

HOUSING RESOURCES COMMITTEE

Daw Street

May 15, 1969

Total Dwelling Units Permitted in Atlanta:

1963 - 9,129	1966 - 2,382
1964 - 3,829	1967 - 4,630
1965 - 2,656	1968 - 5,333

SUMMARY

Dwelling Units Demolished Under Housing Code:

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

Nov. & Dec. 1966	-	144
During 1967	-	1,272
During 1968	-	1,053
1969 to Date	-	334
TOTAL		2,803

5 yr. Program, 1967-71

Goals:

% established for first 2 yrs.	100%
(Same % used for 5 yr. period)	16,800

(57%)	(13%)	(30%)	(0%)
** (9,576)	(2,184)	(5,040)	(0)

Status	*No. Units		P.H. & TK		FHA		Pvt. Devel. (Conv.)		Elderly & N. H.	
	5-15-69	5-15-68	5-15-69	5-15-68	5-15-69	5-15-68	5-15-69	5-15-68	5-15-69	5-15-68
Completed (New Constr.)	4,839	2,031	(790)	(82)	(1082)	(510)	(2809)	(1439)	(158)	-----
Under Construction	7,256	5,108	(1447)	(910)	(1858)	(1188)	(3710)	(3010)	(241)	-----
In Planning	<u>7,903</u>	<u>7,151</u>	<u>(1313)</u>	<u>(2914)</u>	<u>(5278)</u>	<u>(3651)</u>	<u>(688)</u>	<u>(140)</u>	<u>(624)</u>	<u>(446)</u>
Total In Sight	19,998	14,290	*** (3550)	(3906)	(8218)	(5349)	(7207)	(4589)	(1023)	(446)
Plus Leasing Program	<u>1,015</u>	<u>281</u>	<u>(1015)</u>	<u>(281)</u>						
	<u>21,013</u>	<u>14,571</u>	<u>(4565)</u>	<u>(4187)</u>						
Increase or Deficit	+4,213	-2,229	(-5011)	(-5389)	(+6034)	(+3165)	(+2167)	(-451)	(+1023)	(+446)
Being Considered (all cat.)	3,535	4,481								

Did Not Materialize (See Note A attached)

*Figures in this column are basic and represent the entire program; () in columns to the right, indicate breakdown by programs of figures included in basic column. **Will require additional reservation of 1,936 units not yet requested by the City. ***In addition, 1,015 units have been leased for P.H. Also 22,832 units have been reported by the Housing Code Division as repaired (rehabilitated). However, those figures include units found in compliance on original inspection. It is estimated that 75% of this figure, or 17,124 substandard units have been brought into compliance through actual rehabilitation. 435 units have been rehabilitated by the H.A. in the West End U.R. area; 13 in Bedford-Pine; and 7 in Model Cities. These rehabilitated units do not increase the number of housing units available, but do increase the supply of standard units.

Note: Includes only units financed under Federal assisted low and medium income housing programs; and units constructed under conventional financing as follows:

Multi-family units costing not more than \$10,000, exclusive of land	
Duplex units " " " " \$12,000, " " "	
Single Family " " " " \$15,000, " " "	

Respectfully submitted,

*Malcolm D. Jones*Malcolm D. Jones
Housing Coordinator
 Encls: 1. Summary of Public Housing in Atlanta
 2. Notes

SUMMARY OF PUBLIC HOUSING IN ATLANTA

8,874	Existing Units in operation when accelerated program started, Nov. 15, 1966 - filled.
1,140		Units completed since program started, Nov. 15, 1966, and under Conventional Development, as follows:
*(650)		Units off McDaniel St., in Rawson-Washington U.R. Project; (310) of these units completed 7-25-68; remainder completed 11-10-68
(140)		Units in Perry Homes Extension - South of Procter Creek. (78) 3 Bedroom (46) 4 Bedroom Bids opened March 7, 1967. Permit issued May 1967. Construction behind Schedule. 85% completed 11-10-68. Completed 3-27-69. (16) 5 Bedroom
(350)		Units Under Construction in Thomasville U. R. Project (40) 1 Bedroom (16 Elderly) Bids opened May 15, 1968. Contract signed 7-1-68. (120) 2 Bedroom Ground broken 1-17-68. Will try to have part delivered before final scheduled completion date Jan. 1970. (80) 3 Bedroom (80) 4 Bedroom (30) 5 Bedroom
**6,200		Units reserved to Atlanta by HUD for new construction:
(2,381)		(Allocations made by HUD - Under Construction, Hollywood Road, 202; Bankhead Hwy., 500; Gilbert Road, 220; Prison Cr.-Leila Land, 175; In Planning, East Lake Golf Course No. 2, 800; Jonesboro Road, 160; Wellswood Apts., 324.
(730)		(730 units of this reservation are approved for use in the leasing program.)
(1,715)		(1,715 units of this reservation are already utilized in tentative commitments as follows: Bedford-Pine U. R. area, 451; Boulder Park, 300; Browntown Rd., 450; Pittman-Hilliard, 100 (Elderly); Techwood-North Ave., 250; Gilbert Rd., 50; Jonesboro Rd., 114.
(1,374)		(1,374 units not reported as committed.)
<u>300</u>		Units allocated for Leasing Program (Leased units can only be utilized for P. H. occupancy as they become vacant. Total units under lease 1,015.)
7,640	7,640	Total units Completed, Under Development, In Planning, Uncommitted & authorized for Leasing Program
(1,015)		Units under lease (9 locations); most of these are occupied or available for occupancy as Public Housing.
		**On September 16, 1968, Bd. of Ald. approved Resolution authorizing H.A. to request reservation from HAA of 2,000 additional units of Public Housing. Approved by HAA March 17, 1969 (Included in this figure).
16,514		Total Public Housing Potential

*Figures in () in this column are included in figure above not in ().

NOTES

21,032 units proposed did not materialize, of which 13,764 were included in the previous report of Jan. 15, 1969, and 7,268 additional units are listed in this report, as Lost. (The majority of these losses was due to disapprovals of sites, a large portion of which were denials of zoning petitions.)

In view of difficulties encountered in zoning and getting other approvals on sites proposed for large multi-family developments, it is apparent that the Low-income Housing Program will have to lean heavily on Developers and Builders providing a substantial portion of the requirement on small scattered sites by both Conventional and Federal assisted financing. Also Public Housing in small projects, to include small developments on scattered sites is strongly advocated, for future development.

Proposed locations for low-income housing are coordinated through the Plan. Dept. for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Department for adequacy of school facilities.

The Travelers Insurance Company financed 75 new single family low-cost houses in the Thomasville Urban Renewal project area under the FHA 221 d(2) insured mortgage program. Equitable made \$1,000,000 available to Atlanta Mortgage Brokerage Co. for financing low-cost homes at favorable rates. Interest is still increasing in development of home ownership housing.

No proposal had yet been made for construction of units (even efficiency or 1 bedroom) to rent or sell for as low as \$50 per month, although the London Towne Houses, a 221 d(3) co-op development now under construction, is approaching this, with its one bedroom unit selling at \$69 per month. The City's greatest need is in the \$30-\$50 per month rental-purchase range, which appears to have little chance of accomplishment, without substantial governmental subsidy.

Prefab distributors and conventional builders have interesting potential houses to offer but, because of fear of local Codes difficulties, are currently erecting very few single-family houses in Atlanta to sell in the \$10,000-\$15,000 range for which there is a strong demand and market. Perhaps the greatest difficulty is availability of suitably priced land within the City Limits. Economics for this price-range sales housing requires land which will cost the developer not more than \$1,500 per unit. A 5,000 sq. ft. lot is considered ample for this type house which should reduce land costs by 33 1/3%; most houses in this price range are currently being erected in Atlanta on R-5 lots having a minimum size of 7,500 sq. ft.

Imperial Homes of Griffin, Ga., manufacturers of pre-cut sectionalized frame houses, has developed a 24'x36', 3 bedroom & bath house designed to sell, to the occupant for \$8,000 to go on his land; and is developing a 4 bedroom & bath house to sell similarly for about \$9,000. National Homes of Lafayette, Ind. is erecting 200 units of pre-built, 4 bedroom, bath and 1/2 units in Chicago and is doing the site planning and landscaping. This firm was recently successful bidder, through design competition, for construction of 600 medium and low-income housing units on the Honor Farm #1 site.

The nonprofit Greater Atlanta Housing Development Corporation is now in business. The CACUR's nonprofit corporation to rehabilitate existing units under 221 (h) has completed its first group of 5 houses in Lindwood Park. Vanguard Housing Corp. has obtained FHA commitment for rehabilitation of 6 units under 221 (h). Morris Brown College is another such sponsor. North West Community Forum has also filed applications for 4 projects under 221 (h)

Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430 or 431.)