

HOUSING RESOURCES COMMITTEE

April 18, 1968

Memorandum:

From: Malcolm Jones

Re Honor Farm No. 1 (Federal Pen Site)

BACKGROUND

Several days ago Collier Gladin suggested that I try to get private developers interested in this site; and recently Dan Sweat asked me to work with Collier Gladin and Howard Oppenshaw in trying to expedite development of the housing portion of this site.

On April 10 I had a scheduled conference with a prospective developer for this site. Mr. Howard Oppenshaw of the Housing Authority and Mr. Dick Case of HUD participated in the conference. Subsequently I have discussed the matter with Collier Gladin and others interested in this development.

CURRENT STATUS

Title to the property is now in General Services Administration. Topographic map (2' interval) of the area has been prepared and is in hands of the Housing Authority. The State Highway Department has furnished the center-line for the Expressway and is working on slope boundary lines. However, the State Highway Department cannot accurately define and confirm the Expressway boundaries until after it holds a Public Hearing several weeks hence.

A small contiguous triangle shaped tract, acquisition of which is considered desirable for inclusion in the overall project, is owned by private interests. It could be acquired separately by the Housing Authority and its acquisition should not delay development of the land to be dedicated by the Federal Government.

Mr. Oppenshaw is now working on a tightly timed development schedule for 15 single-family lots in a portion of the area adjacent to the existing Thomasville Urban Renewal Project. This should continue and this portion should be handled separately from the remainder of the housing portion of the Federal Pen site.

DISCUSSION

Mr. Case of HUD proposes that GSA deed the Highway, School and Parks portions of the site directly to these respective Departments for planning and development, but that the Housing portion (including small commercial site to serve the project) be deeded to the Housing Authority, for subsequent processing and development under Urban Renewal. However, he concedes that these sites could be deeded by GSA to the City of Atlanta or direct to a selected developer, as is now contemplated for the other portions of the site.

All agree that the eventual award of the housing portion to a developer should be based on some form of competitive process. It also appears that the most feasible competitive procedure would be thru design proposals by prospective developers, for multiple type <sup>low-income</sup> housing.

We all also agree that such proposals could be called for by either the City or the Housing Authority, without waiting for the title to first pass from GSA.

It is my opinion, which is also shared by others, that the quickest development can be accomplished thru private developers direct, without the land being deeded first to the Housing Authority and then going thru the Urban Renewal process. At least two of the prospective developers much prefer it this way and in fact have requested it be done this way, if possible. Interfaith has specifically asked that the Mayor write directly to HUD in Washington requesting this procedure.

Any financial advantage that might be derived in development of streets and installation of utilities by the Housing Authority thru the Urban Renewal process, should be off set by the time saved and anticipated relatively low land cost of the project, if done by the developer, in conjunction with the housing development.

If necessary, the Housing Authority might be compensated for its administrative services on this project, by adding the expense involved, which should be only nominal, to the cost of the land to the developer.

Mr. Oppenshaw proposes to work up criteria to be furnished prospective developers uniformly in a package for their guidance in preparing and submitting proposals on the housing portions of the site (other than the 15 single-family lots).

The prospective developers are anxious to know what the land will cost them. They should know this in order to plan intelligently.

Mr. Gladin, Mr. Oppenshaw and I are in agreement that:

(a) As soon as Mr. Oppenshaw can package the development criteria so that all interested developers may get the same material and information as to requirements (which he is attempting to do by May 1) such can then be put out to developers for submittal of proposals within 30 days.

(b) Selection of the successful developer could then be determined within a 15 day period thereafter.

(c) Additional final development details could be worked out with the successful developer, after the award has been made.

(d) The City should reserve the right to determine traffic circulation within the project site.

#### RECOMMENDATIONS

1. Mr. Oppenshaw continue his tight schedule now in progress for development of the 15 single family lots, through the Housing Authority.

2. HUD be requested to determine as soon as possible and inform the City what the cost of the land will be.

3. Mr. Oppenshaw to pull to-gether as soon as possible (with target date of May 1) uniform development criteria (including cost of land and *suggested* approximate number of units by respective types desired for the remaining housing sites to be furnished interested developers.

4. The Housing Authority to call as soon as possible (target date May 1) for multiple type <sup>low-income</sup> housing development proposals, for submittal in 30 days (target date June 1).

5. Prospective developers to be informed that the Planning Department reserves the right to work out with the successful developer, traffic circulation plans within the sites, satisfactory to the City.

6. Selection of successful bidder to be determined within 15 days after submittal of proposals.

7. HUD in Washington be requested by letter from Mayor Allen to ask GSA to deliver title to the portion of the tract (other than the 15 single family lots) to be developed for Housing (and related commercial) direct to the successful developer to be determined jointly by the City-Housing Authority.

8. Successful developer be required to start physical development of these housing sites (break ground within six (6) months from date of delivery to him of title to the land.

9. Successful developer be required to agree to complete development within two (2) years from starting (breaking ground) date.

Respectfully submitted,



Malcolm D. Jones  
Housing Coordinator