

File

MINUTES

HOUSING RESOURCES COMMITTEE EXECUTIVE COMMITTEE MEETING

July 6, 1967

The Executive Group of the Housing Resources Committee met at 10:00 a.m., July 6, 1967, in Committee Room #2, City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee
Mr. Butler Henderson, representing Dr. Benjamin Mays, Co-Chairman, Housing Resources Committee
Mr. Charles L. Weltner, Acting Chairman, Legal Panel
Mr. Robert Winn, representing Dr. Edwin Harrison and Mr. Moreland Smith, Chairman & Vice-Chairman of the Construction and Design Panel
Mr. Lee Burge, Chairman, Finance & Non-Profit-Funds Panel
Mr. A.B. Padgett, member, Finance & Non-Profit Funds Panel
Mr. John Wilson, member, Finance & Non-Profit Funds Panel
Mr. Charles F. Palmer, representing Mr. Clarence Coleman, Acting Chairman, Public Housing Panel
Mr. Wallace L. Lee, member, Land Acquisition Panel
Dean William S. Jackson, Chairman, Social Problems Panel
Mr. Lewis Center, member, Social Problems Panel
Mr. Edward L. Simon, representing Mr. Virgil Milton, Chairman, Business Participation Panel
Mr. Dale Clark, Chairman, Public Information Panel
Mr. W. W. Gates, Consultant
Mr. Malcolm D. Jones, Director

Also present at the meeting were:

Mr. Henry Hill, Treasurer, Retail Credit Company
Mr. William Bassett, Assistant Chief of Planning Department
Mr. William Howland, Executive Director of CACOR
Mr. Reginald Carter, Community Relations Commission
Representatives of the Press

Mr. Cecil A. Alexander presided. He opened the meeting by asking for Panel reports. Mr. Weltner was called on to give a report on the Legal Panel:

Mr. Charles L. Weltner, Acting Chairman, Legal Panel, reported that they did not have a chairman as yet. He also stated that they have met twice and that Malcolm Jones has given them copies of the Housing Code.

Mr. Alexander stated that Mr. William Slayton, Executive Vice-President of Urban America, suggested that the Mayor write a letter recommending that a very close look be taken into the current provisions of Section 115 for Federal \$1,500

rehabilitation granted Section 312 for 3% loans for property owners in Urban Renewal and Code Enforcement projects who must make repairs under the Housing Code; that some way be found to either modify this to include any areas in the City or begin some legislation on this.

Mr. Weltner explained that he had discussed that with Frank Williams. He also stated that if the Committee felt it would help, he would draft a letter on this for the Mayor's signature.

Mr. Alexander said he thought this would be good and agreed to provide Mr. Weltner with a copy of the letter he had prepared for the Mayor on this matter.

Mr. Edward L. Simon, representing Mr. Virgil Milton, stated that he wished some legislation could be introduced to correct the situation in Urban Renewal areas in which houses exist which are both fire hazards and health hazards.

Mr. Weltner stated that Gov. Maddox had vetoed such a bill not long ago.

Mr. Malcolm Jones, Director, said that he knew of the house in question and that when last inspected it was structurally sound, so that it did not warrant demolition; that therefore it cannot be demolished under the "In Rem" ordinance. This ordinance calls for the owner to make repairs on such property.

Mr. Simon said that someone needs to re-inspect the house in question because it is not sound now.

Mr. Jones stated that it has been some time since the house had been inspected, and that perhaps now the City could take action to demolish it under the "In Rem" ordinance.

Mr. Alexander asked Mr. Jones to explain the "In Rem" ordinance.

Mr. Jones explained that it was adopted by the City, after action taken by the 1906 Legislature which gave the City, with the authority placed in the Building Official, the right to inspect buildings which were dilapidated, and to call upon the owner to make repairs or demolish. If the building is more than 50% dilapidated, then the Building Department calls on the owner to demolish and if the owner fails to do so after 90 days, then the building may be demolished by the City and a lien placed against the property for the cost of demolishing; that the City does not have the right to repair.

Mr. Alexander then called on the Finance & Non-Profit Funds Panel for its report.

Mr. Lee Burge, Chairman, Finance & Non-Profit Funds Panel stated that they were working on trying to get a local non-profit Housing Development Corporation formed to assist in the housing program.

Mr. Alexander then asked for the Public Housing Panel's report.

Mr. Charles F. Palmer, representing Mr. Clarence Coleman, stated that one problem with which his panel is concerned is the HUD policy (of discouraging public housing) in racially identifiable areas. He stated that they felt this was a very unrealistic policy and that this Committee should take this up.

Mr. Alexander agreed that this excluded both all-white areas and all-Negro areas.

Mr. Palmer also stated that Atlanta's greatest need is more Public Housing.

Mr. Alexander stated that housing is also needed on the east side of Atlanta.

Mr. Robert Inn, representing Dr. Harrison, asked if we could try to get some cooperation from Fulton and DeKalb counties on locations for low-cost housing?

Mr. Jones said that this was discussed recently and that he felt some type of cooperation could be effected on a purely voluntary basis.

Mr. Alexander then called for the Land Acquisition Panel report and as there was none he next called for the Social Problems Panel report.

Dean William S. Jackson, Chairman, Social Problems Panel, stated that he wished to point out the late Charles O. Lammertich's part on his Panel. He asked if the Committee would approve a motion to acknowledge his service with a letter to his family?

Mr. Palmer seconded the motion and it was carried unanimously.

Dean Jackson said that his Panel felt it needed more representation from the community, and two additional members, Mr. Erwin Stevens and Mr. Lewis Cenker, had been added; that his Panel also decided to work on a statement of purpose for this Committee. He said that the Atlanta Housing Authority was also discussed. It was felt the Housing Authority needed some sort of social workers for people moving into housing developments; that this should be a separate agency by itself so the needs of the people could be met.

Mr. Alexander asked if the Committee wanted to invite a member of the Housing Authority to speak on this matter at the next meeting? Also if a copy of the Social Problems Panel's report should be referred the Community Relations Commission, and a copy provided the Housing Authority?

The Committee agreed to both.

Mr. Alexander then asked the Public Information Panel for its report.

Mr. Dale Clark, Chairman, Public Information Panel, reported that they had a meeting to bring the members up to date on events and to discuss the Committee's "White Paper". He stated that he had found that the Atlanta Chamber of Commerce had given us high priority on their agenda.

Mr. Alexander then asked Mr. Jones to explain the reports listed on the agenda.

Mr. Jones stated that the first was a periodic inventory report of low and medium cost housing in Atlanta which was revised June 23, 1957. He explained the meaning of the abbreviations and that some units were not as firm as they might be. He then explained the Summary and the Notes at the end of the inventory; also the related paper entitled "Problem Areas". (See copy of Summary attached to these minutes.)

Mr. Alexander at this point stated that he had neglected to ask if the Business Participation Panel had anything to report and they did not.

Mr. Jones then stated that not long ago, as a result of request by the Land Acquisition Panel, he had asked the Planning Department to provide him with information concerning vacant land in Atlanta which was zoned for apartments. He reported that he had recently received a zoning map with orange colored areas superimposed over the map, indicating the vacant land. He stated that the exact size of these parcels was not known (estimated only) and that he had gone over the entire map and compiled a list of the vacant land shown zoned for apartments. He then explained the study and reported its findings and conclusions. (See cover sheet, Preliminary Analysis, attached)

Mr. Meltner asked the number of vacant acres not zoned for apartments? The figure was not available.

Mr. Burge asked about the quantity of other vacant land, zoned Industrial or otherwise. The figures were not available.

Mr. Alexander stated that the Land Acquisition Panel was now going to get to review the Land Use Study. He asked if there was any other business before adjourning?

Mr. Jones asked that the Committee give him some idea as to action to take about the above mentioned study on land zoned for apartments.

Mr. Alexander stated that he felt there were two steps which could be taken:

1. That the figures Mr. Meltner and Mr. Burge requested be obtained from the Planning Department.
2. That this Committee go to HUD with this study and related figures and show them what we are up against.

The only other thing which this Committee could act upon now is to urge the Planning Department to get more zoning changed in both the Fulton and DeKalb portions of Atlanta.

Mr. Feltner asked what about the Rent Supplement item on the agenda?

Mr. Jones stated that the House of Representatives rejected it this year; the Mayor has been called upon to go to Washington to give testimony next week before the Senate Appropriations Committee in support of trying to get the program reinstated; that he, Mr. Jones, has been called upon by Dan Sweat in the Mayor's office to prepare several statements in support of the program.

Mr. Alexander asked if it would benefit the Mayor if this Committee prepared a report or statement also supporting the Rent Supplement program.

Mr. Feltner moved that this Committee prepare a memorial to that effect.

Mr. Jackson seconded the motion and it was carried unanimously.

As there was no further business, the meeting adjourned at 11:45 a.m.

Respectfully submitted,



Malcolm D. Jones
Supervisor of Inspection Services

Incls: Summary of Low-cost Housing Inventory Report
Preliminary Analysis cover sheet.