acceptance.
33 C	204			Between Hollywood Rd & Gun Club Dr NW		60	144							20 A. Res (Low Rent) 7-1/2 A. Comm. Proposed FHA Financing. Promoter - Joe Anderson, Roy D. Warren. Re-zoning approved Jan. 3. Site turned down by HA for turnkey. Prospects changed from Probable to Being Considered.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
40 F		519 Nov 594 Dec 416 Jan. 1,529 Total		Throughout city (other than in U.R. Projects)	H.C. Enf.							Now		Units rehabilitated thru the Housing Code Division. These do not provide additional housing, but do increase the standard housing supply.
41 F		25 Nov. 20 Dec. 35 Jan. 80 Total		West End U.R. Project										Rehabilitated by Housing Authority. Same comment as above.
42 F		15		In U.R. Projects										Permits issued during Nov. for rehabilitation thru the Housing Auth. Similar information for Dec. and Jan. not made available.
43 C	50			S. side of Westview Ave. SW in West End U.R. Project	221 d (3) Lim. Div. This property holds excellent potential for development under 221 d (3)									J. M. Richardson of Johnson, Richardson & Assoc. wants to purchase City owned land (mostly zoned R-5) along S. side of Westview Dr. between Dargan Pl. and Holderness St. (Approx. 3.4A). U.R. Policy Committee declined to act on. Proposes to hold status quo for present.
44 C	65			W. of Jackson Park way N. of Proctor Cr. at deadend of Glenrock Dr.	221 d (3)									Promoter -Carlton Marlow, 10.7A; 1/2 in flood plane; requires rezoning; has obtained option. Is now R-5. Zoning Div. unfavorable. Will file before March 27 for rezoning; hearing May 4.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
45 C	100			Off DeFores Fy.Rd. near Greenleaf Ct.	Conv. Fin.									Under construction - conventional financing. Owner Builder-B.A.Martin.
46 D	160		Valley View Townhouses	W. of Moreland Ave. S. of Constitution Rd. SE	221 d (3) Coop.		79	43						* 4 BRm Zoned A-1 engineering & site planning complete; by Engr. who planned Eastwych Village. Owner-Sponsor - Harvey Reeves. Approved by Planning Dept. FHA unfavorable previously; has again recently seriously discouraged proposed Builder, Fred Fett, as considered not needed. Prospects changed from Probable to Doubtful.
				This excellent proposal was withdrawn Feb. 9 from the 221 d (3) program because owner-builder could not obtain FHA approval. Owner now negotiating with very substantial company for conventional apartment development of higher priced units and higher density.										
47 C		36	Seminole Ct. Apts.	Near N.Highland & North Ave. NE	Turnkey Rehab.	32								*Efficiency In fair condition. Excellent for elderly. Owner wants to sell. Listed by Ed. L. Barnum Realty Co.
48 C				North West										Terry Ormstein of Terry Realty Co. has tract available & considered suitable for low cost housing. Is interested in selling.
49 P	1			Not determined Probably on Company property	Demonstration house proposed using prefabricated ceramic materials.									Sponsor-Builder - Chattahoochee Brick Co., M.B. Scarborough & English Robinson; also interested in developing a project on team concept. The development team concept has considerable merit. It has been successfully demonstrated in some cities and is recommended by some housing officials.

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	New	Exist				1	2	3	1	2	3			
50 C				Prefers City owned land.										Jack Pennel, Pres., Homes by Jack (Distributors for Kingsberry Homes), prepared plans & specifications for low cost housing unit and presented them to City for consideration 1/18. B.O.'s objections furnished him 2-7.
51 D	280			Custer Ave. E. of ChosewoodPark Planning Dept. anticipates strong opposition to development of this tract for low cost housing.	Turnkey									Builder - Ralph Willis & John R. Hall 24A. combined tract. Prospects changed from Being Considered to Doubtful.
52 F		30		Scattered	Conv.									Enterprise Corporation, 130 Piedmont Ave., NE is interested in buying dilapidated low cost structures and rehabilitating them. Proprietor, George P. Hart, has already rehabed 30 units.
53 C	100													David P. Edwards, Interstate Sales Corp. is seeking land on which to develop low cost apartments (wants 100 units) for lease to the HA under its low-rent leasing program.
54 P	250			Gilbert Rd. & Flynn Rd. SE HA is holding allocations in reserve for future possible use in the Bedfore-Pine U.R. area. It appears some of these could be allocated <u>now</u> to this project.	Turnkey									20 A. site zoned for apts. considered favorably by HA. Promoter - Bill Woodward of Adams Cates. Builder - Whiting-Turner.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
55 P	125			Off Jackson Parkway E. of Bowen Homes W. of Hightower	Turnkey									10 A. site; Property is already zoned A-1. HA has tentatively pledged allocations
56 C	200			Butler St. behind Big Bethel Church	Considering 207 221 d (3) BMIR 221 d (3) Rent Supl.									Big Bethel Church proposes to sponsor 10-14 story high-rise on church owned property 100' x 276'. Rev. Bussey, Pastor McCreedy Johnston, Legal. Trying to negotiate for add. adjacent parcel 50' x 276'. Zoned M1; applied for rezoning to C-4; before Zoning Comm. in Feb. Appl. not yet filed with FHA.
57 C	150			E. of Gun Club Rd. S. of Alvin Dr NW										Rezoning appl. from R-5 to A-1 filed by Joe Anderson of Roy D. Warren Co. Hearing May 4; about 12 A.
58 C	480			S. of Oak Dr. SW between Browns Mill Rd. & Empire Blvd.	221 d (3) Coop									40-50 A. site now zoned M-1. Owner - Atlanta Bldg. Development Co. (Vic Mosler). FCH Inc. interested in deve- loping.
59 P	480			N. of Brownstown Rd. between Holly- wood & Bolton Rds.	Turnkey									Zoned M-1. Whiting Turner and John Hartrampf both bidding for land. HA and HAA consider site favorable.

Feb. 20, 1967

Notes on Related Matters:

- A. The Foundation for Cooperative Housing, which developed Eastwych Village and is currently developing Cambridge Square (both in DeKalb County), now has a full time representative in Atlanta and is seeking clients.
- B. No proposal has yet been made for construction of units (even 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. 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, Ind. placed on the market Feb. 1, 1967, a 800 S.F. (O.S. dimensions) 3 bedroom, prefabricated, preassembled panel, single family house to retail (under FHA 221 d (2)) for about \$8,800.00 (exclusive of land), plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp. Price includes plumbing, electrical, heating unit, stove & refrigerator. House can be completely assembled in 85 man hours.
- C. (1) First Mortgage Advisory Corporation is interested in providing package financing to developers, especially construction loans; claims that there are no legal or standby fees or hidden charges and no deposit required.
(2) John Hood & Co., Inc., One Wall St., New York, is interested in financing FHA project loans and also construction financing on FHA 221 d (3), below market rate, construction loans.
- D. 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.
- E. Small developers should provide a substantial portion of the program on small scattered sites.
- F. Since October, 1966, 1529 units have been rehabilitated by the Housing Code Div; and 80 units in West End U.R. Project by the Housing Authority. (Items 40 and 41).
- G. Roy D. Warren Co. is willing to undertake construction of 1000 units (prefers single family sales housing), but wants City backing on land location and zoning which may be required.
- H. Embry Realty Co. in Chamblee is seeking land and non-profit sponsors for 221 d (3). Claims to have a full service organization including Real Estate, Architectural, Financing, Legal and Building knowledge and experience to meet all FHA requirements.
- I. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).

Summary:

	No. Units	1967	Estimate Available	Both Years
F - Reasonably Firm	3372 (Incl. 1140 PH + 700TK)	1198 (incl. 1054 New + 144 PHL)	2318	3516
P - Probable	4237 (Incl. 325 TK)	-	2567 (Incl. 375 TK)	2567
C - Being Considered	2489	124	248	372
D - Doubtful	1392	-	-	-
	<u>Total 11490 Units Proposed</u>	<u>1322</u>	<u>5133</u>	<u>6455</u>
	(Incl. 1140 new units of P.H.)	<u>-3578</u>	<u>+233</u>	<u>-3345</u> + or -
	+ 144 units leased for P.H.	4900	4900	9800 Goals
	+ 1654 existing units rehabilitated.			
	+ 1424 existing units proposed for rehabilitation.			

Enclosure:
Summary of Public
Housing in Atlanta

Malcolm D. Jones
Malcolm D. Jones
Supervisor of Inspection
Services

February 20, 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) Now in hands of architect. Cannot advertise until
(120) 2 Bedroom about May 15. 2 1/2 - 3 months additional before
(80) 3 Bedroom construction can start. 12 months, at least,
(80) 4 Bedroom additional for construction.
(30) 5 Bedroom Will try to have part delivered before final.

(140)

Units, Perry Homes Extension - South of Procter Creek.
(78) 3 Bedroom
(46) 4 Bedroom Expect to advertise in early '67
(16) 5 Bedroom 18 months to construct.

1200

Units now allocated - Proposed Turn Key (825 tentatively pledged).

300

Units now allocated - Proposed purchase or lease (Only possibility for additional Public Housing units in occupancy by mid-1967; can only be turned over as become vacant).

(65 units, Murphy Apts. + 48 units, Tennessean Commons; Sims Maddox's Apts. at Capitol and Vinara, 31 units, being considered; will require rehabilitation).

2640*

Total additional planned (as indicated above)

3000*

Additional Allocation requested of HAA. Approved by Bd. of Aldermen December 20, 1966.
(Quickest development would be Turnkey; HA needs the allocation now to interest developers)

*Total additional units projected (5640)

14,514

Total Potential

Encl:

February 23, 1967

1. Cecil A. Alexander, Chairman of the City's newly formed Housing Resources Committee, announced today that 59 separate low and medium cost projects have been proposed, are in development or recently completed in Atlanta.

These include 3372 units in the Reasonably Firm category

4237 units, Probable

2489 units, Being Considered

1392 units, Doubtful

Total *11,490 units Proposed

This includes 1140 Public Housing units under construction and in planning, plus 144 units which are being leased as Public Housing.

In addition, 1654 existing units have been rehabilitated since October, 1966.

*Of this number,

1322 units are estimated to be available during 1967 (3578 short of goal).

and 5133 units are estimated to be available during 1968 (233 above goal)

Total 6455 units in sight (3345 short of combined goals for both years).

2. The Housing Resources Committee, constituted for the purpose of promoting and assisting in development of low and medium cost housing, held its organizational meeting at City Hall, on February 14 and is now functioning with 45 of its 48 members assigned to panels specializing in the following fields:

Legal	Land Acquisition and Rehabilitation
Construction and Design	Social Problems
Financing	Business Participation
Non Profit Funds	Public Information
Public Housing	

3. In addition to Mr. Alexander as Chairman, Dr. Sanford S. Atwood, President of Emory University, and Dr. Benjamin E. Mays, President of Morehouse College, are Co-Chairmen.

4. Mr. Wm. W. Gates, former Chief Underwriter for FHA in Atlanta, serves as Special Adviser to the Housing Resources Committee and will be available, by appointment, in the Committee office, Room 1204 City Hall, to advise and assist Developers and Builders interested in FHA programs.

5. Malcolm D. Jones, Supervisor of Inspection Services, Building Department, is serving as City staff member and Director of the Committee. He acquaints Developers and Builders with the program and assists them by coordinating with City Departments and other agencies when needed. Mr. Jones would like to keep in touch with the status of development in all proposed projects under this accelerated program; his telephone number is 522-4463, Ext. 430.