

8. One illustration of this is that in our November 15, 1968, Report we dropped from the list, a recently completed 400 unit apartment development because we learned that the minimum rents were \$145.00 per month for an Efficiency unit. This is above the highest rent category under the FHA insured mortgage program, which is Rent Supplement. However, the amount of Permit taken out on this project was only \$5,000 per unit (for construction only - does not include land). Maximum allowable rents under the Rent Supplement program are:

Efficiencies	\$ 85.00 per month
1 Bedroom	\$105.00 " "
2 Bedroom	\$120.00 " "
3 Bedroom or more	\$140.00 " "

It appears therefore that projects with rentals above these figures should not qualify for the low and medium income housing program.

9. Thus, by not having information on bedroom composition and proposed rentals on most conventionally financed projects, we have had to rely exclusively on construction costs, as determined from the Building Permits. In the absence of other criteria, in order to have a consistent basis for reporting, we have limited inclusion in the program to the following:

- Multi-family (apartments and town houses) having construction costs of not more than \$10,000 per unit
- Duplexes - not more than \$12,000 per unit
- Single-family - not more than \$15,000 per unit.
- (Maximum FHA 221 d(2) mortgage in Atlanta area)

10. However, even with the above criteria I have recently learned that another 400 unit conventionally financed project, which we have been carrying "Under Construction" has recently completed 236 units (of which 180 are already occupied) at rentals as follows:

24 units	1 Bedroom	\$145.00 per month
196 units	2 Bedroom	\$175.00 per month
	2 Bedroom - 2 baths	\$180.00 per month
16 units	3 Bedroom	\$205.00 per month
<u>236</u> units	(above prices include all utilities)	

The remaining 164 units (some of which will be completed by July 15 and remainder by mid-fall) have now been reduced to:

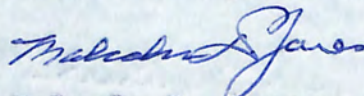
41 units	1 Bedroom
64 units	2 Bedroom
12 units	3 Bedroom
<u>117</u>	Total additional units

The permit taken out on this project originally was for \$5,000 per unit. It is thus apparent that amount of monthly rentals or purchase payments should also be a determining factor for inclusion in the low-income housing program and that constant follow up on original information is necessary to maintain accurate data on the various projects.

11. The above is a typical example of the need for timeliness of accurate detailed information on all projects, which we have thus far been unable to obtain in many instances, because of the lack of a person to gather, evaluate and record it.

12. If the Housing Resources Committee is to continue to function effectively in promotion of the low and medium income housing program and be able to determine where we are, how far we should go and in which directions, then the continuous updating of the Low-Income Housing Status Reports, is essential. This cannot be done adequately with the existing staff of two people in the HRC office.

Respectfully submitted,



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