

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

October 24, 1967

Memorandum To: Mr. Dan E. Sweat Jr.
Director of Governmental Liaison

Pursuant to your instructions I attended the Conference yesterday on Turnkey indicated in the attached.

This Regional Conference was held in the Biltmore Exhibit Hall and lasted all day. The meeting was directed by Mr. Arthur Ray Hansen, Assistant Administrator for Housing Assistance. Mr. Ed Baxter, Regional Administrator, HUD welcomed the group. Two representatives from Washington participated in the Conference: Mr. Joseph Bernstein, Associate General Counsel, HAA and Mr. Charles B. Altman, Deputy Director, Technical Division, HAA. The Conference was attended by about 200 representatives including a dozen developers and six bankers.

The morning session consisted of a step by step explanation of accelerated processing procedures contained in newly published HUD - HAA pamphlet 221.1, "Low-Rent Housing Manual", by the Turnkey method.

The accelerated procedure is designed to cover a 28 weeks period, from solicitation to developers by the local Housing Authority to start of construction. It was pointed out that all the procedures are handled through the local Housing Authorities; that the Federal Administration is pushing this program with a goal for construction within the next year of twice the number of Public Housing units constructed in the nation last year; and that priority will be given to those projects which the local Housing Authorities report can be gotten under way within the next 9 months to 1 year. It was explained that although rehabilitation of existing dwellings and construction of new single-family houses and duplexes can be carried out under the Turnkey program, emphasis is being placed on multi-family new construction.

The afternoon session was devoted entirely to questions and answers. It was brought out that participation in the program requires a certified Workable Program by the governmental entity which the local Housing Authority serves.

Perhaps the most significant item of the Conference, from our standpoint, was in response to an anonymous question by me, in which Mr. Bernstein stated that a Turnkey project can be approved outside the City Limits of a city which has a workable program, if the proposed project is within the area in which the Housing Authority of the city has authority to operate (such as within a 10 mile radius of the City Limits, as is the case in Atlanta) even though the government of the area in which the project is located does not have a Workable program, provided that it can be shown that the sponsoring city has need for the project.

Mr. Dan E. Sweat Jr.
Page 2
October 24, 1967

It has occurred to me that, if this can be done for the Turnkey program, perhaps it could be done for the 221 d (3) program also.

Malcolm D. Jones
Supervisor of Inspection Services

MDJ/slc

Encl: Notice from National League of Cities dated September 21, 1967.

cc: ✓ Mayor Allen
Mr. Cecil A. Alexander