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POST OFFICE BOX 47276 - ATLANTA, GEORGIA 30362
404-457-7271

August 10, 1987

Honorable Carl D. Covitz
The Under Secretary
U. S. Department of Housing
and Urban Development
451 - 7th Street, S.W.
Washington, D.C. 20410

RE: Application of The Jewish Home Tower North, Inc. ("Tower") for
reservation of funds under Section 202/8 of the Housing Act of
1959 - Project No. 061-EH194-L8-WAH/GA06-T871-002

Dear Sir:

Please, accept this as my endorsement of the above referenced
application. With no vacancies since its beginning eleven years
ago, and with a continuing waiting list, its request warrants
approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas V. Patton", is written over a horizontal line. The signature is stylized and cursive.

Thomas V. Patton

TVP/mbp

cc: Honorable Raymond Harris
Regional Administrator
U. S. Department of Housing
and Urban Development
Room 600 - 75 Spring St., S.W.
Atlanta, GA 30303

✓ Mr. Max Greene
Room 196 - O.E.O.B.
The White House
Washington, DC 20500

LH/LHA
gms/bk
v2

M E M O R A N D U M

RE: Application of The Jewish Home Tower North, Inc. ("Tower")
for reservation of funds under Section 202/8 of the Housing
Act of 1959 - Project No. 061-EH194-L8-WAH/GA06-T871-002

The Jewish Home, a non-sectarian nursing home which operates under the umbrella of the Atlanta Jewish Federation, sponsored a project in 1976 which is known as The Jewish Home Tower and consists of 200 apartment units financed with a Section 202/8 mortgage from the Department of Housing and Urban Development ("HUD"). The project opened in late 1978 and since its opening has been one of the most successful and best run 202 projects in the entire United States. The Jewish Home has been trying for several years to obtain a reservation of funds from HUD for a second facility based on the fact that the existing facility has a constant waiting list consisting of hundreds of names, some of which have been on the list for more than three years. In 1987, The Jewish Home authorized the board members of The Jewish Home Tower, Inc. to prepare and submit an application for a reservation of funds pursuant to the advertised invitation for such applications which HUD issued in April of 1987.

An application was prepared and filed with HUD on May 29, 1987 and has been issued Project No. 061-EH194-L8-WAH/GA06-T871-002. That Project number should be referenced in connection with any correspondence or discussion of the pending application. The application contemplates an additional facility consisting of 100 units to be located on the same campus as the existing apartment facility. In an effort to comply with the cost containment guidelines which HUD imposes in connection with the 202 program, the Tower as contemplated consists of fifty one bedroom units and fifty efficiency units at a total requested loan amount of \$4,556,000.

The Tower is to be built on the same campus that The Jewish Home and the existing Jewish Home Tower share and is contemplated to be part of the total geriatric environment that the Jewish Community has contemplated for that property since it was acquired. The property itself sits in one of the most desirable areas of Atlanta with easy access for the residents to hospitals, professional services (medical and other), shopping and public transportation. The property is adjacent to I-75, one of the major north-south interstate highways running through Atlanta, and easily accessible to West Paces

Ferry Road, a major artery running east-west. The property is adjacent to West Paces Ferry Hospital and one of the main medical dental complexes in Atlanta. The immediate neighborhood is a mixed use of commercial and residential properties which include shopping centers, banks and public libraries. The location is served directly by the Marta public transportation system. The fact that the property is located on the same campus as The Jewish Home and The Jewish Home Tower makes the site one of the finest locations for this type of facility since the residents can avail themselves of the services and activities provided through The Jewish Home and The Jewish Home Tower, all of which are beneficial to and geared for the elderly independent population.

The property is currently zoned RG-3 Conditional which may be determined to be sufficient density for the Tower. However, it is possible that the zoning authorities for the City of Atlanta will require an RG-4 Conditional zoning and we do not anticipate any problem in obtain approval of such a zoning change. Since the neighborhood as a whole is supportive of The Jewish Home and has the experience of seeing how well the existing Jewish Home Tower has been operated, there is not anticipated to be any opposition at all from the neighborhood.

It is the intention of The Jewish Home in requesting a reservation of funds for a second apartment facility to fill an extremely large void in the availability of quality, affordable housing for the elderly and handicapped. The track record of The Jewish Home establishes an unsurpassed capability to provide this type of housing and the community as a whole feels it to be a top priority that the necessary reservation of funds be obtained so that the Tower can become a reality.

6612C

ABRAMS INDUSTRIES, INC.

P. O. Box 76600

ATLANTA, GEORGIA 30358-1600

BERNARD W. ABRAMS

Chairman of the Board

Telephone

404/256-9785

July 28, 1987

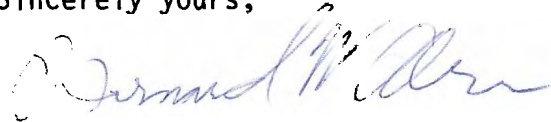
The Honorable Carl D. Covitz
Under Secretary of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

Re: Application of the Jewish Home Tower North, Inc.
("Tower") for reservation of funds under
Section 202/8 of the Housing Act of 1959
Project No.061-EH194-L8-WAH/GAO6-T871-002

Dear Mr. Covitz:

I have been an active resident of Atlanta, Georgia, for 47 years and am very familiar with the success of both the Jewish Home and the existing Jewish Home Tower. I know also of the need for the Jewish Home Tower North, Inc., and I strongly endorse the application for reservation of funds.

Sincerely yours,



Bernard W. Abrams

BWA:SME

cc: The Hon. Raymond Harris,
Regional Administrator
U.S. Department of Housing and Urban Development
75 Spring Street, S.W. Room 600
Atlanta, GA 30303

✓ Mr. Max Greene
Room 196, O.E.O.B.
The White House
Washington, DC 20500

GORDON B. ZACKS

The Hon. Carl D. Covitz
The Under Secretary
U.S. Department of Housing
and Urban Development
451 7th Street SW
Washington, DC 20410

Re: An application prepared and filed with HUD on May
29, 1987 and issued Project No. 061-EH194-L8-WAH/
GA06-T871-002.

Dear Mr. Secretary,

I am writing you to urge you to act favorably on the application filed with HUD on May 29, 1987 for the Jewish Home Tower North in Atlanta, Georgia. The track record of the Jewish Home in Atlanta has been outstanding in terms of providing quality housing to the elderly of Atlanta and they are certainly qualified to provide the much needed additional services that this Home Tower would make available to the elderly community in Atlanta.

I urge that favorable consideration be given to this worthwhile project.

Sincerely yours,


Gordon Zacks

cc: Mr. Max Greene
Ms. June Koch

EDWARD E. NOBLE

July 29, 1987

The Honorable Carl D. Covitz
Under Secretary
U. S. Department of Housing and
Urban Development
451 7th Street S. W.
Washington, D. C. 20410

Re: Application of the Jewish Home Tower North,
Inc. for reservation of funds under Section
202/8 of the Housing Act of 1959.
Project # 061-EH194-L8-WAH/GA06-T871-002

Dear Sir:

This is to lend my support to the above mentioned
application. This successful effort has been a
credit to the Atlanta community and has been in
need of additional units since its inception.

Sincerely,



Edward E. Noble

EEN/rd

cc: The Honorable Raymond Harris
Regional Administrator
U. S. Department of Housing and
Urban Development
Room 600
75 Spring Street S. W.
Atlanta, GA 30303

Mr. Max Greene ✓
Room 196 - O.E.O.B.
The White House
Washington, D. C. 20500