

*Mr. Sweet*

May 30, 1969

Mr. Robert C. Watkins, Executive Director  
Greater Atlanta Housing Development Corporation  
First National Bank Building  
Suite 2742  
Atlanta, Georgia 30303

Dear Bob:

I have recently been approached by a substantial developer, interested in obtaining land in the Model Cities area for construction of sales Town Houses, and who wants to get started as soon as possible (preferably this year). He wants to know if the Greater Atlanta Housing Development Corporation, a quasi official organization, could procure land in Model Cities direct from the Housing Authority by negotiation, in lieu of competitive bidding, and then resell the land to such developer for construction of low-income housing either for profit or nonprofit.

The reason for desiring this is three fold: i.e., (1) to save time and avoid complicated red tape; (2) to be assured of getting the particular tract(s) desired; and (3) to get them at a reasonable price which will justify construction of low-income housing.

The Developer is willing to purchase direct from current owners, but does not feel this is feasible, due to multiple ownerships and no power of eminent domain.

I feel quite sure that the developer would be willing to employ indigenous labor from the area, as much as possible, in actual construction of the housing.

There is some precedence for purchase of Urban Renewal land in Georgia by quasi official organization; through negotiation; for example, the colleges and universities and certain religious organizations.

Mr. Robert C. Watkins  
May 30, 1969  
Page Two

I believe that this is essentially what was done in Chicago by the Chicago Dwelling Association, working through the Housing Authority there.

As you know, one of the anticipated and much needed functions of the Greater Atlanta Housing Development Corporation was to buy and bank land for resale to developers as needed at no profit.

Suggest you explore this possibility with the local Housing Authority and advise me of what you find out.

Sincerely,

Malcolm D. Jones  
Housing Coordinator

MDJ/mc

cc: Mr. Cecil A. Alexander  
Mr. Dan E. Sweat, Jr. ✓