

*File
Housing Code Enforcement Plan*

September 3, 1969

MEMORANDUM

TO: Mr. Cecil A. Alexander, Chairman
Housing Resources Committee

Attached is copy of the controversial proposed 1970-71 Housing Code Enforcement plan, less map, (Encl. 1) prepared by the Planning Department and approved by the P & D Committee August 30, after considerable questioning by all members of the Committee, except the Chairman, Rodney Cook.

This plan was adopted September 2 by the Board of Aldermen on a 8-7 roll call vote, but was delayed by Alderman Millican for reconsideration at the next meeting of the Board of Aldermen, September 15. Resolution attached (Encl. 2).

I recommend that the Housing Resources Committee consider this plan and take a position on it before the next Board of Aldermen meeting. Suggest it be referred to the Legal Panel, and perhaps also to the Public Relations Panel, for recommendation to the HRC Executive Committee.

It appears that this plan was conceived by Helen Meyers in the Planning Department and developed by her with the assistance of Jack Linville also of the Planning Department, with perhaps some coordination by Bill Hewes of the Building Department.

The Housing Code Division, which must administer the plan, I understand was not involved in its development, does not yet have copy of it, has not seen the map delineating the areas and treatment proposed and is not pleased with what they have heard about it.

Again, the HRC was not informed, consulted or asked to participate in development of the plan, which so vitally affects housing resources in the City.

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In my opinion (and I think I qualify by experience in Housing Code Enforcement to speak) there are several things about the plan that are not practical and which I believe will cause difficulty, i. e. :

1. It is discriminatory and I do not believe legal.
2. It will be difficult to enforce from a Public Relations angle.
3. The plan was developed from statistics made from exterior inspections only.
4. From casual glances at the map, the proposed areas for eventual U. R. and NDP treatment appear to be greater than the City's entire current U. R. and NDP program.

(If carried out at the rate of effort proposed for the 1970 U. R. and NDP program, copy attached (Encl. 3), which I understand is maximum effort, it would require 10 years to complete.)
5. The City is having difficulty now in financing its share of current NDP programs. It will most likely not be financially able to carry out these extensive proposed future NDP areas.
6. The areas proposed for partial Code Enforcement only have already been included in the City's 5 year Housing Code Enforcement program just completed.
7. I cannot accept as valid the contention that dilapidation is so bad in the areas proposed for ^{partial} compliance, to make them "safe and sanitary", only, because the majority of the structures are not suitable for rehabilitation, that they must be demolished; or that the number of units in this category is as large as claimed by proponents of the plan.
8. If dilapidation in these areas is as bad as claimed, then this is a serious indictment against the effectiveness of the past Housing Code Enforcement effort, which I think on the whole has been quite successful.
9. It is also a serious indictment against the City of Atlanta for having spent the amount of money and effort which it has in Urban Renewal and Housing Code Enforcement, not to have made more progress in housing improvements than the plan would indicate. Further, it is also an indictment against the success of the City's low-income housing program in producing needed replacement housing.

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10. If the plan should be adopted, the areas designated for ^{partial}partical compliance only will continue to deteriorate at an accelerated rate, while waiting hopefully, but in vain, for the expected Urban Renewal which cannot and will not come to many of the areas involved. Thus, this will increase the burden on the Housing Program to produce larger quantities of replacement housing, which would not be needed, if strict Housing Code Enforcement were carried out, based on actual housing conditions on individual structures.

In my opinion, Atlanta has reached the stage now where most effective results can be obtained by constant surveillance of individual structures and appropriate correction or improvements made on those structures which need it, no matter where they exist in the City.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

- Encls: 1. Proposed Housing Code Enforcement Plan (less map)
2. Resolution
3. Proposed Activities - 1970 NDP