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

	t should be noted that vacant land is not indicated in the Boulder Park Plan area, annexed Jan. 1, 1967. is a great deal of vacant land in this area.
To	otal land shown on map as vacant and zoned for apartments
	(Of this amount, that already committed to low income housing
	(In addition, that already turned down or rejected
	(Planned for other use
	Total shown not available278 acres Balance which appears to be available *201 acres
found t	owever, it is very likely, when checked out in the field, that a considerable portion of this amount will be to be not available or unsuitable (such as the 10 acre tract in L.L. 268, 17th District Fulton County which be used, although zoned, because of the need for a bridge across Sandy Creek to provide access.
To	otal acreage actually required for program (average density, 10 U/A)
Al	lready committed
Ad	dditional needed
	alance which appears to be available (from map) *204 acres. Only 1/3, however, is likely to . 68 acres tally available to the program.
	dditional minimum needed for actual construction of units (if re-zoned when requested and1497 acres
Ií	f re-zoned in advance of specific applications, three times this amount will be required, or .4491 acres
TI	here is no land in the large Boulder Park Plan area (1747 acres) shown zoned for apartments.
Or	nly one tract (approx. 4 A) in Dekalb County portion of Atlanta is shown as vacant and zoned for apartments.
	nly two tracts (approx. 11 A) in 14th District Formerly Fayett (where there is great deal of vacant land) s 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

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 The

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 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. Balance which appears to be available (from map) *204 acres. Only 1/3, however, is likely to . 68 acres be actually available to the program. Additional minimum needed for actual construction of units (if re-zoned when requested and. .1497 acres upon recommendation of Housing Resources Committee) 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 Fayett (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

Tabulation - Vacant Land Zoned Apartments (From Map)

Land Lot	Acres (Approx.)	Status	Program	Control	Remarks
14 th	District F	ulton 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				

Tabulation - Vacant Land Zon∈d 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				
ub-total	253				
17th	District Fu	ton 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 approv	val		
260	34	Rejected by HUD		Williamson	

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				
llith	District (F	ormerly Fayett)			
15	6	Committed	221 (d) (3)	Park West	
32	- 5				
Sub-total	11				
15th	District De	Kalb County			
207	4	Rejected by HA			
Sub-total					
rand Tot					

Cecil A. Alexander, Architect, Chairman Dr. Sanford S. Atwood, President, Emory University, Co-Chairman Dr. Benjamin E. Mays, President, Morehouse College, Co-Chairman

PANELS

Legal

Charles Weltner, Attorney Acting Chairman
Donald Hollowell, Regional Director, Equal Employment
Opportunity Commission
Honorable Luther Alverson, Judge, Fulton County Superior Court
Mr. Archer D. Smith III, Attorney, Harmon and Thackston
Mr. Norman L. Underwood, Attorney, Sanders, Hester and Holley

Construction and Design

Dr. Edwin Harrison, President, Georgia Institute of Technology,
Chairman
Herman Russell, Contractor
Moreland Smith, Director of Urban Planning Project, Southern
Regional Council, Vice-Chairman
Rev. John A. Middleton, President, Morris Brown College
Henry F. Alexander, Builder
James Moore, President, Atlanta Labor Council

Finance & Non-Profit Funds

Dean Harding B. Young, Atlanta University
Leé Burge, President, Retail Credit Chairman
Butler T. Henderson, Assistant to Dr. Mays, Morehouse College
Mills B. Lane, Jr., President, Citizens and Southern National
Bank

A. H. Sterne, President, The Trust Company of Georgia Gordon Jones, President, The Fulton National Bank Vice-Chairman Joseph Earle Birnie, President, The National Bank of Georgia A. B. Padgett, Executive Director, Metropolitan Foundation of Atlanta

Hamilton Douglas Attorney
Rev. William Holmes Borders, Pastor, Wheat Street Baptist Church
Dr. Rufus Clement, President, Atlanta University
John Wilson, President, Horne Wilson Company
Albert Love, Executive Vice President, The McCall Corporation
Scott Houston, Jr., Executive Director, Wesley Woods Apartments

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 Goleman, 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

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

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 B. 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 The Fulton National Bank P. O. Box 4387 Atlanta, Georgia 30302 Vice-Chairman

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, g. 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

LAND ACQUISITION

Mr. Wallace L. Lee, President Atlanta Gas Light Company P. O. Box 4569 Alanta, Georgia 30302

Mr. Clayton R. Yates, President Yates-Milton Stores 228 Auburn Avenue, N. E. Atlanta, Georgia

Mr. Jim E. Land Chief Engineer for Georgia Southern Bell Telephone & Telegraph Company 805 Peachtree Street, N. E. Atlanta, Georgia

Dr. Vivian Henderson, President Clark College 240 Chestnut Street, S. W. Atlanta, Georgia Acting Chairman

SOCIAL PROBLEMS

Mr. Charles O. Emmerich, Administrator Economic Opportunity Atlanta, Inc. 101 Marietta Street, N. W. Atlanta, Georgia

Mr. Duane Beck, Executive Director Community Council of the Atlanta Area, Inc. 1000 Glenn Building Atlanta, Georgia 30303

Mrs. Sujette Crank, Social Director Neighborhood Services, E.O.A., Inc. 101 Marietta Street Atlanta, Georgia

Dr. Tobe Johnson, Professor of Political Science Morehouse College 223 Chestnut Street, S. W. Atlanta, Georgia

Dean William S. Jackson Atlanta University 223 Chestnut Street, S. W. Atlanta, Georgia

Chairman

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 3626 Tuxedo Road, N. W. Atlanta, Georgia Chairman

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, WAOK 110 Edgewood Avenue, N. E. Atlanta, Georgia Vice-Chairman

STAFF

ROOM 1204, CITY HALL Tel. 522-4463, Ext, 430

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

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 reluctence 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.

- 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 heapful 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 "Disucussion" 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 Cemetary, 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 circutes 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 sould 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, is:

- 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,

Malcolina Jores

Malcolm D. Jones

Supervisor of Inspection Services

Encl: "White Paper" (without attachments)

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 2,578 units

Total* 7,264 units In Sight

Under Consid- 4,464

eration

Doubtful 3,663

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 scount 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 difficultie 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 enterpriss 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 quantitites, 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 patitions 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

MITA

CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE Room 1204, City Hall

May 18, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

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 accellerated 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 r	ninutes	
	Cecil Alexander the Housing Resources Committee, rogram and principal problems with rrently confronted).	10	II	
Call on each invited spea	aker for comments (3 min.ea.)	60	ti	
Closing comments	Mayor Allen	5	II	
Safety factor		10	n	
	Total time 1 hor		minutes	
	TOTAL PRIE T HO	110 00 1	illiu res	

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,

Balcoln 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

Name and Address		Phone
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	8	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		231-3180
3098 Piedmont Rd., N.E. John A. Hatrampf		525-2336
The Realty Group 201 44 Broad Street, S.W.		

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

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 accellerated 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.



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

ELMER H. MOON, E.E., P.E.

CITY OF ATLANTA

DEPARTMENT OF BUILDINGS

800 CITY HALL

ATLANTA, GEORGIA 30303

HOUSING RESOURCES COMMITTEE Room 1204, City Hall

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 to-gether 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 submital 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 22ld(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 pursuaded 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.

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.

l. Princo Hall Masonic Lodgo 330 Auburn Avenue, N. E. Atlanta, Georgia 4:00 P.M. May 9, 1967

Room

- 2. Prince Hell Masonic Lodge 330 Auburn Avenue, N. E. Atlanta, Georgia 5:00 P.M. May 9, 1967
- 3. Civic Housing Associates, Inc. 2015 Manchester Avenue, N. B. Atlanta, Georgia 30324, 6:00 P.M. May 9, 1967
- 4. Atlanta Building & Dovelopment Corporation 1136 Crescent Avenue, M. E. Atlanta, Georgia 30309 7:00 P.M. May 9, 1967
- 5. Colotom Corporation 120 North Florida Avenue Tampa, Florida 33602 9:00 A.M. May 10, 1967

ROOM 626

- 6. Department of Minimum Salary AND Church 230 Hernando Street Momphia, Tennessee 10:00 A.M. May 10, 1967
- 7. Diamond & Kaye Proporties 1720 Peachtree Road, N. W Atlanta, Georgia 30309 11:00 A.M. May 11, 1967

PARCEL 73

PROJECT GA. R-11

REDEVELOPERS

1. Redeveloper

Prince Hall Grand Lodge, Atlanta, Georgia.

00 D.

Architects

V-10 1

Proposal 1

James C. Wise, Simpson, Aiken and Associates,

Atlanta, Georgia.

H. Boyer Marx and Associates, Atlanta, Goorgia.

2. Redeveloper

Prince Hall Grand Lodge, Atlanta, Georgia.

Architects

Proposal 2

Muldawer and Patterson, Atlanta, Georgia.

3. Redevelopers

Citizens and Southern National Bank and

Sponsor

Home Mortgage Company, Atlanta, Georgia.

Architects

Wells and Taylor, Atlanta, Georgia.

Attorney

Lewis Cenker, Atlanta, Georgia.

4. Redeveloper

Atlanta Duilding and Davidanment Co

Atlanta Building and Development Corporation, Atlanta, Georgia.

Civic Housing Associates, Inc., Atlanta, Goorgia.

Co-Sponsors

Flipper Temple A.M.E. Church, Atlanta, Georgia.

FCH Company, Atlanta, Georgia

Architect - Planner

I. E. Saporta, Atlanta, Georgia.

Broker

H. J. Selk Realty, Atlanta, Georgia.

Redevelopers

The Celotex Corporation, Tampa, Florida.

Designers

J. N. Smith, Architect.

D. A. Polycrone, Engineer.

E. L. Daugherty, Landscape Architect.

6. Rodeveloper 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
Architect

Diamond and Kaye Properties, Atlanta, Georgia.

Alexander C. Lamas, Atlanta, Georgia.

May 10, 1967

Mr. M. B. Satterfield Director Atlanta Mousing 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 securring additional units.

Sincerely,

Ivan Allen, Jr.

IAJr:am



Topics for discussion with the Mayor



May 8, 1967

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

			Esti	mate who	en avail	able
Category	No. Units	1967	1968	1969	1970	1971
Firm	3556	(1312)	(1928)	(316)	n a s	-
Probable	3553	- 11	(1681)	(672)	(500)	(700)
			, ,			
Total	7109 In Sight	(1312)	(3609)	(988)	(500)	(700)
Being Considered	4569		ž.			
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 accompaning 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:

JAle Clurks = 5586 units (5640 allocated) 57% Public Housing

30% 2940 units Private Developers

(conventional)

221d(3) Non-profit 13% 1274 units

> Total 9800

It seems that the 221d(3), co-op is the most popular approach to the nonprofit 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 Preclosing rate nationally on these developments is negligible. This e 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 λ 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.

LAND OF

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.

- 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.

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

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.
- NAACP objection to sites proposed in areas which they consider occupied predominately by Negroes.
- Support of the NAACP position by the Intergroup Relations Section of the Regional Office of HUD, with apparently the backing of HUD at the Washingtonlievel.
- 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.
- 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:

HOUSING RESOURCES COMMITTEE

F - Relatively Firm (F1-21) P - Probable (P1-11)

C - Being Considered (C1-27)
D - Doubtful (D1-12)

* - Negotiations started with FHA

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

		1	1	1	No.	Bedr	ooms	or R	ental	s	When	Permit or	
New	Exist	Designation	Location	Program	1	2] 3	1	12	3	Available	Other Value	Comment
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, 196	57	220 Under construction - FHA financed Commitments issued 2-9-67.
178 549	Total								70		1968	,	178 in Planning (13 acres) (Total to be developed 549)
* 84 *108 192	Total	Wheat St. #2 Gardens #3	Butler St. U.R. Project	221 d (3) 108 U Rent Supl. 221 d (3) 6% Interest		84 30	78		70 133 146		1968		Being processed by FHA. Rent Supl. tentatively established @ \$950/yr. per unit - Lewis Cenker, Legal. Reduced from 240 units. Had difficulty on tax structure. Should complete planning and start construction by
									-				mid-summer.
* 96 *		Park West Apts.				84	12		75	85			Being processed by FHA - Wear commitment, 6.3 A. @ 15.9 U/A, Lewis Conker Legal - Construction now expected to commence by May 15.
\$ 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
	New 151 220 178 549 84 192 496	*220 178 549 Total *84 *108 192 Total	New Exist Designation 151 Allen Temple *220 178 549 Total * 84 Wheat St. #2 Gardens #3 192 Total * 96 Park West Apts.	New Exist Designation Location 151 Allen Temple Off Gordon Rd. (Near Perimeter) 220 178 549 Total Wheat St. #2 Gardens #3 Park West Apts. NW Cor. intersec. Gordon & Bolton RD College Plaza, Inc University Center U.R. Project 1017 Westview Dr	New Exist Designation Location Program 151	New Exist Designation Location Program 1 151 Allen Temple Off Gordon Rd. (Near Perimeter) 221 d (3) (Near Perimeter) 34 Support Su	New Exist Designation Location Program 1 2	New Exist Designation Location Program 1 2 3	No. Units Designation Location Program No. Bedroomsor R 1 2 3 1	No. Units Designation Location Program No. Bedrooms or Rental 1 2 3 1 2 151 Allen Temple Off Gordon Rd. (Near Perimeter) 221 d (3) 99 51 66 68	No. Units Designation Location Program No. Bedroomsby Rentals	New Exist Designation Location Program 1 2 3 1 2 3 Available	No. Units Designation Location Program No. Bedrooms or Rentals When Available Other Value

1	N.	Units			I,	No.	Bedro	oms		ntal		When	Permit or	
tem No.		Exist	Designation	Location	Program	1	2	3	1	2	3	Available	Other Value	Comment
F-5	*200		(London Towne	Off Boulder Park Dr. near Cushman Circle.	221 d (3) Coop.	05.			70	83	106.			Being processed by FHA; 20 A Sponsor - FCH, Inc. (Same people who developed Eastwych Village) To be developed in 4 stages of 37, 47, 53 & 63 units respectively. Prospects changed from Probable to Firm. 6 different monthly pmts. 1,2,3 & 4 bedrooms, some with basements. *4 Bedrooms Town Houses
F-6	*108			Butler Street U.R. Project	221 d (3) LDL-R	24	48	28	74	85	95		1,200,000 FHA Al	Being processed by FHA. Rental incl. all utilities. Final appl. submitted Nov. 18'66. Sponsor - I. Suporta
?-7 ?-7			e Rockdale U.R. Area (MR issued	Rockdale U.R.	221 d (3)								for res, land	Bids opened Mar. 15, 1967 - 150 A. Res. and 9.14 A. Comm. 4 bids submitted; 2 conventional; 2 included coop. Bidders were: Douglas-Arlen of New York David L. Rosen of New York Robt.Chruchrow Const. Co. of Marvin Warren Corp. of Cincin nati. Only approx. 150 units committed by FHA in 1st. stage. Bid to be awarde by May 15; successful bidder will have construction to start in 12 mo. from closing; construction phase planned

Item	No-	Units	I	1		No.	Bedr	ooms	Re	ntals	3	When	Permit or	
No.		Exist	Designation	Location	Program)]	12	3	1	2	3	Available	Other Value	Comment
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.							n de marile in hill franche	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 Mousing	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 Hous- ing Murphy Apts.		**		2			55.00		Now		Lease negotiated by h.A. Can take possession only as units become vacant; 5 units now under HA control.
	-	#8	Tennesean Commons Apts.	Same Vicinity	^							Now		(Standard - negotiated. 28 units now under N.A. Control.)
		31	Sims Maddox's Apts.	Capitol & Vinara		B				-		Now		Being negotiated. Require rehabilit- ating; 8 existing units being conver- ted to 4 units with 5 bedrooms and 2 baths each.
		144		e agreement. No addi 78 units now under			ased	sinc	e pro	evious	s re	port Feb, 20		Edula Cach.
F-12	76			1145 Constitution Rd., S.E.			,	- X - 11*					Permit \$400,000	Permitted in November Developer - Folar Rock Dev. Corp.

Item	No. Units			Dmagnam	No. Be		Re	ntals	3	When Available	Permit or Other Value	Comment
No. F-13	New Exist	Designation	Location 1408 Conway Pl NW	Program							Permit	Permitted in November Owner - Albert Zeder & Garson Parzen
F-14	** 41 Dec. '66 ** '12 Jan. '67 ** 23 Feb. '67 ** 66 Mar. '67 **172 Total * 30 Nov. "65 * 18 Dec. '66 * 66 Jan. '67 * 11 Feb. '67 * 40 Mar. '67	Single Family	Various throughout City.							Now 1967	Permits under \$15,000 ea.	** Completed. * Permitted.
F-15	519 Nov. 594 Dec. 416 Jan. - Feb. - Bar. 1529 Tota		Throughout city (other than in U.R. Projects) Figures for Ferrequested seve	H.C. Enf.	and ar	reas of	Hous Ged.	ing (Code	Now Enforcement	activity	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 Tota		West End U. R. Project									Rehabilitated by Housing Authority. Same comment as above.

		1		No	Bedro	oms	Re	ntal	5	When	Permit or	5000 1000
	Designation	Location	Program	I comment	LAND STREET	3	1	2	3	Available	Other Value	Comment
30 No 10 De 34 Ja 17 Fe 12 Ma	v . c . n .	In U.R. Projects		8								Permits issued for rehabilitation thru the Housing Auth. (Average 2 units per permit)
30	and the second s	Scattered	Conv.									Enterprise Corp., 130 Piedmont Ave., NE is interested in buying dilapi- dated low cost structures and rehab- ilitating them. Proprietor, George P. Hart, has already rehabed 30 units
	and a first production by the first part of the first of the desired			-							(structure on)	Ly)
5		387 Lanier St., NW	Conv.							120 Da.	\$24,000	Owner - A. J. Smith . Builder - Mitchell Const. Co.
8		1277 Greenwich StSW	Conv.							120 Da.	40,000	Owner - R. E. Jackson Builder - Mitchell Const, Co.
£p.		401 Lindsey St HW	Čénv.	1.						March 1967	14,000	Owner - Bernard Kaplan B.L.
7	& Duplexes	359 Lamier St. NW	Conv.							March 1967	28,000	Owner - H. H. Backstrom D.L.
2		452 Lanier St. NW	Conv.							Harch 1967	8,400	Owner - Bernard Kaplan
2		652 Elinor Pl. NW	Conv.							Harch 1967	17,670	Owner - Wesley Tillman, Jr.
2	1	657 Elinor Pl. NW	Conv.							Uarch 1967	19,000	Owner - Johnny Winfrey D.L.
30 Total												
						12	-					
	10 De 34 Ja 17 Fe 12 Ma 103 To 30 30 30 5 8 4 7 2 2 2 2	New Exist Designation 30 Nov. 10 Dec. 34 Jan. 17 Feb. 12 Mar. 103 Total 30 Small Apts. 7 S Duplexes 2 2 2	New Exist Designation Location 30 Nov. 10 Dec. 34 Jan. 17 Feb. 12 War. 103 Total 30 Scattered 387 Lanier St., NW 1277 Greenwich StSW 401 Lindsey St NW 359 Lanier St. NW 452 Lanier St. NW 452 Lanier St. NW 652 Elinor Pl. NW 657 Elinor Pl. NW	New Exist Designation Location Program 30 Nov. 10 Dec. 34 Jan. 17 Feb. 12 War. 103 Total 30 Scattered Conv. 387 Lanier St., NW Conv. 1277 Greenwich StSW Conv. 401 Lindsey St NW Conv. 359 Lanier St. NW Conv. 452 Lanier St. NW Conv. 452 Elinor Pl. NW Conv. 557 Elinor Pl. NW Conv.	New Exist Designation Location Program 1	New Exist Designation Location Program 1 2	New Exist Designation Location Program 1 2 3	No. Units Designation Location Program 1 2 3 1	No. Units Designation Location Program 1 2 3 1 2 3 1 2 3 1 2 3 3 1 2 3 3 1 2 3 3 3 3 3 3 3 3 3	New Exist Designation Location Program 1 2 3 1 2 3 3 2 3 3 3 3 3 3	No. Units Designation Location Program 1 2 3 1 2 3 Available	No. Units New Exist Designation Location Program 1 2 3 1 2 3 Available Other Value 30 Nov. 10 Dec. 34 Jan. 17 Feb. 12 Mar. 103 Total 30 Scattered Conv. 237 Lanier St., NW Conv. 120 Da. \$24,000 120 Da. \$24,000 120 Da. \$24,000 120 Da. \$40,000 120 Da. \$40,000 120 Da. \$40,000 120 Da. \$40,000 120 Da. \$24,000 120 Da. \$40,000 120 Da. \$524,000 1

Item No.	No. Units New Exist	Designation	Location	Program		edrooms	Renta 1 2		When Available	Permit or Other Value	Comment
F-20	220		Gilbert Rd. & Flynn Rd. SE This is only To	Turnkey	on whi	ch HA ì	as 5 ve	tent	ative approv	al.	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 iss	ued)	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 + ?	Turnkey Also add units pro- posed 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 Jau. 19. Board of Ald. approved Feb. 6, Units tentatively pledged by NA.
		This project is now opposed b	is considered exce. y the Inter-group Re	lent by HA lations Sec	and wa	s initi	ally fa Tentati	vorabl	y considered isapproved b	by HAA; y HAA.	tentatively pleaged by ha.
P-2	450		Off Harwell Rd. NW This project is a Also objected to HUD in letter to	opposed by t						21, 1967.	34 A. Zoned; under option; HA and Fed like; OK with Policy Comm. HA willing to receive proposals. Sponsor - Gold- bers - Shafer Realty. Units tentative] pledged by H.A.

		1		Ĭ	No.	Bedro	oms	Re	ental	s i	When	Permit or	
Item No.	No. Units New Exist	Designation	Location	Program	1] 2	3	I	2	3	Available	Other Value	Comment
P-3	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.
		HAA has not Magnolia Cer	acted on due to objectery site.	ection by I	hter	roup	Rela	ation	s Se	ction	of HUD on	T.	
P-4	*30	Chamberlain Realty Project	Butler Street U.R. Project			30			75				In pre-commitment stage - FHA Financing; Fisher & Phillips (Legal) C Letter outstanding, Ext. to 3-25-67
F-5	*156	Sponsor has be stated is in	East of Hollywood Rd N. of Mag- nolia Cemetery en trying since Jar ritical area and in	Experimenta Housing or Turnkey wary to get	FHA	129 appr	oval ckda	75	iA de	cline	d to approve		8.5A Sponsor - I. Suporta Rental Incl. utilities. Rezoned Nov. 17. Prospects changed from Firm to Probable. Sponsor has tried sincedan, to get FhA approval.
P-6	*262		Dr., N.W. ficulty getting FHA ent from FHA on this			9).Sp	onso	65 r re	75 corts	Sone	recent		Application submitted to FRA Dec.28 18.6 A; Density 15 U/A. Sponsor - I. Suporta. Rezoning approved Jat. 3 Prospects changed from Firm to Probable. Rent incl. utilities, Now considering Turnkey.
P+7 -	(Included in F-7)												

Item No.	No. Units New Exist	Designation	Location	Program	No. Bedrooms	Rentals	When Available	Permit or Other Value	Comment
P-8	16	Section 3-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Family Sales H	ousing		Bids due January 12, 1967.
	12	Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Family Sales I	ousing		Bids due March 24, 1967
100	20	Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventional	a company of an area.	Family Sales H	cusing		Bids due February 8, 1967.
	51	Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Family Sales I	ousing		Bids due Dec. 13,1966. No bids received. Belleau, Inc. interested. Builders want Fin. to issue 0-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		Family Sales 1	lousing		Bids due Dec. 14,1966. No bids received. Builders want FHA to issue
	157 Lots To *(MR issued		Builder who of withdrawn offer structures). No family homes.	FCH is co	nsidering as	s a 221 d (3) d	o-op. (Detac	hed	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.
P-9	*152(NR issue	ed) 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 Dids open May 1, 1967.

Item	No. Units	1	1	Busanta	No.	Bedroom	THE PERSON NAMED IN	ental 2	s 3	When Available	Permit or Other Value	Comment
No. P-10	New Exist *360 First Stage 260 addition	Designation Executive House Apts.	Cleveland Ave. Extension	Program 221 d (3) L.D.			70	Marin # .	95			69.9A. Residential, multi-family. 16A. Commercial. Promoter - Robert Laxson, Shafer 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.
P-11.].		Not determined. Probably on Company property. The development teademonstrated in sor	cated ceramaterials.	osed abri- mic has co	onsidera recommo	ble mended	erit.	It me ho	has been subusing offic	ccessfully	Stonsor-Builder - Chattahoochee Brick Co., M.B. Scarborougn & English Robinson; also interested in developing a project on team concept.
C-1	204		Between Hollywood Rd & Gun Club Dr No Site proposed FliA cool town	to Housin	g Autl							20A. Res. (Low Rent) 7-1/2 A. Comm. Proposed FEA Financing, Promoter - Joe Anderson, Roy D. Marren, Re-zoning approved Jan. 3. Site turned down by EA for turnkey. Prospects changed fro Probable to being Considered. (Tied in with Item C-2)
C-2	150		E. of Cum Club Pd. S. of Alvin Dr NW						ar value, in Prescrib culture			(Tied in with Item C-1) Rezoning appl. from R-5 to A-1. Approved by Z.Comm. 3/23. Promoter - Joe Auderson of Roy D.Warren Co. About 124.

Item No:		Units Exist	Designation	Location	Program	No.	Bedr 2	ooms 3	Rent	Water water and the same	When Available	Permit or Other Value	Comment
C-3	*1.50		Catholic Arch-diocese	14 acres off DeKall Ave. NE between DeKalb and McLendor at Hampton Terrace	Rent Supl. Zoned R-	3. P	lanni y is	ng Deelso	ept.is	dubious	about re-zo	ning.	Spensor - Catholic Archdiocese of Atlanta proposes to apply for rezoning. Promoter - Andrew HcColgan, Allan-Grayson. Legal - Herbert Ringle. Freliminary allocation of RS funds approved for \$144,000 per year.
C-4	50	2.00-20-20-20-20			221 d (3) Lim. Div. roperty hol				pote: ti	al for			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. (Appròx. 3.4A) U.R. Policy Committee declined to act on. Proposes to hold status quo for present.
C-5	1.00			W. of Jackson Park way N. of Proctor Cr. at deadend of Glenrock Dr.		nging	Zoni	ng f	rom k-s	to A-	1.		Promoter - Carlton Marlow, 10.7A; Portion in flood plane; Rezoning applifiled Mar. 23; hearing May 4. Sponsor - Buck LeCraw
C-6	20		The second secon	E.side Fairburn Rd near Bakers Ferry Rd., S.W.						to the Park of the State		and the control of th	Before Z.C. Harch 23. Held over awaiting submission of plans.
C-7		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. Darnum Realty Co.

Item	Ma	Units	1	Ī	1	No.	Bedro	oms	Rent	als	When	Permit or	
No.		Exist	Designation	Location	Program	1] 2]	3	1 2	3	Available	Other Value	Comment
C-8	100		The second secon		PHL				-				David P. Edwards, Interstate Sales Corp. is seeking land on which to develop low cost apartments (wants 100 units) for lease to the NA under its low-rent leasing program.
C-9	200			Butler St. behind Big Bethel Church	Considering 207 221 d (3) E 221 d (3) F	SIR	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 FMA.
C-10			Scott St. off Brownlee Rd SW										2-1/2 A. + 4A? County, R-5. Now in city limits, R-6. Promoter - Jim Dempsey.
C-11		San - Late Maring on the Administrative			221 d (3) L.D.								broadbrooks - Builder. Interested in obtaining cleared land.
C-12					221 (d) 2						Access to the control of the control		Truest L. Bailey - Prefai concrete- fiberglass panels. Interested in obtaining land.
C-13		28	1	slvd. N.E. Araa to purchase made d	I.		to n		after		proposes to		U.S. Sypsum proposes to relab. as a demonstration project; owner was reluctant to sell. Frice increased as result of presuture publicity.

Item	No. 1	Units				No.	Badro	ooms	Re	ental	s	When	Permit or	
No.		Exist	Designation	Location	Program	1	12	3	1	2	3	Available	Other Value	Comment
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 Lousing unit and presented them to City for consideration 1/18. B.O.'s objections furnished him 2/7.
C-16				North West							7.0			Terry Ormstein of Terry Roalty Co. has tract available & considered suitable for low cost housing. Is incerested in selling.
C-17				Harwell Rd. at Oakeliff, N.W. ment use for the maj			his s	ite	is mo	ore p	racti	cal than sir	ijle	Cenker & Kingloff - Owners - Developers Density 12.5 U/A. Moneo R-5; Freviousl approved by Z. Comm. b/23/66. Denied b Board of Ald. 7/8/60 on objections fro Q.V. Williamson as inconsistent with original Adamsville plan. Will apply again lefore April 24, for resoning.
C-18	1700		DuVall-Wilson Property This very large program. Is zon	Peyton Rd. (North	Turnkey 221 d (3) 221 d (2) potential t, is oppose	in the	ne Ci	ty's	cur ng.	cent	low o	cost housing	adiana dia 19 dia mpika mp	171 acres under option by hartrampf Bros., The Realty Group, for mixed types of low cost housing. Owner proposes to file application for resoning

Item No.		Units	Designation	Location	Program		Bedr 2	ooms 3	Re	ntal 2	s 3	When Available	Permit or Other Value	Comment
C-19	*200		Atlantis West	3680 Gordon Rd SW	221 d (3)								-	In pre-application stage with FHA (Karch 2, 1967)
C-20					221 d (3)		The state of the s							James T. Redd, Clayton Echendon, 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 Site approval rea by Intergroup Rel		.A.						cause of obj	jection	Sponsor - Mark Palmour, Inc. h.A. likes and has requested approval of MAA. 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)
C-22	175		Bankhead site	Trailer Park Bankhead Hwy. at Ozburn Rd.		oppo	sitio					Not acted or lations Sec		16 A. HA has requested site approved by h.A.A.
C-23	480			No. of Brownville Ed. Letween Holly- wood & Bolton Rds. Pequented by HA. HAA. on of hill to the He.	Turnkey	ad t	c act		to	l.jec	tion	of Intergrou		Zoned M-1. Whiting Turner and John hertraugh both bidding for land, ha and has consider site favorable. Guner has not accepted offer.
C=24	100				221 d (3)	- 3								Sichace - fort St. Motherist Cheren. Nev. G.D. Grier, er., Pastor Architect - Francis B. Sheetz, e., of Sheetz & Bradfield, Seaking suitable site.

Item	No.	Units	1		1	No.	Bedr	ooms	Re	ental	s	When	Permit or	-
No.		Exist	Designation	Location	Program	1	Section of the last] 3	I		3	Available	Other Value	Comment
C-25	65			Railroad Ave. NE		.5								Approx. 6.5 A.(including school site of about 2.5 A.). Promoter - Noyes Collinson, American Friends Service Committee. Architect - Henry Norris.
C-26	-	360	LaVilla Apts.	Mear Carver Homes	608 now									Propose to rehabilitate and convert. Promotor - George Kapian, Haas & Dodd
C-27		1.000	Blair Village	West side Jones- boro Rd., SE	60S now								10	Same as LaVilla, Also interested in new construction on raw laud.
D-1	224		Z-67-33-G Zoning Con	S. of Oak Dr. SW West of Browns Mill Road. mittee denied April Board of Aldermen,	6; Chairma		160		69	?	onsid	eration.		20 A. site now woned M-1. Owner - Lee P. Fore, Builder - Atlanta Bidg. Development Co. (Victor Hosler). Development Co., (Fromotor - Robt. Lanson, Rezoning appl. filed Feb. 27; Plan, Bd. recommended approval.
D-2	256	PARIS.		S. of Oak Dr. SW West of site des- cribed in D-1	221 d (3) Co-op.									25 A. site now zoned M-1. Same people working on as D-1
D-3	152		This site is	S. side Sirpson Rd IW between Lincoln Cem. & Hightower Rd strongly opposed E s site. Prospects	y Collier He				i			mmittee has	nct	Developer - Polar Rock Devel. Corp. Rezering from R4 to Al approved unan- imously by Z.C. Dec. 22. Referred back to Z.C. by Bd. of Ald. Jan. 3 - Liver in advertising (ed. Ald. rec. letter from citizens of Collier hgus, strong protesting resoning) Plan. Bd. adverse en rehearing. Fuhl Hear. 3/9.

	N. O. Jan	i		Ĭ	l No.	Bedr	oomsl	R	ental	s	When	Permit or	
Item No.	No. Units New Exist	Designation	Location	Program	1	Salately Comers	3	I	2		Available	Other Value	Comment
D-4	800		Off Fairburn Rd.SW near Holy Family Hospital.	Turnkey									Proposes Turnkey plus complete com- munity development. Also interested in 500 bed Mursing Home on same prop- erty. Promoter - Ralph Rapelyea, President, Georgia Mursing Home Dev- elopment Corp. (Neyland Real Estate). (Property is available, but price is high.) (This project needs professional leadership if it is to succeed).
D-5	62			Turnkey or 221 d (3) osed to liou	sing	Auth	orit	y fo	r Tur	hkey	and was dec	ined.	Sponsor - John A. Hartrampf, The Realty Group - Is interested in 5.8A tract on Woodhins at Boulevard Br KL 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 MUD February 24.) Frospects changed from Considered to Louptful.
D-6	100	Gordon Rd. North of I-20.				88	12		75	85			Drick vender, Promoter - Charlie Taylor. Projectly Not tied down 11/28. Frespects changed from Considered to Loubtful.
D-7	200		West of Bolton Rd H.W. South of Sandy Creek.				8						Lrick venser. Ipt. woming, dbidge cost? Premoter - Charlie Taylor, Projects not tied down Ll/20. Projects changed from Considered to roultful.

Item No.	No. Units New (Exist	Designation	Location	Program	1	edrooms 2 3		tals	When Available	Permit or Other Value	Comment
D-8	364	Adj, to Country Club Estates, Adamsville, off Boulder Park Dr.	Planning Dept project proma housing for a	ture. Archi	to c	hange z consido	oning rs thi	FIA co	nsiders this excellent for		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 pro- fessional 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 This proposal was wowner-builder could very substantial in of higher priced un	Co-op. i. iithdrawn Filmot obtail	eb. 9 n FWA	approva	ne 221 11. Ow	icr new	ae otiating v	ath	20ned 11, engineering & site planning complete; by Engr. who planned Eastwych Village. Owner-Spensor - Harvey Reeves. Approved by Planning Dept. Fr.A unfavorable previously; has again recently seriously discouraged proposed Builder, Fred Fett, as considered not needed. Prospects changed from Probable to Boubtful.
D-10	280		Custer Ave. E. of Chosewood Park Bept. anticipates s t housing.	Turnkey	sition	ı to de	velopm	ent of t	nis tract for		Builder - Ralph Willis & John R.Hall. 24 A. combined tract. Prospects changed from Being Considered to Doubtful.

Item No.	No. Units New Exist	Designation	Lecation	Program	No.	Bedr 2	ooms 3	Re 1	ntal:	3	When Available	Permit or Other Value	Comment
D-11	250* 360**		Rumor is that app resistance. Now	221 d (3) lication was seeking site	wit s in	hdrav	n be	caus	e of	neig	hborhood		*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 anead of him on site he had under option.
D-12	240	Promoters he operator; ne	Brock Ave. N.W. Between Hollywood Rd. & Lotus Ave. ave entered into agr ow seeking another s	221 d (3) Rent Supl. eement with ite in Easte	Butl rn p	er St	treet	YMC Cit	A to	act	as non-profi	t	12 A. site fronting on Hollywood Rd., NW. Philip Alston - Promoter. Mike Trotter - Legal. John Cherry - Architect. Const. Dept. estimates 1500' 60" stom sewer needed at cost of \$75,000.00. This together with cost of land makes total cost prohibitive.

NOTES ON RELATED HATTERS

- 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.
- E. 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. 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) & 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 plausable 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 Advisary 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).

SUMMARY

Estimate Available

Category	No. Units	1967	1968	1969	1970	1971
Firm	3556	(1312)	(1928)	(316)	-	-
Probable Total *	3553 7109 In Sight	(1312)	(1681)	(672)	(500)	<u>(700)</u> (700)
Being Considered	4569			a ž		
Doubtful	3088					
Total Proposed	14,766 of which 6,504 units, previous objections from various sour	ous considered l rces as to locat	likely, are cur cions.	rently in serio	ous difficulty d	ue primarily to

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. Jone

Supervisor of Inspection Services

Enclosure: Summary of Public Housing in Atlanta

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-Washing (248) by Oct. '67 (402) by March '68	ton U.R. Project (scheduled for completion by June 30, '68)
	(350)	Units in Thomasville U.R. Project (40) 1 Bedroom (16 for elderly) (120) 2 Bedroom (80) 3 Bedroom (80) 4 Bedroom (30) 5 Bedroom	Now in hands of architect. Cannot advertise until about May 15. 2-1/2 - 3 months additional before construction can start. 12 months, at least, additional for construction. Will try to have part delivered before final.
	(140)	Units, Perry Homes Extension - South of Po (78) 3 Bedroom (46) 4 Bedroom (16) 5 Bedroom	rocter Creek. Bids opened March 7, 1967. Estimate 18 months to construct.
	1200	Units previously allocated - Proposed Turn Key	(all tentatively pledged).
	300	occupancy by mid-1967; can only be turned ov	(Only possibility for additional Public Housing units in er for Public Housing occupancy as become vacant).
		Units under lease 144 (65 units, Murphy Apts.; 48 units, Tenne and Vinara, require rehabilitation.)	ssean Commons; 31 units, Sims Maddox's Apts. at Capitol
2640*		Total additional planned (as indicated above)	
3000*		New Allocation - Proposed Turn Key. Approved announced February 24. (300 tentatively pleds	by Bd. of Aldermen December 20, 1966. Reservation by HUD ed)
		*Total additional units projected (5640)	
14,514		Total Potential	

Encl:

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 á (3)	Zoned R-5. Planning Department cool toward re-zoning.
C-18	1,700	Between Peyton Road and Willis Hill Road North of Utoy Creek	Turnkey 221 d (3) 221 d (2) Other	Zoned R-3. Planning Department is reluctant to get rezoned. (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.

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 cocl 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 consistant 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).
otal	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:

HOUSING RESOURCES COMMITTEE

F - Relatively Firm (F1-21)
P - Probable (P1-11)

C - Being Considered (C1-27)
D - Doubtful (D1-12)

* - Negotiations started with FHA

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

1965 - 2656

1967 - 937 (thru Mar.)

-									Mont	tio lar	Dmte	. Estimate	1.505	2000
Item	No.	Units				No.	Bedr	ooms	br Re	ental	S	When	Permit or	
No.	New	Exist	Designation	Location	Program					12		Available	Other Value	Comment
Fl	151		Allen Temple	Off Gordon Rd. (Near Perimeter)	221 d (3)		99	51.		66	78	Now	- 1	151 Newly developed (150 + 1 Hanager's Apt.)
	÷220			5			1,42	80		68	80	Spring, 196	7	220 Under construction - FHA financed Commitments issued 2-9-67.
	178 549	Total								70		1968	*	178 in Planning (13 acres) (Total to be developed 549)
F-2	* 84 *108 192	Total	Wheat St. #2 Gardens #3	Butler St. U.R. Project	221 d (3) 108 U Rent Supl. 221 d (3) 6% Interest		84 30	78		70 133 146	to the control of the	1968		Being processed by FHA. Rent Supl. tentatively established @ \$950/yr. per unit - Lewis Cenker, Legal. Reduced from 240 units. Mad difficulty on tax structure. Should complete planning and start construction by mid-summer.
F-3	* 96		Park West Apts.	NW Cor. intersec. Gordon & Bolton RD			84	12		75	85			Being processed by FHA - Near commitment. 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 Er S.W.	221 d (3)		96			73,50			Permit 5792,930 3 bldgs.)	Category changed from Probable to Firm. Fisher - Legal. Construction started 2/27/67, Builder - Randen Construction Company

Thom	Na	Units			I,	No.	Bedr	ooms		ental		When	Permit or	
Item No.		Exist	Designation	Location	Program	1	2	3	I	2	3	Available	Other Value	Comment
F-5	*200		(London Towne	Off Boulder Park Dr. near Cushman Circle.	221 d (3) Coop.				70	83	95.50			Being processed by FHA; 20 A Sponsor - FCH, Inc. (Same people who developed Eastwych Village) To be developed in 4 stages of 37, 47, 53 & 63 units respectively. Prospects changed from Probable to Firm. 6 different monthly pmts. 1,2,3 & 4 bedrooms, some with basements.
F-6	*108			Butler Street U.R. Project	221 d (3) LDL-R	24	48	28	74	85	95	de virgina de la companya de la comp	1,200,000 FHA A1	Being processed by FHA. Rental incl. all utilities. Final appl. submitted Nov. 18'66. Sponsor - I. Suporta
F-7			e Rockdale U.R. Area (MR issued	Rockdale U.R.	221 d (3)	3							for res. land	Bids opened Mar. 15, 1967 - 150 A. Res. and 9.14 A. Comm. 4 bids submitted; 2 conventional; 2 included coop. Bidders were: Douglas-Arlen of New York David L. Rosen of New York Robt.Chruchrow Const. Co. of NY Harvin Warren Corp. of Cincinnati. Onl, approx. 150 units committed by FNA in 1st. stage. Bid to be awarded by May 15; successful bidder will have 20 days thereafter in which to close. Construction to start in 12 mo. from closing; construction phase planned for 4 years.

Item	No.	Units	1			No.	Bedr	ooms		ntals		When	Permit or	
No		Exist	Designation	Location	Program	1	12	3	1	2	3	Available	Other Value	Comment
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.						The second secon	a dige migle mille	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	The second of th	65	Leasing Program for Public Hous- ing Eurphy Apts.		A.S		2			5.00		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 Haddox's Apts,	Capitol & Vinara					The state of the s			Now		Being negotiated. Require rehabilitating; 8 existing units being converted to 4 units with 5 bedrooms and 2 baths each.
		71114		e agreement. No addi 78 units now under			ased	since	pre	viou	s re	port Feb. 20	•	Machia Gaone
F-12	76		A control of the cont	1145 Constitution Rd., S.E.							1		Permit \$490,000	Permitted in November Developer - Folar Rock Dev. Corp.

Item No.	No. Units New Exist	Designation	Location	Program	No.	Bedro	ooms 3	Re	ntal 2	s 3	When Available	Permit or Other Value	Comment
F-13	20	200 ag na estada product	1408 Conway Pl NW			-		- ACALITIC					Permitted in November Owner - Albert Zeder & Garson Parzen
F-1.4	** 41 Dec. '66 ** 42 Jan. '67 ** 23 Feb. '67 ** 66 Har. '67 **172 Total * 30 Nov. "65 * 18 Dec. '65 * 66 Jan. '67 * 11 Feb. '67 * 40 Mar. '67	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 Tota		Throughout city (other than in U.R. Projects) Figures for Fe requested seve						ing	Code	Now Enforcement	activity	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 Tota		West End U. R. Project										Rehabilitated by Housing Authority. Same comment as above.

_ 1		Units Designation	Location		No. B	edroo	ms	Rer	ntals	5	When	Permit or	Comment
Item No.	No. Units New Exist			Program	11	and the second laboratory	3			3	Available	Other Value	
F-17	30 No 10 De 34 Ja 17 Fe 12 Ma 103 To	v. c. n. b.	In U.R. Projects										Permits issued for rehabilitation thru the Housing Auth. (Average 2 units per permit)
F-18	30	dere alle en de en d	Scattered	Conv.			The second secon						Enterprise Corp., 130 Piedmont Ave., NE is interested in buying dilapi- dated low cost structures and rehab- ilitating them. Proprietor, George P. Eart, has already rehabed 30 units
		A-4-1-0-0-4-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	The state of the s	erikan Provincia dak Primar Pari Pan di Arringan di Arringan di Arringan di Arringan di Arringan di Arringan di								(structure on	Ly)
F-19	5		387 Lanier St., NW	Conv.							120 Da.	\$24,000	Owner - A. J. Smith . Builder - Mitchell Const. Co.
	8		1277 Greenwich StSW	Conv.							120 Da.	40,000	Owner - R. E. Jackson Builder - Mitchell Const. Co.
	L _i	C11 A-+-	401 Lindsey St NW	Čánv.				1			March 1967	14,000	Owner - Bernard Kaplan
	7	Emall Apts. & Duplexes	359 Lanier St. NW	Conv.							March 1967	28,000	Owner - H. H. Backstrom D.b.
	2		452 Lanier St. NW	Conv.							March 1967	8,400	Owner - Bernard Kaplan D.L.
	2		652 Elinor Pl. NV	Conv.							March 1967	17,670	Owner - Wesley Tillman, Jr.
	2		657 Elinor Pl. NW	Conv.							Harch 1967	19,000	Other - Johnny Winfrey
	30 Total												
					1	10							

Item No.	No. Units New Exist	Designation	Location	Program	No.	Bedr 2	ooms 3	Renta	ls 3	When Available	Permit or Other Value	Comment
F-20	220		Gilbert Rd. & Flynn Rd. SE This is only T	Turnkey urnkey site	on wi	ich	IIA ha	s 5	tenta	itive appro	val.	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 is	ssued)	University Center U.R. Project	221 d (3) Non-Profit				COMMANDA AND REAL PROPERTY AND ASSESSMENT AND ASSESSMENT AND ASSESSMENT AND ASSESSMENT A			\$74,000.00 Offering price for land.	13 A. offered by N.A. Jan. 15. FhA has given reservation. Bids opened April 12. 8 substantial bids received.
P-1	250	Former Hagnolia Cemetery Site	West of Hollywood Rd., NW (North of Proctor Creek) 20.5 A + ?	Turnkey Also add units pro- posed in vicinity under 221 d (3)					According to the control of the cont			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 NA.
		This project is now opposed b	is considered exce y the Inter-group R	llent by HA elations Sec	and tion	of h	nitia UD. T	lly fav entativ	orably ely d	considere	d by HAA; by HAA.	
P-2	450		Off Harwell Rd. NW This project is Also objected to HUD in letter to	opposed by t								34 A. Zoned; under option; HA and Fed like; OK with Policy Comm. HA willing to receive proposals. Sponsor - Gold- bers - Shafer Realty. Units tentatively pledged by H.A.

No. Un New Ex			Location Off Jackson Parkway E. of Bowen Homes W. of Hightower	Program Turnkey		Bedro	3 1	Renta 2	3	Available	Other Value	Comment					
1			E. of Bowen Homes	Turnkey		-		j	1	1							
												10 A. site; Property is already zoned A-1. HA has tentatively pledged allocations.					
1		HAA has not Magnolia Cen	acted on due to obj	ection by I	hterg	roup	Relati	ors S	ection	of HUD on							
:30		Chamberlain Realty Project	Butler Street U.R. Project			30		75				In pre-commitment stage - FHA Financing; Fisher & Phillips (Legal) C Letter outstanding. Ext. to 3-25-6					
L56	or According to Section 1999		Rd N. of Mag-			1.29	75	85			gande valle die sit ville vill	8.5A Sponsor - I. Suporta Rental Incl. utilities. Rezoned Nov. 17. Prospects changed from Firm to Probable. Sponsor has tried sincedan, to get FBA approval.					
		Sponsor has been trying since January to get F stated is in critical area and in competition	FHA n wit	appro n Roc	val. kdale	FIA d	eclin 1 12)	ed to approve	;								
262		Herman A. Russel. Property	Dr., N.W.	404 Spec. or Turnkey	38	224	65	75				Application submitted to FHA Dec.28 18.6 A; Density 15 U/A. Sponsor - I. Suporta. Rezoning approved Jac. 3 Prospects changed from Firm to					
							nsor 1	report	S SOM	é recent	and the Care House the Care Methods in the	Probable, Rent incl, utilities. Now considering Turnke;					
Include	ed in					+											
L 2	56	56 concluded in	Realty Project Sponsor has be stated is in of the stated is in of the stated is in of the stated in	Realty Project U.R. Project East of Hollywood Rd N. of Magnolia Cemetery Sponsor has been trying since Jar stated is in critical area and in the stated is in critical area and in the stated in	East of Hollywood Rd N. of Mag- Realty Project East of Hollywood Rd N. of Mag- Rollia Cemetery Housing or Turnkey Sponsor has been trying since Jaruary to get stated is in critical area and in competition Realty Project U.R. Project 221 d (3) Experimenta Housing or Turnkey Sponsor has been trying since Jaruary to get stated is in critical area and in competition Froperty Dr., N.W. or Turnkey Having difficulty getting FHA approval (Fencouragement from FHA on this site (April Approval of the contract of the	East of Hollywood 221 d (3) 27 Rd H. of Hag- nolia Cemetery Housing or Turnkey Sponsor has been trying since January to get FHA stated is in critical area and in competition wit Merman A. Russell Off Etheridge 404 Spec. 38 Property Dr., N.W. or Turnkey Having difficulty setting FHA approval (Feb. 9 encouragement from FHA on this site (April 12)	East of Hollywood Rd N. of Mag- Rolia Cemetery Housing or Turnkey Sponsor has been trying since January to get FKA approstated is in critical area and in competition with Rocing Froperty Raving difficulty getting FKA approval (Feb. 9). Sponsor Maying difficulty getting FKA approval (Feb. 9). Sponsor has been trying since January to get FKA approval (Feb. 9). Sponsor has been trying since January to get FKA approval (Feb. 9). Sponsor has been trying since January to get FKA approval (Feb. 9). Sponsor has been trying since January to get FKA approval (Feb. 9). Sponsor has been trying since January to get FKA approval (Feb. 9). Sponsor has been trying since January to get FKA approval (Feb. 9). Sponsor has been trying since January to get FKA approval (Feb. 9). Sponsor has been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January to get FKA approved to the feather had been trying since January	East of Hollywood 221 d (3) 27 129 75 Rd M. of Mag- Experimental Housing or Turnkey Sponsor has been trying since Junuary to get FMA approval. stated is in critical area and in competition with Rockdale Remain A. Russell Off Etheridge 404 Spec. 38 224 69 Froperty Br., M.W. or Turnkey Having difficulty getting FMA approval (Feb. 9). Sponsor rencouragement from FMA on this site (April 12).	East of Hollywood 221 d (3) 27 129 75 85 Rd N. of Magnolia Cemetery Housing or Turnkey Sponsor has been trying since January to get FhA approval. FMA d stated is in dritical area and in competition with Rockdale (aprilemental form). Herman A. Russell Off Etheridge 404 Spec. 38 224 65 75 Froperty Br., N.W. or Turnkey Having difficulty getting FMA approval (Feb. 9). Sponsor report encouragement from FMA on this site (April 12).	East of Hollywood 221 d (3) 27 129 75 85 Rd H. of Mag- nolia Cemetery Housing or Turnkey Sponsor has been trying since Junuary to get FRA approval. FRA declin stated is in dritical area and in competition with Rockdale (April 12) Remain A. Russell Off Etheridge 404 Spec. 38 224 65 75 Froperty Br., M.W. or Turnkey Having difficulty jetting FRA approval (Feb. 9). Sponsor reports some encouragement from FRA on this site (April 12).	East of Hollywood 221 d (3) 27 129 75 85 Rd H. of Mag- nolia Cemetery Housing or Turnkey Sponsor has been trying since January to get FHA approval. FHA declined to approve stated is in critical area and in competition with Rockdale (April 12) Rerman A. Russell Off Etheridge 404 Spec. 38 224 65 75 Property Dr., H.W. or Turnkey Having difficulty getting FHA approval (Feb. 9). Sponsor reports some recent encouragement from FHA on this site (April 12).	East of Hollywood 221 d (3) 27 129 75 85 East of Hollywood Rd N. of Wag- nolia Cemetery Housing or Turnkey Sponsor has been trying since January to get FHA approval. FHA declined to approve; stated is in critical area and in competition with Rockelle (april 12) Rerman A. Russell Off Etheridge Pr., N.W. or Turnkey Having difficulty getting FHA approval (Feb. 9). Sponsor reports some recent encouragement from FHA on this site (April 12).					

Item		Units Exist	Designation	Location	Program	No.	Bedro	oms	Rentals	When Available	Permit or Other Value	Comment
No.	MeA	DXT2	Degrand raon		Ann manner and the			CHENNY .	Water than the second		As the second second second	
P-8	16		Section 3-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Sina	l.e	Family Sales	Housing		Bids due January 12, 1967.
	12		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Sing	le	Family Sales	Housing		Bids due March 24, 1967
	20		Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Sind	le	Family Sales	Housing		Bids due February 8, 1967.
The state of the s	51		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventiona	1.	Sing	le	Family Sales	Housing		Bids due Dec. 13,1966. No bids received. Belleau, Inc. interested. Builders want FhA to issue 0-B commitments. Another incentive would be to reduce price of lots.
	58 157	Lots Tot	Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventiona	1	Sing	le	Family Sales	Housing		Bids due Dec. 14,1966. No bids received. Builders want FMA to issue 0-B commitments. (FHA will not agree
	7.50		ed on 149)	Builder who offered t withdrawn offer. FCH structures). National family homes.	r. FCH is calcional Home	onsi	idering as	as	a 221 d (3)	co-op. (Detac	hed	Another incentive would be to reduce price of lots \$200 to \$500 each. See proposal on separate sheet.
P-9	*152(1	R 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 Pids open May 1, 1967.

Item No.	No. Units New Exist	Designation	Location	Program	100 mm	Bedro	oms 3	Re	ntals 2	3	When Available	Permit or Other Value	Comment
P-10	*360 First Stage 260 addition	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 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.
P-11	1		Not determined. Probably on Company property. The development teademonstrated in sor		sed bri- ic	onsida							Sponsor-Builder - Chattahoochee Brick Co., M.B. Scarborough & English Robinson; also interested in developing a project on team con- cept.
C-1.	204		Between Hollywood Rd & Gun Club Dr Ni Site proposed FHA cool town	to Housing	Aut								20A. Res. (Low Rent) 7-1/2 A. Comm. Proposed FHA Financing, Promoter - Joe Anderson, Roy E. Marren. Re-soning approved Jan. 3. Site turned down by HA for turnkey. Prostects changed fro Probable to Being Considered. (Tied in with Item C-2)
C-2	150		E. of Gun Club Pd. S. of Alvin Dr NW									The second secon	(Tied in with Item C-1) Rezoning appl. from k-5 to h-1. Arvd. by Z.Comm. 3/23. Tromoter - uoe Anderson of Rey D.Warren Co. About 12A.

Item No.		Units	Designation	Location	Program	No.	Bedr	ooms 13		ntals	3	When Available	Permit or Other Value	Comment
C-3	÷150	ddition	Catholic Arch- diocese	14 acres off DeKalb Ave. ME between DeKalb and McLendon at Hampton Terrace	Rent Supl. Zoned R-	3. Pl			ept.i	s dubi		about re-zo or Turnkey.	ning.	Spensor - Catholic Archdiocese of Atlanta proposes to apply for rezoning. Promoter - Andrew EcColgan, Allan-Grayson. Legal - Herbert Ringle. Freliminary allocation of RS funds approved for \$144,000 per year.
C-4	50			End U.R. Project This p	221 d (3) Lim. Div. roperty hol				pote:	tial f	for			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.
C-5	100			W. of Jackson Park way N. of Proctor Cr. at deadend of Glenrock Dr.		nging	Zoni	ng f	rom	-5 to	A-1			Promoter - Carlton Marlow, 10.7A; Portion in flood plane; Rezoning appl. filed Mar. 23; hearing May 4. Sponsor - Buck LeCraw
C-6	20			E.side Fairburn Rd near Bakers Ferry Rd., S.W.	Australian and the second of t					40.4-1	×.			Before Z.C. Harch 23. Held over awaiting submission of plans.
C-7		36	Seminole Ct. Apts.	Near N. Highland & Morth Ave. NE	Turnkey Rehab.	32 4*								*Efficiency In fair condition. Excellent for elderly. Owner wants to sell, Listed by Fd. L. Barnum Realty Co.

Ta	No. Units	1	I	1	No. E	Bedro	oms	Re	ental	s	When	Permit or	
Item No.	New Exist	Designation	Location	Program	11	2	3	1	2	3	Available	Other Value	Comment
C-8	100			PHL			and the second s						David P. Edwards, Interstate Sales Corp. is seeking land on which to develop low cost apartments (wants 100 units) for lease to the LA under its low-rent leasing program.
C-8	200		Butler St. behind Big Bethel Church	Considering 207 221 d (3) B 221 d (3) R	MIR	ար1.						*	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 FMA.
C-10		Scott St. off Brownlee Rd SW											2-1/2 A. + 4A? County, R-J. New in city limits, R-6. Promoter - Jim Dempsey.
C-11				221 d (3) L,b.									Broadbrooks - Emilder. Interested in obtaining clears land,
C-12				221 (d) 2									Ernest L. Bailey - Prefab concrete- fiber lass panels. Interested in obtaining land.
C-13	28		to purchase made d			o. u e		af			proposes to		U.S. Gypsum proposes to remain as a demonstration project; outer was reluctant to sell. Frice increased as result of premature pullicity.

Item	No	Units	1	1	1 16	No	Bedr	oomsl	Re	ental	s	When	Permit or	
Vo.		Exist	Designation	Location	Program	Comments.	12	3		2		Available	Other Value	Comment
C14	150			Jonesbero Rd. SE S. of Hutchins Rd	Turnkey	14								Requires re-zoning. Builder - Billie horn
C-15				Prefers City owned land.										Jack Fennel, Fres., Homes by Jack Inc. (Distributors for Kingsberry Homes), prepared plans & specifications for low cost housing unit and presented them to City for consideration 1/10. 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. ment use for the maj			nis s	ite	is mo	re p	racti	cal than si		Cenker & Kingloff - Owners - Developers Density 12.5 U/A. Zonec R-5; Previousl approved by Z. Comm. 6/23/66. Denied 1 Board of Ald. 7/8/66 on objections fro Q.V. Williamson as inconsistent with original Adamsville plan. Will apply again before April 24, for rezoning.
C-15	1700			Peyton Rd. (North						ent	low c	est housing		171 acres under option by Hartrampf Bros., The Realty Group, for mixed types of low cost housing. Other tro- poses to file application for resoning

Item No.		Units	Designation	Lecation	Program	No.	Bedr 12	ooms	Re	ntal		When Available	Permit or Other Value	Comment
C-19	VINCENT COST	PYTO	Atlantis West	3680 Gordon Rd SW	221 d (3) LD									In pre-application stage with FHA (March 2, 1967)
C-20					221 d (3)								N. Commence of the commence of	James T. Redd, Clayton NoLendon, 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 Site approval rec by Intergroup Rel								cause of obj	4	Sponsor - Mark Palmour, Inc. h.A. likes and has requested approval of MAA. 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)
C-22	175		Bankhead site	Trailer Park Bankhead Hwy. at Ozburn Rd.		01110	sitio					Not acted or lations Sec		16 A. HA has requested site approved by h.A.A.
C-23	480			No. of Brownville Pd. between Holly- wood & Bolton Rds. equested by NA. NAA on of LUB to the Na.	has declin				to c	Ljec	Lion	of Interpro		Zoned M-1. Whiting Turker and John Lartremph both bidding for lend. ha and hAA consider site favorable. Other has not eccepted offer.
C-34	160				221 d (3)									S.onsor - Fort St. Methodist Cherch. Dav. J. J. Grier, cr., Faster Architect - Francis B. Spectz, or. of Sheetz & Bracfield, Specing suitable site.

Item	No.	Units	1		3.	No.	Bedr	ooms	Re	ental	s	When	Permit or	
No:		Exist	Designation	Location	Program	1	2	3	I	2	3	Available	Other Value	Comment
C-25	65			Railroad Ave. ME		4								Approx. 6.5 A.(including school site of about 2.5 A.). Promoter - Noyes Collinson, American Friends Service Committee. Architect - Henry Norris.
C-26		360	LaVilla Apts.	Near Carver Nomes	608 now		The same of the sa							Propose to rehabilitate and convert. Fromotor - George Kaplan, Maas & Dodd
C-27		1000	Blair Village	West side Jones- boro Rd., SE	608 now								7	Same as LaVilla, Also interested in new construction on raw land.
D-1	224			S. of Oak Dr. SW West of Browns Hill Road. mittee denied April Board of Aldermen,	6; Chairman		160		69 sted	?.	onsid	eration.		20 A. site now woned N-1. Other - Lee F. Fore, Builder - Atlanta Bldg. Development Co. (Victor Hosler). Develope - FCh, Inc. Fromoter - Robt. Laxson. Rezoning appl. filed Feb. 27; Plan. Ed. recommended approval.
D-2	256			S. of Oak Dr. SW Dest of site des- cribed in D-1	221 d (3) Co-op.		e ta Mariania			1				25 A. site now zoned M-1. Same people working on as D-1
D-3	152			S. side Cirpson Rd IW between Lincoln Cem. & Hightower Rd strongly opposed b	y Collier Ro							muittoe has a	not	Developer - Polar Rock Devel, Corp. Resoring from R4 to Al approved unan- impusly by Z.C. Dec. 22. Referred back to Z.C. by Ed. of Ald. Jan. 3 - Error in advertising (Ed. Ald. rec. letter from citizens of Collier hats. strongly protesting resoning) Plan. Bu. adversed on rehearing, Publ Hear. 3/9.

Tetron 1	No. Units	1		I	No	Bedr	ooms	R	ental	S	When	Permit or	
Item No.	New Exist	Designation	Location	Program	The second secon	12	3		2	3	Available	Other Value	Comment
D-tt	800		Off Fairburn Rd.SW near Holy Family Hospital.	Turnkey								×	Proposes Turnkey plus complete com- munity development. Also interested in 500 bed Nursing Home on same prop- erty. Promoter - Ralph Rapelyea, President, Georgia Nursing Home Dev- elopment Corp. (Neyland Real Estate). (Property is available, but price is high.) (This project needs professional leadership if it is to succeed).
D-5	62			Turnkey or 221 d (3) osed to licu	1100	Auth	orit	y fo	r Tur	nkey	and was decl		Sponsor - John A. Hertrampf, The Realty Group - Is interested in 5.8A tract on Woodbins at Boulevard Dr KE Proposes 6 story highrise, preferably for elderly, Discouraged by hA because of lack of commitment from hAA then, (Additional ellocation of 3000 units approved by pub February 24.) Prospects changed from Considered to Doubtful.
D-6	1.00	Gordon Rd. North of I-20.				88	12			85			Lrick vencer, Promotor - Charlie Taylor. Property not tied down 11/28. Prospects changed from Considered to Downtful.
D-7	200		West of Bolton Rd W.W. South of Sandy Creek.				1						brick vencer. A.t. Moning. mridge cest? Promoter - Charile Taylor. Projecty not tied down 11/20. Prosjects changed from Contidered to bouldful.

Item No.	No. Units	Designation	Location Program	No. Bedroom	and the second of the late of	When Available	Permit or Other Value	Comment
D-3	364	Adj. to Country Club Estates, Adamsville, off Boulder Park Dr.	Town Houses 221 d (3) Planning Dept. reluctar project premature. Archively.	t to change	zoning. Fi	A considers this te excellent for		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 pro- fessional developers in order to succeed. Zoning determined to be R-3. This changes prospects from Considered to boubtful.
D-9	160	Valley View Townhouses	W. of Moreland Ave. S. of Constitution Rd. SE This proposal was withdrawn become rebuilder could not obtained the country substantial insurance of higher priced units and himself.	eb. 9 from n FNA appro	the 221 d (3	ow negotiating w	itii	Zoned A-1, engineering & site planning complete; by Lngr. who planned Eastwych Village. Owner-Sponsor - Harvey Reeves. Approved by Planning Bept. FRA 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. L. of Turnkey Chosewood Park E Dept. anticipates strong opposit housing.	sition to d	levelopment c	of this tract for		Builder - Relph Willis & John R.Ball. 24 A. combined tract. Prospects changed from Being Considered to Boubtful.

Item	No. Uni	its					Bedr			ntal	11111	When	Permit or	Commont
No.	New Exi	ist	Designation	Location	Program	1	2	1 3	1	2	3	Available	Other Value	Comment
D-11	250*. 360**	TO THE RESIDENCE OF THE PARTY O		Rumor is that app resistance. Now	221 d (3) lication was seeking site	wit s in	hdrav S.E.	wn be	caus	e of	neig	hborhood	1 400	"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 anead of him on site he had under option.
D-12	240		Promoters ha	Erock Ave. N.W. Between Hollywood Rd. & Lotus Ave. ve entered into agre w seeking another s	221 d (3) Rent Supl. eement with ite in Easte	Butl	er St	treet	YMC Cit	A to	act	as non-profi	t	12 A. site fronting on Hollywood Rd., NW. Philip Alston - Promoter. Mike Trotter - Legal. John Cherry - Architect. Const. Dept. estimates 1500' 60" stom sewer needed at cost of \$75,000.00. This together with cost of land makes total cost prohibitive.

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 Eastwych 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 Flanning 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 plausable 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 Advisary 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).

SUMMARY

Estimate Available

Category	No. Units	1967	1968	1969	1970	1971
	3	3				
Firm	3556	(1312)	(1928)	(316)	-	
Probable	3553	-	(1681)	(672)	(500)	(700)
Total *	7109 In Sight	(1312)	(3609)	(988)	(500)	(700)
Being Considered	4569			8		
Doubtful	3088					
Total Proposed		ts, previous considered . rious sources as to loca		crently in serio	ous difficulty d	tue primarily to

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

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-Washingto (248) by Oct. '67 (402) by March '68	n U.R. Project (scheduled for completion by June 30, '68)
	(350)	Units in Thomasville U.R. Project (40) 1 Bedroom (16 for elderly) (120) 2 Bedroom (80) 3 Bedroom (80) 4 Bedroom (30) 5 Bedroom	Now in hands of architect. Cannot advertise until about May 15. 2-1/2 - 3 months additional before construction can start. 12 months, at least, additional for construction. Will try to have part delivered before final.
	(140)	Units, Perry Homes Extension - South of Fro (78) 3 Bedroom (46) 4 Bedroom (16) 5 Bedroom	cter Creek. Bids opened March 7, 1967. Estimate 18 months to construct.
	1200	Units previously allocated - Proposed Turn Key (all tentatively pledged).
	300	Units under lease 144	Only possibility for additional Public Housing units in for Public Housing occupancy as become vacant). ean Commons; 31 units, Sims Maddox's Apts. at Capitol
2640*		Total additional planned (as indicated above)	
3000*		New Allocation - Proposed Turn Key. Approved by announced February 24. (300 tentatively pledged	Bd. of Aldermen December 20, 1966. Reservation by HUD
		*Total additional units projected (5640)	
14,514		Total Potential	

Encl:

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 NAA
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 Hagnolia Cemetery	221 d (3) Experimental	FHA mas 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; FNA 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 å (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 rezoned. (Housing Authority is enthusiastic about site)
C-21	600	Fairburn Road North of Noly Family Hospital	Turnkey or 221 d (3)	Moning change required. Site not acted on by MAA because of objection by Intergroup Relations Section of MOD to general area in the Morthwest.
C-22	175	Bankhead Highway at Ozburn Road	Turnkey	Site not acted on by NAA, because of objection to the area by Intergroup Relations Section of NUD.

Problem Areas

Item No.	No. Units	Location	Program	Principal Difficulty
2-23	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.
-1	224	Off Brownsmill Road south of Oak Drive	221 d (3) Co-op.	Zoned H-1. Objection from some residents of neighborhood. Re-zoning denied April 17, by Board of Aldermen.
)-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.
)-5	62	Woodbine at Boulevard Drive	Turnkey or 221 d (3)	Housing Authority not interested in this site for Turnkey; FHA cool toward it.
8-(364	Off Boulder Park Drive Southwest of Wildwood Lake	221 d (3) Townhouses	Zoned k-3. Planning Department is reluctant to have rezoned because not consistant with Boulder Park Plan.
9	160	West of Moreland Avenue South of Constitution Road, SE	221 d (3) Co-op	Rejected by FHA as not suitable site
-10	280	Custer Avenue East of Chosewood Park	Turnkey	Planning Department anticipates strong opposition to development of this tract for low cost housing.
)-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).
otal	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.

his speak plants.

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,

and 5133 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 Construction and Design Financing Non Profit Funds Public Housing Land Acquisition and Rehabilitation Social Problems Business Participation Public Information

- 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 §22-4463, Ext. 430.

Legend: F - Relatively Firm

P - Probable
C - Being Considered
D - Doubtful

Item	No. I	Units	1	,		No.	Bedr	oons	Ro	entals	-	When	Permit or	Comment
No.		Exist	Designation	Location	Program	1	2	3	1	2	3	Available	Other Value	Capacit
1	151		Allen.Temple	Off Gordon Rd. (Near Perimeter)	221 d (3)					66	78	5 20 20		151 Newly developed
F	222									68	80	Feb. 1967	v	222 Under construction - FHA financed
	178									70				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. 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	Profile address on the control of th					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)			The second secon		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.

Item	No	Units	1	, and	1	No.	Bedro	anoc	Re	ntal		When	Permit or	
No.	New	Exist	Designation	Location	Program	1	[2	3	1	2	3	Available	Other Value	Comment
5P	30		Chamberlain Realty Project	Butler Street U.R. Project						75		<i>a</i>) E	8	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	95.5 106.5			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.				14.						Developer - Polar Rock Devel. Corp. Rezoning from R4 to Al 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			r	8,5A Sponsor - I. Suporta Rental incl. utilities. Rezoned Nov.17 Prospects changed from Firm to Probable
					laving diff	cul	ty ge	ting	FH	арр	roval	(Feb. (9)		

an A. Off Etheri	dge Dr., 404 Spec.	38	2	3 (2	3	Available	Other Value	Comment
- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	dge Dr., 404 Spec.	38								
	Having dif			etti	65 * ng FH	75* A app	rova	l (Feb. 9)		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
el C-4 Butler St el C-3B U.R. Proj		24	48	28	74	85	95)	Rental incl. all utilities. Final appl. submitted Nov. 18 In C letter stage. Sponsor - I. Suporta
ion 3-R-22 Thomasvill	Conventiona	1						ousing _.		Bids due January 12, 1967.
ion 4-R-22 Thomasvill Project	Conventiona	i I					1	ousing		Bids due March 24, 1967
ion 6-R-22 Thomasvill Project	Le U.R. 221 d(2) or Conventiona		Sin	le l	amil	y Sal	es H	ousing		Bids due February 8, 1967.
ion 4-R-22 Thomasvill Project	##### - A. M.		Sin	gle i	ramil	y Sal	es l	ousing		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.
ion 6-R-22 Thomasvill	present and property and property and	1	Sin	le	lami.	y Sa	.es I	ousing	9	Bids due Dec. 14,1966. No bids received. Builders want FHA to issue D-B commitments.(FHA will not agree)
									xes.	Another incentive would be to reduce price of lots \$200 to \$500 each.
ion (6-R-22 Thomasvil. Project One build	5-R-22 Thomasville U.R. 221 d (2) of Project Conventions One builder has offered to ta	6-R-22 Thomasville U.R. 221 d (2) or Project Conventional One builder has offered to take a	6-R-22 Thomasville U.R. 221 d (2) or Sin Project Conventional	5-R-22 Thomasville U.R. 221 d (2) or Single Project Conventional One builder has offered to take all lots i	6-R-22 Thomasville U.R. 221 d (2) or Single Pamil Project Conventional One builder has offered to take all loss if per	6-R-22 Thomasville U.R. 221 d (2) or Single Pamily Sal Project Conventional	6-R-22 Thomasville U.R. 221 d (2) or Single Pamily Sales in Project Conventional One builder has offered to take all loss if permitted to	6-R-22 Thomasville U.R. 221 d (2) or Single Family Sales Housing Project Conventional	6-R-22 Thomasville U.R. 221 d (2) or Single Family Sales Fousing Project Conventional One builder has offered to take all loss if permitted to build duplexes.

Item No.		Units	Designation	Location	Program	No.	Bedr 2	ooms 3	Re 1	ntal	s 3	When Available	Permit or Other Value	Comment
12 P	1500	lst sta		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				and the proposition of the state of the stat				\$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		The state of the s		on the same special engines and the same security is an		Thrown a second control of the second		\$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				-	a the state of the			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	the control of the co	Large units (3-5 bedrooms). See summary of Public Housing, attached, for breakdown.

Item		Units		V	Program	No.	Bedro 2	ooms 3	Ro	entals	3	When Available	Permit or Other Value	Comment
No. 17	New 650	Exist	Designation Public Housing	Location McDaniel St. SW	rrogram "		-		***************************************	74 W. A.	win	248 Oct. 1967 402 Mar. 1968	A STORES OF THE PROPERTY OF THE PARTY OF	Included in summary of Public Housing attached.
18 F F		65 48 31	Leasing Program for Public Hous- ing Murphy Apts. Tennesean Common Apts. Sims Maddox's Apts.				2		11	65.00		Now		Lease negotiated by H.A. Can take possession only as units become vacant; 5 units now under HA control. (Standard - negotiated. 28 units now under H.A. Control.) Being negotiated. Require rehabilitating: 8 existing units being converted to 4 units with 5 bedrooms and 2 baths each.
F C	264	144	Total under lease N.W. Dr. & Jackson Parkway	agreement			100	164						Being considered; already zoned; if materializes, 8-12 mo. before occupancy
19 F	450			Off Harwell Rd., N.W.	Turnkey	A second control of the second control of th								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.

T	Ma	Units	i	1	I	No.	Bedr	ooms	Re	ntal	s I	When	Permit or	-4
Item No.		Exist	Designation	Location	Program	ī		3	1	2	3	Available	Other Value	Comment
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. Promotor - George Kaplan, Haas & Dodd.
22 C		1000	Blair Village	West side Jones- boro 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).

Item	Noa	Units	1			No.	Bedro			ental	S	When	Permit or	Comment
No.		Exist	Designation	Location	Program	1	2	3	1	2	3	Available	Other Value	Comment
24 F	250		Former Magnolia Cemetery Site	West of Hollywood Rd.,N.W. (North of Proctor Creek) 20.5 A + ?	Turnkey Also add units pro- posed in vicinity under 221 d (3)	35					× 35		The state of the s	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	Market and the state of the sta		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				The same of the sa						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	Нос	Ses					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 pro- fessional developers in order to succeed

Item	l Ma	Units	1	1 .	Ī	No.	Bedr	ooms	Re	ental	S	When	Permit or	*
No		Exist	Designation	Location	Program	1	2	3	1	2	3	Available	Other Value	Comment
29 F		200	Peachtree on Peachtree	176 Peachtree NW	Pvt. Ent.	100	٠					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	and the second s				221 d (2)									Ernest L. Bailey - Prefab concrete- fiberglass panels. Interested in obtaining land.
32 P	620	First s	Golfview	Cleveland Ave.Ext.	221 d (3)				70	Committee out a distance of the automotivate index pages of the committee	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.

Item	No.	Units	1	1	1	No	Bedr	ooms	Re	ental	s	When	Permit or	
No.	New	Exist	Designation	Lecation	Program	1	12	3	1	2	3	Available	Other Value	Comment
34 C	200		Hampton Terrace	14 acres.Off DeKalb Ave. NE. Between DeKalb & McLendon at Hampton Terrace	221 d (3) Rent Supl.	2			105	120	140			Zoned R-3. Planning Dept. is dubious about re-zoning. Sponsor - Catholic Arch Diocese of Atlanta proposes to apply for re-zoning. Promoter - Andrew Colgan, Allan-Grayson. Legal - Herbert Ringle.
35 C		28		Blvd. N.E. Area	221 d (3) Rehab.		Var	ied						U.S. Gypsum proposes to rehab. as a demonstration project; owner was reluctant to sell. Price increased as result of premature publicity.
36 C	150			Jonesboro Rd. SE S. of Hutchins Rd	Turnkey								-	Requires re-zoning. Builder - Billie Horn
37 F	76			1145 Constitution Rd., S.E.									Permit \$400,000	Permitted in November Developer - Polar Rock Dev. Corp.
38 F	20	a a		1408 Conway Pi NW				i		And the Property of Americans			Permit \$82,500	Permitted in November Owner - Albert Zeder & Garson Parzen
39 F	*18 1) *66 J **41 D	ov.'66 ec.'66 an.'67 ec.'66 an.'67	Single Family	Various through- out City.									Permits under \$15,000 ea.	* Permitted. ** Completed

I	No. Units	1	1		No.	Bedro	ooms	Rer	ntal	S .	When	Permit or	
Item No.	New Exist	Designation	Location	Program	l" l	2	3	1]	2	3	Available	Other Value	Comment
40 F	519 No 594 Do 416 Ja 1,529 To	v ec n.	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 No 20 Do 35 Ja	ec. an.	West End U.R. Project			on the state of th							Rehabilitated by Housing Authority. Same comment as above.
42 F	15		In U.R.Projects			The state of the s							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 prop developme					nt p	otent	ial for		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 que for present.
44 C	65		W. of Jackson Park way N. of Proctor Cr. at deadend of Glenrock Dr.	221 d (3)				Color operation to A year, said the Lab to commence and a color					Promoter -Carlton Marlow, 10.7A; 1/2 in flood plane; requires rezoning has obtained option. Is now R-5. Zon- ing Div. unfavorable. Will file before March 27 for rezoning; hearing May 4.

tem		Units	400		l	No.	Bedr	ooms	Re	ental	s	When	Permit or	
0.	New	Exist	Designation	Location	Program	1	2	3	1	2	1 3	Available	Other Value	Comment
+5 C	100			Off DeFores Fy.Rd. near Greenleaf Ct.							And a series of the series of	50		Under construction - conventional financing. Owner Builder-B.A.Martin.
46 D	160		Valley View Townhouses	W. of Moreland Ave S. of Constitution Rd. SE This excelle program beca now negotiat apartment de	coop. nt proposal use owner-buing with ver	dilde y su	with r cou	lld n	ot o	btain pany	for	approval. 0 conventional	wner	* 4 BRm Zoned A-l engineering & site planning complete; by Engr. who planned Eastwych Village. Owner-Sponsor - Harvey Reeves. Approved by Planning Dept. FH 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						The second secon		and the second s		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	Demonstrat house propousing prefacated ceramaterials.	osed abri- mic				The second secon				Sponsor-Builder - Chattahoochee Brick Co., M.B. Scarborough & English Robinson; also interested in develop- ing a project on team concept.
	All a copy and general community			The development teademonstrated in so	m concept h	as co	nsid	erabl	e me	rit.	It me h	has been successing offici	ccessfully	

tem	No. U			v	Program	No.		ooms I 3		ental 12	s i 3	When Available	Permit or Other Value	Comment
50 C	New E	xist	Designation	Lecation Prefers City owned land.	Program					-			une material e en e	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		Planning cost hou	Custer Ave. E. of ChosewoodPark Dept. anticipates sing.	Turnkey	sitic	n to	dev	e lopi	nent	of th	is 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	1.00													David P. Edwards, Interstate Sales Corp. is seeking land on which to develop low cost apartments (wants 10 units) for lease to the HA under its low-rent leasing program.
54 P	250		HA is holding a It appears some	Gilbert Rd. & Flynn Rd. SE llocations in reser of these could be	Turnkey ve for futur	re po	ssib] this	Le us	se in	the	Bedf	ore-Pine U.R	. area.	20 A. site zoned for apts. considered favorably by HA. Promoter - Bill Woodward of Adams Cates. Builder - Whiting-Turner.

Item	No. Units	Designation	Lecation		No.	Bedro	edrooms		entals		When	Permit or			
No.	New Exist			Program	1] 2	3	l L	1 2	3	Available	Other Value	Comment		
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	Considerin 207 221 d (3) 221 d (3)	BMIR								Big Bethel Church proposes to sponsor 10-14 story high-rise on church owned property100' 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 developing.		
59 P	480		N. of Brownstown Rd. between Holly- wood & Bolton Rds.										Zoned M-1. Whiting Turner and John Hartramph both bidding for land. HA and HAA consider site flavorable.		

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 Advisary 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 FMA 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:			29			Estimate /	Available		
P - C -	- Reasonably Fir - Probable - Being Consider - Doubtful		No. Units 3372 (Incl. 1140 PH + 4237 (Incl. 325 TK) 2489 1392		1967 1198 (incl.1054 New -	+ 144 PHL)	1968 2318 2567(Incl.375 TK) 248	Both You 3516 2567 372	ears
Enclosure: Summary of Pul	blic	(Incl.1) + 144 u	11490 Units Proposed 140 new units of P.H.) nits leased for P.H.	$\frac{-3}{1}$	1322 3578 1900		5133 +233 4900	6455 -3345 9800	
Housing in At.	12012				2 12 12 24 14 1				

+ 1424 existing units proposed for rehabilitation.

Malcolm D. Jones

Supervisor of Inspection Services

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 about May 15. 2 1/2 - 3 months additional before construction can start. 12 months, at least, additional for construction. (80) 4 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:

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).

3372 units in Reasonably Firm category 3943 1237 units, Probable 1540 2h69 units, Being Considered 800 1392 units, Doubtful

Total *11,490 units Proposed

This includes 1140 Public Housing units under construction and in planning, plus 165 lb4 units being leased as Public Housing.

1/24
In addition, 1654 existing units have been rehabilitated since October, 1966.

*1322 of these units are expected to be available in 1967 (3578 short of goal)

*2.5

5133 of these units are expected to be available in 1968 (233 above goal)

Total 5727 4073 (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 writs 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 <u>supplement</u>, 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 <u>length</u> of time of legal residence <u>within</u> 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 Chruchrow 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.

Legend: F - Relatively Firm

P - Probable

C - Being Considered
D - Doubtful

tem	No.	Units		,		No.	Bedre			tals		When	Permit or	Content
0,	New	Exist	Designation	Location	Program	1	2	3	1	2	3	Available	Other Value	CO/0.011
l	151		Allen.Temple	Off Gordon Rd. (Near Perimeter)	221 d (3)					66	78	×		151 Newly developed
	222									68	80	Feb. 1967		222 Under construction - FHA finan@
	178									70				178 In Planning (13 acres) (Total to be developed 651)
2	180		Wheat St. Gardens	Butler St. U.R. Project	108 U Rent Supl. Bal. 221 d (3)		30 72	78	ı	33 46 70				In B Ltr. Stage - for FHA Financing Rent Supl. tentatively established & \$960/yr - 1 family - Lewis Cenker Legal. Reduced from 240 units. Haing difficulty on final financial arrangements, particularly tax structure. Should complete plannin in 3 mo. and start construction by mid-summer.
	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.
Þ	96		College Plaza	University Center U. R. Project	221 d (3)				7	3.5			3.	In Appl. Stage - FHA Financing Firm committment outstanding. FHA has advised project is in difficult and suggests that cost of land be reduced or City assist in site pre-

Item	No.	Units			Program		Bedre 2	ooms 3		ntal 2		When Available	Permit or Other Value	Comment
No. 5	30 -	Exist	Designation Chamberlain Realty Project	Location Butler Street U.R. Project	rrogram					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	95.5 106.5			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 Al 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		The state of the s	nolia Cemetery	221 d (3) Experimen- tal Housing	27	129 y ge	ting	75 FH	85 app	roval	(Feb, (9)	90	8.5A Sponsor - I. Suporta Rental incl. utilities. Rezoned Nov.17 Prospects changed from Firm to Probable

Item	l No	Units		I	l	No.	Bedr	ooms	R	ental	s	When	Permit or	
No.	New	Exist	Designation	Location	Program	1	2	3	1	2	3	Available	Other Value	Comment
9 P	262		Herman A. Russell - Prop.	Off Etheridge Dr.,	404 Spec.		224 ty g	etti	65*			1 (Feb. 9)	-	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
												The state of the s		
10 F	108		Parcel C-4 Parcel C-3B Parcel C-11	Butler Street U.R. Project		24	48	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 .	16		Section 3-R-22	Thomasville U.R.	221 d(2) or Conventiona		Sin	le	Pami.	y Sa	les l	ousing _		Bids due January 12, 1967.
P	12		Section 4-R-22	Thomasville U.R.	221 d(2) or Conventiona		Sin	le	ami	y Sa	les F	ousing		Bids due March 24, 1967
	20		Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventiona		Sin	şle	ami	y Sa	les l	ousing		Bids due February 8, 1967.
	51	:<	Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventiona		Sin	le	rami	y Sa	les I	ousing		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) o Conventiona		Sin	le	Fami.	.y Sa	les I	ousing	ÿ.	Bids due Dec. 14,1966. No bids received. Builders want FHA to issue 0-B commitments.(FHA will not agree)
	(157)	Lots To	tal	One builder has of FCH is considering									xes.	Another incentive would be to reduce price of lots \$200 to \$500 each.
								ab Social					,	

	- Comments				(A STORES	Bedr	ooms		ntal	a description of the same	When	Permit or	
New (E)	xist	Designation	Location	Program	1	2	3		2	3	Available	Other Value	Comment
1500 (150) 1	lst sta	ge	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.
208	Change and the Control of the Contro		University Center U.R. Project	221 d (3) Non-profit				And the state of t				\$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.
152		Parcels C-1, 3 and 4	Rawson-Washington U.R. Project Between Capitol Homes and I-20	221 d (3) Non-Profit				The Annual Property of the Control o				\$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
350		Public Housing	Thomasville U.R. Project					A Date of the last			Bid early 1967	Av. cost \$14,500/U.	See summary of Public Housing, attached, for breakdown.
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.
	208	(150) lst sta 208 152	208 Parcels C-1, 3 and 4 Public Housing	University Center U.R. Project Parcels C-1, 3 Rawson-Washington U.R. Project Between Capitol Homes and I-20 Public Housing Thomasville U.R. Project Project Public Housing Perry Homes Ext. South of Proctor	University Center U.R. Project Parcels C-1, 3 Rawson-Washington U.R. Project Between Capitol Homes and I-20 Public Housing Thomasville U.R. Project Project Public Housing Perry Homes Ext. South of Proctor	University Center U.R. Project Parcels C-1, 3 Rawson-Washington U.R. Project Non-profit Du.R. Project Non-Profit Between Capitol Homes and I-20 Public Housing Thomasville U.R. Project Project Public Housing Perry Homes Ext. South of Proctor	University Center U.R. Project Parcels C-1, 3 Rawson-Washington U.R. Project Between Capitol Homes and I-20 Public Housing Thomasville U.R. Project Project Public Housing Perry Homes Ext. South of Proctor	University Center U.R. Project Parcels C-1, 3 Rawson-Washington U.R. Project Between Capitol Homes and I-20 Public Housing Thomasville U.R. Project Project Public Housing Perry Homes Ext. South of Proctor	208 University Center U.R. Project Parcels C-1, 3 Rawson-Washington U.R. Project Between Capitol Homes and I-20 Public Housing Thomasville U.R. Project Project Public Housing Perry Homes Ext. South of Proctor	University Center U.R. Project Description of Project University Center U.R. Project U.R. Project Parcels C-1, 3 Rawson-Washington U.R. Project Between Capitol Homes and I-20 Public Housing Thomasville U.R. Project Public Housing Perry Homes Ext. South of Proctor	University Center U.R. Project Parcels C-1, 3 Rawson-Washington U.R. Project Between Capitol Homes and I-20 Public Housing Thomasville U.R. Project Public Housing Perry Homes Ext. South of Proctor	University Center U.R. Project 221 d (3) Non-profit Parcels C-1, 3 Rawson-Washington U.R. Project Between Capitol Homes and I-20 Public Housing Thomasville U.R. Project Bid early 1967 Public Housing Perry Homes Ext. South of Proctor Bid Jan. 1967	University Center U.R. Project Diversity Center V.R. Project

tem	No	Units	l i	od Vi		No.	Bedr		Re	ental	- mercenture	When	Permit or	Comment
0.		Exist	Designation	Location	Program	1	2	3	1	2	3	Available	Other Value	THE RESIDENCE OF THE PROPERTY OF THE PARTY O
7	650		Public Housing	McDaniel St. SW	- 4					8		248 Oct. 1967 402 Mar. 1968	Av. cost \$14,500/U.	Included in summary of Public Housing attached.
8				V of Momonial Ava			2			65.00		Now		Lease negotiated by H.A. Can take
F		65	for Public Hous- ing Murphy Apts.	N. of Memorial Ave. opposite Atlantic Supermarket									***	possession only as units become vacant; 5 units now under HA control.
		48	Tennesean Common	s Same Vicinity									44.	(Standard - negotiated. 28 units now under H.A. Control.)
		31	Sims Maddox's Apts.	Capitol & Vinara							ě			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										
С	264		N.W. Dr. & Jackson Parkway				100	164						Being considered; already zoned; if materializes, 8-12 mo. before occupance
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.

Item	, No	Units	1	Ī	1	No.	Bedr	ooms	Re	ental	s	When	Permit or	
No.		Exist	Designation	Location	Program	1] 2	3	I	12	3	Available	Other Value	Comment
20 C	62			Woodbine at Boulevard Dr., NE	Turnkey or 221 d-(3)							9		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					A disk to the contraction of the			7	Propose to rehabilitate and convert. Promotor - George Kaplan, Haas & Dodd.
22 C		1000	Blair Village	West side Jones- boro Rd., S.E.	608 now					A Commence of the Commence of				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).

tem	Ma	Units	}	r.		No	Bedr	ooms	R	ental	5	When	Permit or	
00		Exist	Designation	Location	Program	1] 2	3	1	2	3	Available	Other Value	Comment
24	250		Former Magnolia Cemetery Site	West of Hollywood Rd.,N.W. (North of Proctor Creek) 20.5 A + ?	Turnkey Also add units pro- posed 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	100		Gordon Rd. North of I-20.				88	12	75	85				Brick veneer, Promoter - Charlie Taylor. Property not tied down 11/28.
6	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				Scott St. off Brownlee Rd. SW				The same transmission of the same transmission						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.		-	The same of the sa	Towr	Hou	ses					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 are zoning). FHA considers this location premature. This project needs pro- fessional developers in order to succe

Item	No.	Units	Ĭ			I commence	Bedr	COST STATE	Re	ental	S	When	Permit or	Comment
No.	New	Exist	Designation	Location	Program	1	2	3	1	2	3	Available	Other Value	Comments
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 s	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.

F

Item		Units	Designation	Location	Program	Bedro		Re	ental 2	s 3	When Available	Permit or Other Value	Comment
34 C	200	EXIS	Hampton Terrace	14 acres.Off DeKalb Ave. NE. Between DeKalb & McLendon at Hampton Terrace	221 d (3) Rent Supl.	2 (4.10 to 6.10 to 6.1		105	**************************************	140	and the second s		Zoned R-3. Planning Dept. is dubious about re-zoning. Sponsor - Catholic Arch Diocese of Atlanta proposes to apply for re-zoning. Promoter - Andrew Colgan, Allan-Grayson. Legal - Herbert Ringle.
35 C	and the second s	28		Blvd. N.E. Area	221 d (3) Rehab.	Var	ried						U.S. Gypsum proposes to rehab. as a demonstration project; owner was reluctant to sell. Price increased as result of premature publicity.
36 C	150			Jonesboro Rd. SE S. of Hutchins Rd	Turnkey						the fire expenses of the fire for the contraction of		Requires re-zoning. Builder - Billie Horn
37 F	76			1145 Constitution Rd., S.E.								Permit \$400,000	Permitted in November Developer - Polar Rock Dev. Corp.
38 F	20			1408 Conway Pl NW							Annalis and Annali	Permit \$82,500	Permitted in November Owner - Albert Zeder & Garson Parzen
39 F	*18 *66 **41 **42	Nov.'66 Dec.'66 Jan.'67 Dec.!66 Jan.'67	Single Family	Various through- out City.							*	Permits under \$15,000 ea.	* Permitted. ** Completed

tem No.	No. Units New Exist	Designation	Location	Program	No. Bed	CHEATER CO.	Rent		When Available	Permit or Other Value	Comment
40 F	519 No 594 De 416 Ja	v c n.	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 Nc 20 De 35 Ja 80 Tc	c. n.	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 re- habilitation 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 prop developme				potent	tial for		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 que for present.
44 C	65		W. of Jackson Park way N. of Proctor Cr. at deadend of Glenrock Dr.	221 d (3)			BERTEFE THE PROPERTY SALES AND ARRESTMENT FOR SA	editionelle checker in the control of the control o			Promoter -Carlton Marlow, 10.7A; 1/2 in flood plane; requires rezoning has obtained option. Is now R-5. Zon- ing Div. unfavorable. Will file before March 27 for rezoning; hearing May 4.

Item	No.	Units			1	No. Be	drooms	Rer	tals	When	Permit or	
Noo	New	Exist	Designation	Location	Program	1 2			2	3 Available	Other Value	Comment
45 C	100		*	Off DeFores Fy.Rd.					THE RESERVE THE PERSON NAMED IN			Under construction - conventional financing, Owner Builder-B.A.Martin,
46 D	160		Valley View Townhouses	program beca	n Coop. ent proposal use owner-bu	was wit	could a	n Feb.	tain F any fo	om the 221 d (THA approval. or conventional higher densi	Owner L	* 4 BRm Zoned A-l 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 4*			mention and place can use by dain years.			*Efficiency In fair condition. Excellent for elderly. Owner wants to sell. Listed by Ed. L. Barnum Realty Co.
48 C				North West					The state of the s			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 preference cated ceramaterials.	osed abri-						Sponsor-Builder - Chattahoochee Brick Co., M.B. Scarborough & English Robinson; also interested in develop- ing a project on team concept.
				The development ted demonstrated in so	m concept h	as cons d is re	iderab commen	le mer	it.	It has been su housing offic	ccessfully	

Item No.		Units Exist	Designation	Location	Program	No.	Bedro	ooms 3	Ren	tals 2	3	When Available	Permit or Other Value	Comment
50 C	non.			Prefers City owned land.								-3-		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		Planning cost ho	Custer Ave. E. of ChosewoodPark Dept. anticipates sing.	Turnkey	ositio	on to	deve	lopme	ent c	of th	is 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		HA is holding a	Gilbert Rd. & Flynn Rd. SE llocations in reser of these could be	Turnkey ye for futu	re po	ssibl this	Le use	e in	the	Bedfo	ore-Pine U.R	. area.	20 A. site zoned for apts. considered favorably by HA. Promoter - Bill Woodward of Adams Cates. Builder - Whiting-Turner.

DATE Feb. 20, 1967

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

HOUSING RESOURCES COMMITTEE

There	No.	Units		1		No.	Bedr	ooms	Re	entals	3	When	Permit or	
Item No.		Exist	Designation	Location	Program	The second second		3	1	2	3	Available	Other Value	Comment
, 55 P	125			Off Jackson Parkway E. of Bowen Homes W. of Hightower	Turnkey						- Balance - Control of Control			10 A. site; . Property is already zoned A-l. HA has tentatively pledged allocations
56 C	200			Butler St. behind Big Bethel Church	Considering 207 221 d (3) 221 d (3)	BMIR								Big Bethel Church proposes to sponsor 10-14 story high-rise on church owned property100' 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								es (S. chi) au Alexandra un Phanis pub in un bat d'archite reseau (Phanis China an C		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 Wosler). FCH Inc. interested in developing.
59 P	480			N. of Brownstown Rd. between Holly- wood & Bolton Rds.										Zoned M-1. Whiting Turner and John Hartramph both bidding for land. HA and HAA consider site flavorable.

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. (0.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 Advisary 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).

Summa	ry:		<u>.</u>		Estimate /	Available		
	F - Reasonably I	irm	No. Units 3372 (Incl. 1140 PH +	700TK) 1967 (incl.1054	New + 144 PHL)	1968 2318	Both Years 3516	
	P - Probable		4237 (Incl. 325 TK)			2567(Incl.375 TK)	2567	
	C - Being Consid	lered	2489	124		248	372	
	D - Doubtful		1392					
		Total	11490 Units Proposed	1322		51.33	6455	
Enclosure:		(Incl.	1140 new units of P.H.)	-3578		+233	-3345 + or -	
Summary of	Public	+ 144	units leased for P.H.	4900		4900	9800 Goals	
Housing in		+ 1654	existing units rehabili	tated.	**			
" And Tile Til	ALLanca	4 111211	quighing weite amanaged	for mobabilitation				

+ 1424 existing units proposed for rehabilitation.

Malcolm D. Jones

Supervisor of Inspection

SUMMARY OF PUBLIC HOUSING IN ATLANTA

8874		Units in operation - filled.
	1140	Units in Development stage, as follows:
	(650)	Units off McDaniel St., in Rayson-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 Vinar 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 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 Construction and Design Financing Non Profit Funds Public Housing Land Acquisition and Rehabilitation Social Problems Business Participation Public Information

- 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 \$22-4463, Ext. 430.

Legend:

F - Relatively Firm

P - Probable
C - Being Considered
D - Doubtful

				1	1	Mo	Bedro	omel	Per	ntals	. 1	When	Permit or	
Item No.		Units Exist	Designation	Location	Program	Commence of the second	2	3	1	2	3	Available	Other Value	Comment
1	151	-	Allen Temple	Off Gordon Rd. (Near Perimeter)	221 d (3)					66	78			151 Newly developed
F	222									68	80	Feb. 1967	_ · · ·	222 Under construction - FHA financed
	178									70		gar at	Y	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. Having difficulty on final financial arrangements, particularly tax structure. Should complete planning in 3 mo. and start construction by mid-summer.
3 F	100	1 2 2 2	Park West	NW Cor. intersec. Gordon & Bolton Rd						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)				5	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.

Item	No.	Units		10 10		No.	Bedro			ntal		When	Permit or Other Value	Comment
No.	New	Exist	Designation	Location	Program	1	2	3	1	2	3	Available	Other value	Comment
5 P	30	# 14 14 14 14 14 14 14 14 14 14 14 14 14 1	Chamberlain Realty Project	Butler Street U.R. Project						75		250 A		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.			ē .	70	83	95.5 106.5			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	2		S.Side Simpson Rd. NW between Lincoln Cem. & Hightower Rd.										Developer - Polar Rock Devel. Corp. Rezoning from R4 to Al 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			nolia Cemetery	221 d (3) Experimen- tal Housing Having diff	27	129 y ge	tin _{	75 FH	85 app	rova]	(Feb. (9)		8.5A Sponsor - I. Suporta Rental incl. utilities. Rezoned Nov.17 Prospects changed from Firm to Probable

tem		Units					Bedr		Re	ntal:	S	When Available	Permit or Other Value	Comment
No.	New	Exist	Designation	Location	Program	1	2	3				Available	i other rade	The state of the s
	262		Herman A. Russell - Prop.	Off Etheridge Dr., N.W.	404 Spec.	8	224 ty g	etti	65* ng FH	75 * A apj		l (Feb. 9)		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
.0	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
.1	16		Section 3-R-22	Thomasville U.R.	221 d(2) or Conventiona		Sin	le	Famil	y Sa	les H	ousing		Bids due January 12, 1967.
	12		Section 4-R-22	Thomasville U.R.	221 d(2) or Conventiona		Sin	le	[ami]	y Sa	les F	ousing		Bids due March 24, 1967
	20	19	Section 6-R-22	Thomasville U.R.	221 d(2) or Conventiona		Sin	gle	ramil	y Sa	les,	ousing		Bids due February 8, 1967.
	51		Section 4-R-22		221 d(2) or Conventiona		Sin	le	ramil	y Sa	les H	ousing		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) o Conventiona	100	Sin	le	Fami	y Sa	les H	ousing		Bids due Dec. 14,1966. No bids received. Builders want FHA to issue D-B commitments.(FHA will not agree)
	(157)	Lots To	tal	One builder has of FCH is considering									xes.	Another incentive would be to reduce price of lots \$200 to \$500 each.

Item		Units					Bedr			ental	.s	When	Permit or	
No	New	Exist	Designation	Location	Program	1	2	3	1	12	3	Available	Other Value	Comment
12 P	1500 (150)	lst sta	e	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		Company of the Compan	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				A vicinity and a second				\$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		and a special party and a	dea	n and a management of the state	Property and the second			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.		7						Bid Jan. 1967		Large units (3-5 bedrooms). See summary of Public Housing, attached, for breakdown.

Item	No. I	Units]	i			Bedr	ooms	R	entals	CONTRACTOR OF THE PERSON	When	Permit or	Comment
No.	The state of the s	Exist	Designation	Location	Program	1	2	3	1	2]	3	Available	Other Value	
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.
			1			-				1				
18 F		65	Leasing Program for Public Hous- ing 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 Common 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 conver-
			npcs.											ted to 4 units with 5 bedrooms and 2 baths each.
F	1	144	Total under lease	agreement									***************************************	
С	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.,	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.
					ŧ.									

tem		Units			V		Bedr			ntal	s 1 3	When Available	Permit or Other Value	Comment
0	New 62	Exist	Designation	Location Woodbine at Boulevard Dr., NE	Program Turnkey or 221 d (3)		2	3	1	2		Available		Sponsor - John A. Hartrampt, The Realty Group - Is interested in 5.8A tract on Woodbine at Boulevard Dr. NF Proposes 6 story highrise, preferably for elderly. Discouraged by HA because of lack of commitment from HAA. (Resolution adopted by Bd.of Alderment approved Dec. 20 requesting 3000 add. units.)
21	***	360	LaVilla Apts.	Near Carver Homes	608 now									Propose to rehabilitate and convert. Promotor - George Kaplan, Haas & Dodd.
22	34	1000	Blair Village	West side Jones- boro 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	The state of the s								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).

em 1	No. Uni	te	1			No.	Bedro	ooms		ental	S	When	Permit or	and the state of t
0.	New Exi		Designation	Location	Program	1	2	3	1	2	3	Available	Other Value	Comment
24	250		Former Magnolia Cemetery Site	West of Hollywood Rd.,N.W. (North of Proctor Creek) 20.5 A + ?	Turnkey Also add units pro- posed 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	100		Gordon Rd. North of I-20.				88	12	75	85				Brick veneer, Promoter - Charlie Taylor. Property not tied down 11/28.
6	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.
7				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	364		Adj. to Country Club Estates, Adamsville, off Boulder Park Dr.			A CONTRACTOR OF THE PROPERTY O	Town	Hou	S Continues and approximate the second secon					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 are zoning). FHA considers this location premature. This project needs pro- fessional developers in order to succe

Item		Units	1	1 1		No.	Bedr		Re	ntal	s	When	Permit or	
lo.	New	Exist	Designation	Location	Program	1	2	3	1	2	3	Available	Other Value	Comment
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	F <mark>irs</mark> t s	Golfview	Cleveland Ave.Ext.	221 d (3)		3.00		70	A STATE OF THE PERSON OF THE P	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					The second secon		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.

Item No.		Units	Designation	Location	Program	No.	Bed:	rooms	R	ental	s 3	When Available	Permit or Other Value	Comment
34 C	200		Hampton Terrace	14 acres.Off DeKalb Ave. NE. Between DeKalb & McLendon at Hampton Terrace	221 d (3) Rent Supl.				100000000000000000000000000000000000000	120	140			Zoned R-3. Planning Dept. is dubious about re-zoning. Sponsor - Catholic Arch Diocese of Atlanta proposes to apply for re-zoning. Promoter - Andrew Colgan, Allan-Grayson. Legal - Herbert Ringle.
35 C		28		Blvd. N.E. Area	221 d (3) Rehab.		Vē	aried		24		- 4		U.S. Gypsum proposes to rehab. as a demonstration project; owner was reluctant to sell. Price increased as result of premature publicity.
36 C	150			Jonesboro Rd. SE S. of Hutchins Rd	Turnkey				·			# SA	The state of the s	Requires re-zoning. Builder - Billie Horn
37 F	76			1145 Constitution Rd., S.E.									Permit \$400,000	Permitted in November Developer - Polar Rock Dev. Corp.
38 F	20			1408 Conway Pl NW								- /	Permit \$82,500	Permitted in November Owner - Albert Zeder & Garson Parzen
39 F	*18 I *66 J **41 I	ov.'66 ec.'66 an.'67 ec.'66 an.'67	Single Family	Various through- out City.									Permits under \$15,000 ea.	* Permitted. ** Completed

Item	No. Units	1	1	Ī		Bedro			ntal	S	When	Permit or	
No.	New Exist	Designation	Location	Program	1	2	3	1	2	3	Available	Other Value	Comment
40 F	519 No 594 De 416 Ja 1,529 To	c n.	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 Nc 20 De 35 Ja 80 Tc	c. n.	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 re- habilitation 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 properties development					nt p	otent	ial for		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)				And the second s		and the state of t	To design the second se		Promoter -Carlton Marlow, 10.7A; 1/2 in flood plane; requires rezoning; has obtained option. Is now R-5. Zon- ing Div. unfavorable. Will file before March 27 for rezoning; hearing May 4.

tem No.	No. Units New Exist	Designation	Location	Program	No. B	edroc		Renta		When Available	Permit or Other Value	Comment
45 C	100		Off DeFores Fy.Rd. near Greenleaf Ct.	Conv.				MIJEM MOOSE				Under construction - conventional financing. Owner Builder-B.A.Martin.
46. D	160	Valley View Townhouses	program beca now negotiat	nt proposal use owner-buing with ver	ilder y subs	ithdr coul	awn F	obta	for	the 221 d (3 approval. O conventional nigher densit	wner	* 4 BRm Zoned A-l engineering & site planning complete; by Engr. who planned Eastwych Village. Owner-Sponsor - Harvey Reeves. Approved by Planning Dept. FH. 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*				To the state of th	,		*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	Demonstrat house propositions using prefacated ceras materials.	osed abri-							Sponsor-Builder - Chattahoochee Brick Co., M.B. Scarborough & English Robinson; also interested in develop- ing a project on team concept.
			The development teademonstrated in son	m concept h	as con d is r	sider	rable mended	merit	It ome h	has been successful of the busing office	ccessfully	

em	No.	Units					Bedro			ental	NAME AND ADDRESS OF	When		it or	Comment
0.		Exist	Designation	Location	Program	1	2	3	1	2	3	Available	Uther	Value	Jack Pennel, Pres., Homes by Jack
0		5 ex 5 c 7		Prefers City owned land.								ž 3			(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.
	280		Planning cost how	Custer Ave. E. of ChosewoodPark Dept. anticipates sing.	Turnkey	sitio	on to	dev	elopn	ent	of th	is tract fo	low		Builder - Ralph Willis & John R. Hall 24A. combined tract. Prospects changed from Being Considered to Doubtful.
2		30		Scattered	Conv.		a de deservations deservations à company à l'action de	2	2						Enterprise Corporation, 130 Piedmont Ave., NE is interested in buying dilapidated low cost structure and rehabilitating them. Proprietor, George P. Hart, has already rehabed 30 units.
3	100						The state of the s						a vice of a secretarial profit (the secretaria) of the secretaria		David P. Edwards, Interstate Sales Corp. is seeking land on which to develop low cost apartments (wants 10 units) for lease to the HA under its low-rent leasing program.
54	250			Gilbert Rd. & Flynn Rd. SE llocations in reser of these could be							Bedf	ore-Pine U.F	R. area	•	20 A. site zoned for apts. considered favorably by HA. Promoter - Bill Wood ward of Adams Cates. Builder - Whiting-Turner.

Item No.		Units Exist	Designation	Location	Program		Bedro	ooms 3	Renta	When Available	Permit or Other Value	Comment
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) I 221 d (3) I	BMIR	Supl				3 2	Big Bethel Church proposes to sponsor 10-14 story high-rise on church owned property100' 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	8					3 */ - 3		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					,	1 , .	40-50 A. site now zoned M-1. Owner - Atlanta Bldg. Development Co. (Vic Mosler). FCH Inc. interested in developing.
59 P	480			N. of Brownstown Rd. between Holly- wood & Bolton Rds.	Turnkey					а		Zoned M-1. Whiting Turner and John Hartramph both bidding for land. HA and HAA consider site flavorable.
		ر										

. Notes on Related Matters:

Housing in Atlanta

- 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. (0.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 Advisary 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:				Estimate Available						
	F - Reasonably	Firm	No. Units 3372 (Incl. 1140 PH +	700TK) 1967 (incl.105	54 New + 144 PHL)	1968 2318	Both Years 3516			
	P - Probable		4237 (Incl. 325 TK)	-		2567(Incl.375 TK)	2567			
	C - Being Consi	dered	2489	124		248	372			
	D - Doubtful		1392				<u> </u>			
		Total	11490 Units Proposed	1322	24	5133	6455			
Enclosure:		(Incl.	1140 new units of P.H.)	-3578		+233	-3345 + or -			
Summary of	Public	+ 144 units leased for P.H. + 1654 existing units rehability		4900 tated		4900	9800 Goals			
Harra:	A section and the section of the sec	T T024	existing units rendbili	tated.						

+ 1424 existing units proposed for rehabilitation.

Malcolm D. Jones

Supervisor of Inspection

Services

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:

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.

and 5133 units are estimated to be available during 1967 (3578 short of 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
Construction and Design
Financing
Non Profit Funds
Public Housing

Land Acquisition and Rehabilitation Social Problems Business Participation Public Information

- 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.