

## HOUSING RESOURCES COMMITTEE

### Examples of Current Housing Interests in Atlanta

August 7, 1969

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1. Dale Shapiro  
Urban Systems Research and Engineering, Inc.  
20 State Street  
Boston, Massachusetts

This organization is following up on recommendations contained in the Kaiser report pertaining to certain tentative locations listed in the Model Cities area. This firm is interested primarily in obtaining sites through Public bodies for low-rise housing development and would like to obtain a suitable site in Atlanta Model Cities area.

2. Miss Marion Morris and Mr. Robert J. Corietta  
Field Operations  
Modular Building Program  
Urban Systems Development Corporation (USDC)  
Crystal Plaza Building 1  
2001 Jefferson Davis Highway  
Arlington, Virginia 22202

This firm is interested in obtaining a suitable Industrial site (about 10 acres) in Atlanta for erection of a modular housing plant; also interested in obtaining apartment zoned land for erection of town-houses; also single family. This firm is understood to be a subsidiary of Westinghouse.

3. Alan L. Hoffman, Chief Executive Officer  
National Housing Council  
Suite 403, Plaza One Building  
One Main Plaza East  
Norfolk, Virginia 23510

See attached news article, from the Times Herald, Newport News, Virginia, July 22, 1969. Mr. Hoffman has informed me that his Group has a commitment to HUD to produce 25,000 housing units and frankly admitted that they are looking for cities which will cooperate with them in making suitable sites available, obtaining appropriate zonings and reasonable cooperation on Codes. They are interested primarily in apartments both low and high-rise. He reports little enthusiasm or encouragement from the Housing Authority.



4. Mr. Ray Watt, President  
National Housing Partnership Corporation  
Washington, D. C.  
Tel. Area Code 202 - 638-6840; and

Mr. Philip N. Brownstein  
Parsons, Tennent and Zeidman  
Attorneys and Counselors  
Suite 900, 1025 Connecticut Avenue, N. W.  
Washington, D. C. 20036

This organization was authorized by the 1968 Housing Act and is just now getting organized for business. This corporation expects to have firm commitments by October this year of \$50,000,000 which it proposes to invest, in partnership with substantial local building interests, in major cities (including Atlanta) for low and moderate income housing developments, including the Rent Supplement program.

5. Breakthrough - A HUD sponsored and subsidized prototype project.

This project proposes selection of at least one prototype housing site in each Region of HUD (possibly 2 sites in 2 of the Regions) and is designed to create a working partnership of Federal, State and local governments, labor, industry, the financial community, home builders and consumers.

Proposals for participation in the program may be made by local city officials, housing authorities or sponsored by private developers or financial institutions, but must be endorsed and supported by the appropriate elected officials - Governor, Mayor or County Commissioners. Applications must be submitted to HUD by September 19 and require quite involved administrative details. Suitable sites must be made available, (5-30 acres to accommodate up to 100 units), agreement to place under Federal control and management, make necessary adjustments in codes and arrangements made for eventual disposition of the tract and prototype housing.

In view of Atlanta's widely publicized leadership in the low and moderate income field, it would appear desirable for the City to make application (perhaps through the Housing Authority) for one of these Regional Prototype sites.

6. Jim Holec International  
Pharr Road in Buckhead  
Tel. 237-2340

This gentleman claims to represent both United States and European money interests. He has control of the Seventh Day Adventists tract on Kimberly Road, already zoned for apartments, and which he would like to develop for Public Housing, but reports little cooperation or interest from the Housing Authority. He claims he has committed \$7,000,000 in the last 3-4 months and still has \$5,000,000 to commit, which he would like to put in housing projects in Atlanta. His firm has recent substantial developments in Beria, Kentucky; Bambridge, Connecticut and in the Congo.



7. Mr. Nicholas Berryman  
Adams-Cates Company, Realtors

Has a 21 acre site, zoned A-1, off South Expressway just south of the Vocational School which he applied to the Housing Authority last May for commitment for Public Housing. He claims that the Housing Authority has shown little or no interest and only about 3 weeks ago asked the Planning Department for an opinion and availability of City Services. July 29, Mr. Berryman requested assistance of this office in getting a reply to the Housing Authority from the Planning Department.

Also, Mr. Berryman is involved in the annexation to the City of the site West of Kimberly Road, opposite the Seventh Day Adventists' property, and has applied to the Housing Authority for commitments for Public Housing. This property is zoned Apartments, Residential and small amount of Commercial. The prospective developers do not propose to ask for rezoning but are willing to develop as is, and furthermore to build a pumping station at their expense and dedicate it to the City, to lift the sewage over Kimberly Road to existing out fall sewer; or to contribute \$100.00 per unit to the City to help pay for sewer facilities.

8. Mr. W. L. Moore, Attorney and Builder  
Rhodes-Haverty Building  
Atlanta, Georgia  
Tel. 523-0595

Has applied to the Housing Authority for commitment for about 500 Public Housing units on a 57 acre tract he controls south of Cascade on Harbin Road, which tract is already zoned for Apartments.

9. The Atlanta J. C.'s (Mr. Bill Ogan Tel. 521-1971)

This local organization is currently seriously trying to obtain a suitable tract of land on which to relocate some 320, or portion thereof, single-family houses now on the J. P. Stevens and Company property, which are available for relocation and rehabilitating under FHA programs. These houses are basically sound, range from 1 bedroom to 4 bedrooms and can be obtained from the J. P. Stevens and Company for practically nothing.

10. Mr. Gaston J. Greil, Senior Vice-President  
Algerman Blair, Inc., Contractor  
P.O. Box 749  
Montgomery, Alabama 36102  
Tel. 205 - 263-1616

This gentleman is interested primarily in obtaining apartment zoned land that will be politically acceptable to the City on which to build Federally assisted low and moderate income housing.



11. Mr. Clinton E. Jones, Field Engineer  
Georgia-South Carolina District  
Portland Cement Association  
Tel. 404 - 688-4376; and

Mr. Jim Forrest, President  
Corewall Corporation  
P. O. Box 16  
McDonough, Georgia 30253  
Tel. 957-5626

These people are interested in building a factory in Atlanta for production of precast concrete modules; and in construction of experimented housing units, preferably in the Model Cities area, using this method.

12. Mr. Stanley Ashley and  
Mr. Richard Bell  
Pope and Carter Company, Inc.  
John Hancock Building  
Tel. 522-9491

This local firm has an exclusive on a 33.6 acre tract at the intersection of Carroll Road and Harvill Road, N. W., which they are offering for sale. This property is adjacent to a recently acquired elementary school site, has access to sewer and lies beautifully. It's current zoning is M-1 (the extent of which is for in excess of industrial use needs in this general area in the foreseeable future).

This property is in a racially mixed area, and would provide an ideal location for a prototype housing site under operation breakthrough, which development should have a strong influence on stabilizing this area.

Encl: News article (See item 3)