

Office of the Mayor

ATLANTA, GEORGIA

ROUTE SLIP

TO: Mr. Collic Gladin

FROM: Dan E. Sweat, Jr.

- For your information
- Please refer to the attached correspondence and make the necessary reply.
- Advise me the status of the attached.

Do you agree with this
letter?

Yes

look good and should go out
under Mayor's Signature / Collic

August 6, 1968

Mr. Edward H. Baxter
Regional Administrator
Department of Housing and
Urban Development
645 Peachtree-Seventh Building
Atlanta, Georgia 30323

Dear Mr. Baxter:

I have become increasingly concerned with the conditions existing in an area of Atlanta that is designated as the Bedford-Pine Urban Redevelopment Area, Ga R-101.

I have recently made several tours of this area and find the structures in an extremely bad and often dangerous state of repair. In reviewing this with the City's Building Inspector, he has advised me of the practical difficulties that he has in requiring a property owner to make a substantial investment when it is anticipated that the property will soon be acquired as a result of urban renewal.

The City already has expended over \$1,600,000 of its own funds in this area to acquire street and sewer rights of way as well as properties of those persons who, if was felt, were suffering a severe hardship because of the impending urban renewal activity. It is now obvious that every resident and property owner in this area is suffering a hardship and the City Comptroller has advised me that, even if funds were available, there is considerable risk involved in advancing funds for any further acquisitions that are outside letter of consent areas. This is because of the rule that requires us to accept the amount we paid, or the appraised value, whichever is lower, at the time we eventually resell the property to the project.

I am coggizant of the fact that the combination of the original Buttermilk Bottoms, R-91, Project with the Bedford-Pine Project, R-101, Project,

Mr. Baxter
Page Two
August 6, 1968

after we had received Part I approval on the original project, may have caused some problems and delays that might not otherwise have occurred. I am sure that any such delays were caused by factors occurring at all levels, including our own. Regardless of the reasons for the delays, however, I am sure that you can appreciate the plight of the residents of this area as a result of living with the impending urban renewal activity for this period of time.

The situation in this area is now critical. In reviewing the situation with everyone concerned, it seems to be the concensus that immediate approval of the urban renewal project would be the single most effective factor in meeting the problem. For this reason, this letter is to request that the processing of this application be placed on an emergency status. I would sincerely appreciate any assistance that you personally can provide in obtaining this approval as quickly as possible.

Needless to say, your continued cooperation and assistance in helping Atlanta meet its problems is very much appreciated.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:fy

cc: Mr. John Edmunds

BEDFORD-PINE URBAN REDEVELOPMENT AREA, GA R-101
CHRONICAL OF EVENTS
AUGUST 6, 1968

November 27, 1963	R-91 Survey & Planning Applications filed
February 4, 1964	GMRP Application authorized by Board of Aldermen
February 27, 1964	GMRP Application filed
April 3, 1964	R-91 Survey & Planning approved
May 6, 1964	Contract for R-91 planning services executed
June 9, 1964	GMRP Application approved
July 17, 1964	ELA-Auditorium area submitted GMRP terminated by City S & P, R-101, authorized
July 20, 1964	R-101 Survey & Planning Application submitted
November 17, 1965	R-101 Survey & Planning Application approved
February 2, 1966	R-101 contract for planning services executed
March 7, 1966	ELA-Hill School site submitted
June 15, 1966	Submitted Part I, R-91
September 20, 1967	Combined S & P Application, R-91, R-101, submitted
November 30, 1967	Combined Survey & Planning approved
February 5, 1968	Submitted Part I, R-101

Definitions:

R-91	Original Buttermilk Bottoms Project Area designation
R-101	Original Bedford-Pine Project designation and, later, the designation of the combined project area
GMRP	General Neighborhood Renewal Plan
S & P	Survey and Planning
ELA	Early Land Acquisition

Office of the Mayor

ATLANTA, GEORGIA

PHONE JA. 2-4463

Ivan Allen, Jr., Mayor

DAN Sweat

What does this
mean?



draft letter
by Powell -
Geo Berry



CITY OF ATLANTA

OFFICE OF COMPTROLLER
CITY HALL

Atlanta, Georgia 30303

September 18, 1968

CHARLES L. DAVIS
COMPTROLLER

EDGAR A. VAUGHN, JR.
DEPUTY COMPTROLLER

Ivan Allen, Jr., Mayor
City of Atlanta
Atlanta, Georgia

RE: Bedford-Pine UR Redevelopment Project

Dear Mayor Allen:

Pursuant to Mr. Lester Persells letter of September 6, 1968, we have undertaken a review of the Bedford-Pine, North Avenue, R101, Urban Renewal Area to determine the propriety of converting it to a Neighborhood Development Program, as set forth by Section 501 of the Housing and Urban Development Act of 1968. Under this plan, the project would be handled on an annual basis with the City's contributions due in an amount sufficient to cover it's share of the total cost incurred during that year.

Our review indicated that from a financial standpoint, the Bedford-Pine, North Avenue, Urban Renewal Area would be very satisfactory for handling as an NDP. Of the City's \$8,053,987 share of the total net project expenditures \$5,008,245 or 62.2% were complete as of June 4, 1968; an additional \$1,841,812 or 22.9% were funded but not completed leaving only \$1,203,930 or 14.9% to be accounted for. This residual amount is composed of \$255,000 in real estate tax credits that will accrue without City outlays over the life of the project; \$398,791 in cash that is already appropriated under the 1963 Urban Renewal Bond Fund; and \$580,139 in unappropriated Non-Cash Grant-in-Aids. This means that \$7,503,848 or 93.2% of the City's share is complete or has funds already appropriated. This should provide the City with sufficient credits to enable it to finance it's portion of the project for a considerable number of years. However, once these credits are used up, it will be necessary for the City to outlay an additional \$580,139 before the project could be completed.

Aside from the financial considerations involved in reaching a decision concerning the preferable act for handling this project under, there arises the personal problems that would result from additional delay in commencement of the project. As referred to your recent letter to Mr. Baxter of HUD, the delays in this project are causing serious hardship to residents and property owners in the area.

For this reason we strongly concur with Mr. Persells reasoning that the Project, as now constituted, be approved without delay. The conversion to an NDP could then take place at a later date.

Sincerely,



Charles L. Davis
City Comptroller

CLD:jf:mgm

cc: Mr. Les Persells

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON
FRANK G. ETHERIDGE

JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

M. B. SATTERFIELD
EXECUTIVE DIRECTOR AND SECRETARY

LESTER H. PERSELLS
ASSOCIATE EXECUTIVE DIRECTOR

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

September 6, 1968

The Honorable Ivan Allen, Jr.
Mayor
City of Atlanta
City Hall
Atlanta, Georgia 30303

Subject: Bedford Pine UR Redevelopment Project

Dear Mayor Allen:

As was stated in our Conference, this project area, sometimes called Buttermilk Bottoms, contains some of the worst housing in Atlanta. Much of the worst housing was removed in clearing the land for the relief sewer and the City Auditorium. The condition of the remainder has been aggravated by the long period of waiting for Federal approval to execute the Project.

In an effort to give some relief, the following actions have been taken:

- (1) The Housing Code Department, working with our Project employees, have made and are making inspections of the buildings which appear to be in the worst condition.
- (2) As complaints are received from tenants, or representatives of tenants, the structures in which they live are also inspected.
- (3) The Housing Code Enforcement Department notifies the owner of the work which must be performed in order to correct those conditions which are an immediate threat to health or safety. Our Project employees go to the owners and attempt to persuade them to make the corrections immediately. This approach is achieving a large measure of success.
- (4) In those cases where the owner will not correct the conditions, the structure is placarded and the owner is asked to vacate the building and board it up.

- (5) In the cases of structures becoming vacant, the structures are immediately placarded so that they cannot be reoccupied, and the owner is required to board it up. All other vacant structures have been boarded up, and when evidence of someone breaking into the structure becomes apparent, the structures are reboarded.

We believe that as a temporary measure the above procedure is working. A meeting of the Community Relations Commission to hear grievances was held last night, and no grievances related to this situation were voiced.

The real solution, which should be achieved immediately, is for this Project to be in execution. Documents are pending in Washington awaiting approval. Mr. Hummel and his staff seem to be agonizing over a decision to proceed with approval due to the large amount of Federal Capital Grant required by the project. The City's one-third share of Net Project Cost appears to be in sight due to the credits for the City Auditorium and the new C. W. Hill School.

It seems to be the desire of the Federal Agency for this Project to be converted to the new Neighborhood Development Program. This would permit funding of the Federal and local shares on an annual basis, thus removing the need for a large Federal Grant reservation. Unfortunately, procedures for this conversion have not yet been written. We recommend and urge that this Project be converted to the Neighborhood Development Program within the next three to four months, particularly since the City's share is already available and established through the above mentioned improvements. It is important, however, that the Project, as now constituted, be approved without delay, with the conversion to take place later. We suggest that a letter similar to the suggested draft attached be mailed to Mr. Hummel over your signature. In addition to the letter, a personal telephone call from you to Mr. Hummel, pointing out that this is an area of acute racial tensions, and that approval is urgent, should be helpful.

Sincerely yours,



Lester H. Persells
Associate Executive Director

Enclosure



824 Hurt Building
Atlanta, Georgia 30303
Telephone 523-6074

September 6, 1968

The Honorable Ivan Allen, Jr.
Mayor
City of Atlanta
City Hall
Atlanta, Georgia 30303

Subject: Bedford Pine UR Redevelopment Project

Dear Mayor Allen:

As was stated in our Conference, this project area, sometimes called Buttermilk Bottoms, contains some of the worst housing in Atlanta. Much of the worst housing was removed in clearing the land for the relief sewer and the City Auditorium. The condition of the remainder has been aggravated by the long period of waiting for Federal approval to execute the Project.

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C O P Y

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Lester H. Forsells
Associate Executive Director

Enclosure



CITY OF ATLANTA

OFFICE OF COMPTROLLER

CITY HALL

Atlanta, Georgia 30303

CHARLES L. DAVIS
COMPTROLLER

EDGAR A. VAUGHN, JR.
DEPUTY COMPTROLLER

September 12, 1968

Mr. Dan E. Sweat, Jr.
Director
Governmental Liaison
City Hall

Dear Dan:

We have reviewed the amended application for the Rockdale Urban Redevelopment Project R-21 which was approved by the Board of Aldermen on September 3, 1968. Basically, we are in agreement with the proposed amendment, however, there are certain factors we feel should be taken into consideration and brought to light at this time. This amendment results in additional cost to the City of Atlanta of \$169,369.00. Of this amount \$102,960.00 is attributable to increases in administrative costs (\$30,360) and interests on temporary loans (\$72,600). The major portion of the increases are due solely to the extension of the project execution period by 36 months.

It is our understanding that this extension in the project execution period principally results from the reluctance of the FHA to approve the release of construction funds over a short period of time. They apparently have some doubt about the economic feasibility of this type of project and believe that by staging the project some degree of the risk can be removed.

However, since this extension results in an increase in Federal Government costs of more than \$200,000.00 in addition to the \$169,000.00 increase in the City's share, it would seem apparent that a reduction in the period of this extension would benefit all parties involved. Perhaps proper channeling of this cost information might result in a review of the risk supposedly involved and a prompter release of funds.

September 12, 1968
Page 2

We are in no way objecting to the project amendment and realize that there are certain Local Grant-in-Aids that might also delay completion of the project. However, a shortening of the project by even 12 to 24 months should result in substantial savings while still allowing a reasonable period for completion.

Any assistance you can give us in this matter would be greatly appreciated.

Very truly yours,



Charles L. Davis
Comptroller

CLD:cs

D
R
A
F
T

Mr. Don Hummel
Assistant Secretary for
Renewal & Housing Assistance
Room 9100
Department of Housing & Urban Development
451 - Seventh Street S. W.
Washington, D. C. 20410

Subject: Request for Approval
Project GA. R-101
Bedford Pine Urban Redevelopment Area

Dear Mr. Hummel:

The above Project is in an area of acute racial tensions. The Part I for this Project has been submitted, and we have been waiting for approval for a considerable length of time. Public Hearings have been held and the Part II submittal will be made immediately after approval of the Part I.

The new Housing Act gives Atlanta an opportunity to convert this Project to the new program entitled Neighborhood Development Program. We wish to make this conversion at the earliest possible date, which we estimate to be within approximately three to four months. Pending such conversion, however, it is important to Atlanta that this Project be approved as presently constituted immediately, without the delay necessary to convert it.

Any steps you can take in view of the foregoing which would result in early approval of this Project would be greatly appreciated.

Sincerely yours,



HOUSING AUTHORITY

OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

September 5, 1968

Mr. Dan E. Sweat, Jr.
City Hall
Atlanta, Georgia 30303

Re: Parcel C-1
Thomasville Urban Redevelopment Area
Project Georgia R-22
Shopping Center Site

Gentlemen:

The Housing Authority of Atlanta is now offering for sale and redevelopment as a shopping center the above described property. We are sending a sales brochure which gives full details of the offering and the dimensions of the property. It contains 10.38 acres, or 452,232 square feet, and has a minimum established price of \$330,000.

The site is located in, but not dependent on, an area containing 400 new homes and a Public Housing Project of 350 units now under construction. The New Town in Town housing development will be started soon and is only a few blocks away.

The terms of the offering are very favorable. The Redeveloper is required to make a 5% Proposal Deposit with his proposal. If the proposal is accepted, the Redeveloper has a year to sign the contract, at which time a total earnest money deposit of 20% is required. Then, if he wishes, he has six months in which to close the transaction.

Proposals are to be opened in the office of the Housing Authority at 10:00 A. M. on February 5, 1969, and must be made on the forms to be furnished upon request by the Housing Authority.

Very truly yours,

Philip E. Vrooman

Philip E. Vrooman, Chief
Real Estate Disposition Section

PEV:hcn
Enclosure

Alan Sweet

September 6, 1968

The Honorable Ivan Allen, Jr.
Mayor
City of Atlanta
City Hall
Atlanta, Georgia 30303

Subject: Bedford Pine UR Redevelopment Project

Dear Mayor Allen:

As was stated in our Conference, this project area, sometimes called Buttermilk Bottoms, contains some of the worst housing in Atlanta. Much of the worst housing was removed in clearing the land for the relief sewer and the City Auditorium. The condition of the remainder has been aggravated by the long period of waiting for Federal approval to execute the Project.

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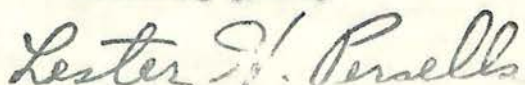
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Sincerely yours,



Lester H. Perrells
Associate Executive Director

Enclosure

August 23, 1968

Mr. Lester Purcell,
Deputy Director
Atlanta Housing Authority
Hurt Building
Atlanta, Georgia

Dear Mr. Purcell:

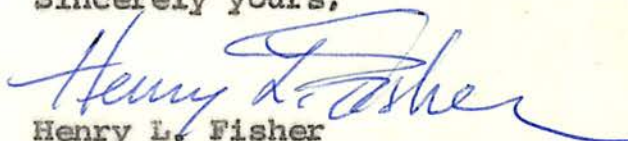
As a participant in the Cornerstone Project, located at 493 Martin Street, S.E., Atlanta, Georgia, I sat in on an informal seminar with Daniel Sweat in which he outlined Atlanta's efforts to improve physical and social conditions in Atlanta's "ghettoes". Among the items he mentioned was the Atlanta Housing Authority's plans to use mobil home industry techniques to construct temporary relocation housing in an urban renewal area. As this Agency is planning to construct interim relocation housing in an urban renewal area in Washington, D. C., I asked Mr. Sweat for further details about the project and he suggested that I contact you.

In Washington we are attempting to construct economically feasible interim housing modules which will meet the code requirements of the District of Columbia. We have not yet advertised for bids but we expect to do so shortly. In view of the experimental nature of this undertaking, we would like to learn as much as possible from other cities' experiences in developing temporary relocation housing. We therefore would appreciate it if you could send us any material you feel free to release at this time concerning how Atlanta has approached the construction of temporary relocation housing in an urban area and whether building code requirements were involved and how they were met.

- 2 -

Thank you for your attention to this matter.

Sincerely yours,

A handwritten signature in blue ink that reads "Henry L. Fisher". The signature is written in a cursive style with a long, sweeping underline.

Henry L. Fisher
General Attorney

CC:

Mr. Daniel Sweat,
Coordinator of Federal Programs
Mayor's Office
City Hall
Atlanta, Georgia

MINUTES
GRANT REVIEW BOARD
August 28, 1968

The Grant Review Board met on Wednesday, August 28, 1968, at 10:00 a. m. to consider an amendment to the Loan and Grant Contract Project Ga. R-21, Rockdale Redevelopment Area.

Present were:

Dan Sweat, Chairman
George Berry,
Woody Underwood

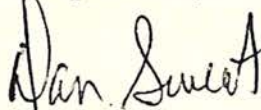
James Henley, Chief, Program Services
Branch, Atlanta Housing Authority
Daryl Chaney, Redevelopment Assistant,
Atlanta Housing Authority

The amendment is necessary to extend the Project Execution Period and to provide additional funds for Real Estate Purchases, Project Improvements, Legal Services, Administrative Costs, and Real Estate Acquisition Expenses. It will have no effect on the City's cash requirement because of existing non-cash credits.

The amendment will increase the Capital Grant by \$513,284 from \$2,700,257 to \$3,213,541 and will increase the Temporary Loan by \$513,284 from \$3,720,058 to \$4,233,342.

The Review Board recommends approval of this amendment.

Respectfully,



Dan Sweat
Chairman

DS:fy



HOUSING AUTHORITY

OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

August 28, 1968

Mr. Dan E. Sweat, Jr.
City Hall
Atlanta, Georgia 30303

SUBJECT: ADDENDUM
DEVELOPMENT COMPETITION ON FEDERAL SURPLUS
LAND TO MEET CRITICAL NEEDS
GA. R-22 - THOMASVILLE URBAN REDEVELOPMENT AREA

Dear Sir:

This letter constitutes an Addendum to an Invitation to Buy and Develop land in the Thomasville Urban Redevelopment Area, Project Georgia R-22, dated June 10, 1968. The Offering is an invitation to bid on a development competition encompassing approximately 96 acres of Federal Surplus Land lying in two parcels designated BB-1 and CC-1. The Offering states that proposals will be opened September 5, 1968. The opening date is hereby changed to OCTOBER 24, 1968 at 10:00 A. M. at the offices of the Atlanta Housing Authority, 824 Hurt Building, Atlanta, Georgia, 30303.

The Housing Act of 1968 contains provisions which prospective Redevelopers may wish to use in this competition. It is anticipated that most of the pertinent details concerning this Act, and particularly Sections 235 and 236, will be known within the next few weeks. It is anticipated also that the supplemental Appropriations Act, funding the new Sections, will be passed on or before October 1. We are announcing the new bid opening date of October 24, 1968, to provide an opportunity for Redevelopers to submit proposals based on the possibilities provided in the new Housing Act.

During the past several weeks a number of prospective Redevelopers have asked questions, the answers to which we believe should have general circulation. These answers are to be considered Addenda to the Offering, and are as follows:

- (1) The price for the land offered has been questioned. In clarification, we point out that it is our desire that the Redeveloper should have the most complete freedom possible in his approach to land use. Some commercial land will be necessary to serve the convenience needs of the immediate neighborhood. We have limited this to six acres. Part of this six acres may be utilized for service stations located near the on and off ramps of the Lakewood Extension Freeway, which use would increase the value of the commercial land greatly. The commercial usage should be subordinate to the shopping center to be built at the corner of Moreland Avenue and McDonough Boulevard.

It is our belief, shared by FHA, that the land for lowest income housing should be included in housing development costs at the lowest possible value in order to achieve the lowest possible rents or sales prices. For that reason, we have stipulated that this land would be accepted by FHA at a maximum value of \$4,500 per acre for Section 221 d(3), Section 235 and Section 236 developments. The remaining residential land might be acceptable for mortgages under other programs, including conventional financing, at a somewhat higher value.

When the foregoing considerations are lumped together, we arrived at an average price per acre of \$7,650. We believe that the Redeveloper and his advisers should be able to allocate values to individual portions for each portion. We realize that this (average price of \$7,650) approach to the sale of land will mean that the Redeveloper will need more than usual capital since he will buy residential land prior to the purchase and development of the commercial land. It is our hope that this disadvantage will be outweighed by the many advantages gained by having complete freedom to develop land uses for the total area.

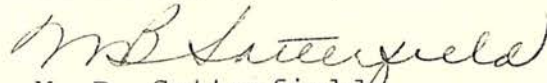
- (2) The Offering requires development of 300 dwelling units available to the lowest income families. The wording "lowest income families" is deliberate, and is in contrast to the words "low-rent public housing". It is our belief that the use of Section 221 d(3) in its various applications, Section 235 and/or Section 236, together with use of the Rent Supplement Program, can provide for many of these families. It may be that

Some quantity of low-rent public housing may be found necessary. Each prospective Redeveloper should analyze this phase of the development in order properly to arrive at a solution. It is our hope that no low-rent public housing will be necessary to meet this goal of the development. However, if public housing, either Turn-key or preferably Leased, is considered necessary, it should not exceed 50% of the 300 dwellings.

Our analysis of the low-rent public housing situation in Atlanta, as it concerns high-rise for elderly, leads us to the conclusion that this type of public housing would not be acceptable in this development. We do not, however, rule out high-rise for one and two person families financed through other programs.

- (3) After the bid opening, all proposals will be delivered to a Jury composed of nationally recognized authorities in the field of housing. The Jury is being supplied with the same information as that supplied to prospective Redevelopers. This Jury will review all proposals and will select the successful proposal to recommend to the Housing Authority Board of Commissioners for the award.
- (4) It should be apparent from the foregoing that the criteria for judging the proposals will be based solely on the written information which has been supplied both to the prospective Redevelopers and to the Jury. The types of questions, therefore, that our staff is prepared to answer relate to the methods of submitting proposals rather than to the contents of the proposals.

Sincerely yours,


M. B. Satterfield
Executive Director

MBS:hcn

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON

FRANK G. ETHERIDGE

JACK F. GLENN

*Faye with / set meet
ARB + Howard
Thursday - 8-1*



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

M. B. SATTERFIELD
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LESTER H. PERSELLS
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DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

July 24, 1968

Mr. Dan Sweat
Government Liason Director
City of Atlanta
City Hall
Atlanta, Georgia 30303

Dear Dan:

We have received Part I approval from the Department of Housing and Urban Development for Amendment 7 to the Loan and Grant Contract in our University Center Urban Renewal Area. This will reduce the Federal Capital Grant \$218,548, from \$5,420,508 to \$5,201,960. We will request that the reduction in the Capital Grant be applied to our Thomasville Urban Renewal Area to partially offset the increase in its Capital Grant for the development of the Federal Surplus Land.

Please take this matter before the Grant Review Board for its approval at the earliest possible date.

Sincerely yours,

Howard Openshaw
Director of Redevelopment

HO:ab

CITY OF ATLANTA



August 6, 1968

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

Mr. Edward H. Baxter
Regional Administrator
Department of Housing and
Urban Development
645 Peachtree-Seventh Building
Atlanta, Georgia 30323

Dear Mr. Baxter:

I have become increasingly concerned with the conditions existing in an area of Atlanta that is designated as the Bedford-Pine Urban Redevelopment Area, Ga R-101.

I have recently made several tours of this area and find the structures in an extremely bad and often dangerous state of repair. In reviewing this with the City's Building Inspector, he has advised me of the practical difficulties that he has in requiring a property owner to make a substantial investment when it is anticipated that the property will soon be acquired as a result of urban renewal.

The City already has expended over \$1,600,000 of its own funds in this area to acquire street and sewer rights of way as well as properties of those persons who, if it was felt, were suffering a severe hardship because of the impending urban renewal activity. It is now obvious that every resident and property owner in this area is suffering a hardship and the City Comptroller has advised me that, even if funds were available, there is considerable risk involved in advancing funds for any further acquisitions that are outside letter of consent areas. This is because of the rule that requires us to accept the amount we paid, or the appraised value, whichever is lower, at the time we eventually resell the property to the project.

I am cognizant of the fact that the combination of the original Buttermilk Bottoms, R-91, Project with the Bedford-Pine Project, R-101, Project,

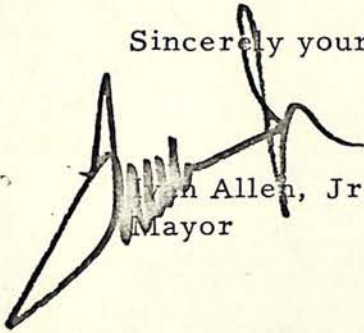
Mr. Baxter
Page Two
August 6, 1968

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The situation in this area is now critical. In reviewing the situation with everyone concerned, it seems to be the concensus that immediate approval of the urban renewal project would be the single most effective factor in meeting the problem. For this reason, this letter is to request that the processing of this application be placed on an emergency status. I would sincerely appreciate any assistance that you personally can provide in obtaining this approval as quickly as possible.

Needless to say, your continued cooperation and assistance in helping Atlanta meet its problems is very much appreciated.

Sincerely yours,



Ivan Allen, Jr.
Mayor

IAJr:fy

cc: Mr. John Edmunds

BEDFORD-PINE URBAN REDEVELOPMENT AREA, GA R-101
CHRONICAL OF EVENTS
AUGUST 6, 1968

November 27, 1963	R-91 Survey & Planning Applications filed
February 4, 1964	GMRP Application authorized by Board of Aldermen
February 27, 1964	GMRP Application filed
April 3, 1964	R-91 Survey & Planning approved
May 6, 1964	Contract for R-91 planning services executed
June 9, 1964	GMRP Application approved
July 17, 1964	ELA-Auditorium area submitted GMRP terminated by City S & P, R-101, authorized
July 20, 1964	R-101 Survey & Planning Application submitted
November 17, 1965	R-101 Survey & Planning Application approved
February 2, 1966	R-101 contract for planning services executed
March 7, 1966	ELA-Hill School site submitted
June 15, 1966	Submitted Part I, R-91
September 20, 1967	Combined S & P Application, R-91-R-101, submitted
November 30, 1967	Combined Survey & Planning approved
February 5, 1968	Submitted Part I, R-101

Definitions:

R-91	Original Buttermilk Bottoms Project Area designation
R-101	Original Bedford-Pine Project designation and, later, the designation of the combined project area
GMRP	General Neighborhood Renewal Plan
S & P	Survey and Planning
ELA	Early Land Acquisition

CITY OF ATLANTA



August 6, 1968

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

Mr. Edward H. Baxter
Regional Administrator
Department of Housing and
Urban Development
645 Peachtree-Seventh Building
Atlanta, Georgia 30323

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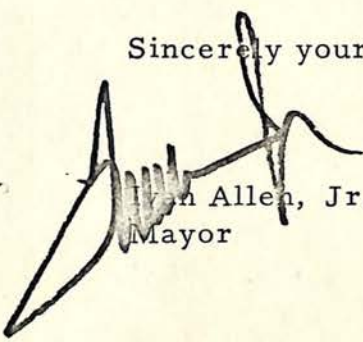
Mr. Baxter
Page Two
August 6, 1968

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Needless to say, your continued cooperation and assistance in helping Atlanta meet its problems is very much appreciated.

Sincerely yours,



William Allen, Jr.
Mayor

IAJr:fy

cc: Mr. John Edmunds

BEDFORD-PINE URBAN REDEVELOPMENT AREA, GA R-101
CHRONICAL OF EVENTS
AUGUST 6, 1968

November 27, 1963	R-91 Survey & Planning Applications filed
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EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

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FRANK G. ETHERIDGE

JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

M. B. SATTERFIELD
EXECUTIVE DIRECTOR AND SECRETARY

LESTER H. PERSELLS
ASSOCIATE EXECUTIVE DIRECTOR

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

May 10, 1968

To Dan Snel

The Honorable Ivan Allen, Jr.
Mayor of the City of Atlanta
City Hall
Atlanta, Georgia 30303

Re: Rawson-Washington Street
Urban Redevelopment Area
Project Georgia R-10

Dear Mayor Allen:

The Department of Housing and Urban Development has this date advised by telegram the approval of a \$1,600,894.00 grant increase for the 353 acre Rawson-Washington Street Urban Renewal Project in Atlanta. This amendment will permit the Atlanta Housing Authority to proceed with the acquisition of three additional blocks of land east of Whitehall Terrace for a new elementary school, park, and community facility building.

The Housing Authority submitted the Part I Application for Loan and Grant on this project on February 10, 1967, and received HUD approval on February 26, 1968 (12 months). Ten days later on March 7, 1968, the Authority submitted the Part II (following a public hearing and approval of the Mayor and Board of Aldermen and Housing Authority Board of Commissioners) and received approval on May 10, 1968 (2 months). The above dates demonstrate the extraordinary time required for Federal review and approval of urban renewal applications, and accounts for the substantial delays in the urban renewal process.

The Housing Authority will proceed expeditiously with the acquisition of the land required for the school, park, and community facility.

Very truly yours,

Howard Openshaw

Howard Openshaw
Director of Redevelopment

May 15, 1968

MEMORANDUM

To: Mr. Stan Martin

From: Dan Sweat

Subject: Meeting of Grant Review Board - Application
for Grant to Develop Open Space Land - Daniel
Stanton Park and Harper Park

The Grant Review Board met Tuesday, May 14, to review proposed application to the U. S. Department of Housing and Urban Development for application for grant to develop land under Title VII of the Housing Act of 1961.

This application covers Phase 2 and Phase 3 development of Daniel Stanton Park and Phase 1 development of Harper Park. The estimate of total project cost is \$99,590 with a non-federal share of \$49,795.

The Grant Review Board found this application to be properly prepared with adequate local share financing substantiated. We, therefore, recommend approval of this application for submission.

DS:fy

SITE DESIGN PLANS

The site design plans for Daniel Stanton Park and Harper Park are attached in this code and illustrate proposed development in successive stages. The City of Atlanta clearly desires to develop completely these parks now, but the lack of funds prohibits this accomplishment. This application concerns only the first phase development of Harper Park and the second and third phases of development of Daniel Stanton Park. The first phase development of Daniel Stanton Park was accomplished without Federal assistance. These stages of development for each of these parks are more fully described on the following pages.

DANIEL STANTON PARK MASTER PLAN

I. First Phase Development:

The first phase of development includes the hauling-in of a large quantity of earth to cover the site which at one time was a landfill area. In addition, sufficient grading was done to provide vehicular access, useable level areas, and a workable drainage network.

Specific Items Include:

- a. Storm Drainage System
- b. Drive and Parking
- c. Softball Diamond
- d. Pre-school Childrens Play Area With Spray Pool

II. Second Phase Development:

- a. Pedestrian Circulation
- b. Multi-use Court Area
- c. Sitting - Outdoor Meeting Area, Adjacent to Pre-school Play Area
- d. Climbing Play Apparatus
- e. Grassing

III. Third Phase Development:

- a. Bicycle Track
- b. Maintenance Storage Building
- c. Additional Pedestrian Walks
- d. Enclosing Play Apparatus Area With Curbing and Filling with Sand
- e. Complete Landscaping to Include Trees and Shrubs
- f. Lighting of Parking Lot, Pedestrian Walks, Softball Field and Multi-use Courts

HARPER PARK MASTER PLAN

I. First Phase Development:

The first phase of development will include all the site preparation necessary to make the area usable. Because of the rough terrain, grading will make up a large portion of the site preparation.

Specific Items Include:

- a. Storm Drainage System
- b. Drive and Parking
- c. Battery of Paved Basketball Courts
- d. Fencing
- e. Walkways

II. Second Phase Development:

- a. Tennis Courts
- b. Childrens Play Areas
- c. Senior Citizens Game Area
- d. Picnic Areas With Pavilions
- e. Additional Walks
- f. General Park Lighting

III. Third Phase Development:

- a. Recreation Building
- b. Maintenance Storage Building
- c. Complete Landscaping

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HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

July 10, 1968

Mr. Dan Sweat, Jr., Director of Governmental Liaison
The Mayor's Office
City Hall
Atlanta, Georgia 30303

Dear Mr. Sweat:

More new low rent housing for Atlanta!

Wednesday, July 17, 1968 at 10 a.m. the Atlanta Housing Authority will be host at ground-breaking ceremonies for 350 new apartments of public housing to be constructed in the Thomasville Urban Renewal Project area.

Mayor Ivan Allen, Jr. will officially break the ground for this low rent public housing to be built on urban renewal land. This project has been made possible through the efforts of Lake McDonald, Inc. as contractors and Finch, Alexander, Barnes, Rothschild and Paschal as architects.

To reach the site, go to the end of Boulevard, turn left at the Federal Penitentiary on McDonough, and turn left again on Henry Thomas Drive. Directional signs from that point will be posted.

We hope you will be present at this ceremony which initiates the construction of more housing for the lower income family in Atlanta.

Sincerely,

Edwin L. Sterne
Chairman

ELS:mr



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PEACHTREE SEVENTH BUILDING, ATLANTA, GEORGIA 30323

Room 645

April 15, 1968

REGION III

IN REPLY REFER TO:

3CP

Mr. Wayne Moore, Jr.
Coordinator
Metropolitan Atlanta Council
of Local Governments
900 Glenn Building
Atlanta, Georgia 30303

Dear Mr. Moore:

Subject: Urban Planning Assistance Program
Funding One Areawide Planning Agency
per Metropolitan Area

This office is in receipt of notification from our Washington office that it is the present departmental policy to support only one areawide agency per metropolitan area. The reasons why grants should not be made to two agencies, as is the case in the Atlanta metropolitan area, as set forth by the Washington office are:

1. Lack of necessity. There is no distinction in the 701 Program between Organizations of Public Officials and metropolitan planning commissions with regard to eligible work. Although Section 701(g) and Planning Agency Letter #50 emphasize coordination of governmental regulations and services, such studies were eligible before the enactment of 701(g).
2. Value to the community of a single areawide agency. Having one areawide agency responsible for developing and coordinating multi-jurisdictional plans, programs and policies on all fronts - social, physical, economic, health, administrative, etc., - is of ultimate benefit to the community. It reduces confusion on the part of elected officials and the people as to where this responsibility rests, and it reduces divisive competition between agencies. Specific 701-assisted work items can be subcontracted to other agencies, but the legal responsibility should lie with the central agency.
3. Conservation of scarce people and dollars. There is a serious shortage of competent public administrators and high-level professional people to fill top staff positions on these agencies. HUD should avoid generating unnecessary additional demand for such personnel. Also, grant funds are scarce. Again, we should avoid creating unnecessary additional demand.

4. Federal policy or coordination in multi-jurisdictional areas. The multiplicity of federal and state assistance programs to urban areas requires that these programs be coordinated at the metropolitan or regional level. President Johnson has called for such coordination, and the Bureau of the Budget has laid out guidelines in Circular A-80. It is unlikely that funding two areawide agencies in the same area through 701 would be in the spirit of these executive pronouncements.

5. Conflicting plans and programs. Dual agencies provide no mechanism for resolving inconsistent plans and programs which likely will be developed by each agency. A policy of dual grants opens the door for serious disputes in the future over the proper role of each agency.

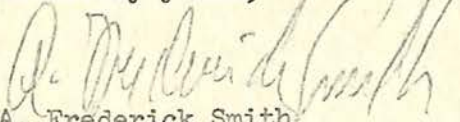
We have been advised also not to accept further applications from two areawide agencies in the same metropolitan area without clearance of such action with the Washington office.

It is our interpretation of the information at hand and from discussions with Washington office personnel that the department does not discourage the creation of two areawide agencies, but that, in the future, it will receive and fund applications from only one such agency. We understand that one areawide agency may file an application for the work program of the second agency and contract the work back to it.

In view of the current relationship existing between Metropolitan Atlanta Council of Local Governments and Atlanta Region Metropolitan Planning Commission, consideration should be given at an early date as to the future organizational arrangements for submittal of and administration of UPA applications.

We will be pleased to meet with representatives of both agencies as may be required.

Sincerely yours,


A. Frederick Smith
Assistant Regional Administrator
Program Coordination and Services
Division



CITY OF ATLANTA

OFFICE OF COMPTROLLER
CITY HALL

Atlanta, Georgia 30303

CHARLES L. DAVIS
COMPTROLLER

EDGAR A. VAUGHN, JR.
DEPUTY COMPTROLLER

October 1, 1968


Mr. Loudon C. Hoffman
Associate Planner
Greenville County Planning Commission
18 Thompson Street
Greenville, South Carolina

Dear Mr. Hoffman:

Your request for information regarding the City of Atlanta's Urban Renewal Program was referred to my office by Mayor Allen. Unfortunately, we were unable to supply the amount of expenditures for urban renewal projects by years since we are on a project basis.

I have attached a schedule of project budgeted costs for our ten urban renewal projects and hope that this will supply you with the information you need.

Yours very truly,


Charles L. Davis
Comptroller

CLD:cs

cc: Mr. Dan Sweat

CITY OF ATLANTA

Urban Renewal Projects

Schedule of Project Budgeted Costs

September 30, 1968

	Butler Street		Lawson-Washington		University Center		Rockdale		Thomasville		Georgia State		Georgia Tech		West End		Bedford-Pine		Howard Street		Total	
	Amount	% of Net	Amount	% of Net	Amount	% of Net	Amount	% of Net	Amount	% of Net	Amount	% of Net	Amount	% of Net	Amount	% of Net	Amount	% of Net	Amount	% of Net	Amount	% of Net
Planning and Survey	\$ 160,386	7.5	\$ 173,151	1.4	\$ 225,281	2.9	\$ 94,549	1.8	\$ 64,343	1.5	\$ 20,311	0.5	\$ 106,564	1.2	\$ 389,000	3.6	\$ 706,407	2.5	\$ 10,450	3.8	\$1,950,442	2.2
Administrative	501,832	7.7	462,177	3.5	512,331	6.6	264,217	5.0	231,108	5.4	121,064	3.2	318,640	3.7	742,860	6.8	1,446,378	5.2	26,185	9.7	4,606,792	5.3
Legal Service	70,005	1.1	71,984	0.6	40,258	0.5	64,294	1.2	36,060	0.8	22,340	0.6	41,250	.5	90,000	.8	76,400	.3	554	.2	513,143	.6
Acquisition Expenses	167,256	2.6	192,456	1.5	166,869	1.9	88,269	1.8	82,218	1.9	54,393	1.4	162,500	1.9	285,000	2.6	431,782	1.6	4,108	1.5	1,612,891	1.8
Site Clearance	205,011	3.2	233,687	1.9	122,608	1.6	59,202	1.1	33,030	0.8	12,500	0.3	216,000	2.5	305,000	2.8	816,708	2.9	9,813	3.6	2,013,559	2.3
Disposal, Lease Extension Cost	102,067	1.6	59,350	0.5	28,176	0.4	33,086	0.6	75,761	1.8	7,141	0.2	23,500	.3	125,000	1.1	260,400	.9	300	.1	714,781	.8
Project or Site Improvement	-	-	-	-	-	-	662,000	12.6	999,435	23.6	-	-	443,457	5.0	202,598	1.9	856,306	3.0	-	-	3,143,796	3.6
Interest	991,000	15.4	1,013,500	8.1	517,438	6.7	357,900	6.8	352,000	8.3	165,000	4.3	300,000	3.5	650,000	6.0	1,900,000	6.8	15,807	5.8	6,262,645	7.1
Miscellaneous	180,130	2.8	149,935	1.2	77,279	1.0	28,586	0.5	61,163	1.4	91,657	2.4	288,322	3.3	190,392	1.8	1,135,966	4.2	3,144	1.1	2,206,174	2.5
Real Estate Purchases	8,267,204		8,652,367		7,162,294		2,246,209		2,269,000		2,817,845		4,912,203	56.8	8,165,277	75.1	17,819,855	64.2	286,900	105.6	62,599,154	71.4
Sale Price of Land	-5,367,535		-2,851,501		-3,078,972		-885,375		-1,660,386		-712,900		-993,287	-11.5	-3,043,802	-28.0	-3,233,227	-18.8	85,430	-31.4	-25,012,635	-27.6
	<u>2,899,669</u>	<u>44.8</u>	<u>5,800,866</u>	<u>46.2</u>	<u>4,083,322</u>	<u>52.7</u>	<u>1,260,834</u>	<u>24.0</u>	<u>608,614</u>	<u>14.3</u>	<u>2,104,945</u>	<u>56.8</u>	<u>3,918,916</u>	<u>45.3</u>	<u>5,121,475</u>	<u>57.1</u>	<u>12,586,628</u>	<u>45.4</u>	<u>201,450</u>	<u>74.2</u>	<u>38,586,519</u>	<u>44.0</u>
Local Non-Cash Grant-In-Aid	1,863,771	28.9	4,714,606	37.7	2,423,426	31.2	2,537,046	48.2	1,887,017	44.1	1,372,373	35.8	2,894,177	33.5	2,963,873	27.3	7,430,196	26.7	4,014	1.5	28,082,499	32.0
Project Income	-686,456	-10.6	-335,770	-2.7	-427,690	-5.5	-191,680	-3.6	-165,588	-3.9	-133,628	-3.5	-39,973	-.7	-194,338	-1.8	-131,400	-.5	-4,164	-1.5	-2,047,987	-2.3
Net Project Costs	<u>6,454,671</u>	<u>100.0</u>	<u>12,515,582</u>	<u>100.0</u>	<u>7,749,298</u>	<u>100.0</u>	<u>5,258,303</u>	<u>100.0</u>	<u>4,254,861</u>	<u>100.0</u>	<u>3,838,096</u>	<u>100.0</u>	<u>8,833,353</u>	<u>100.0</u>	<u>10,870,860</u>	<u>100.0</u>	<u>27,778,571</u>	<u>100.0</u>	<u>271,661</u>	<u>100.0</u>	<u>87,645,256</u>	<u>100.0</u>
	7-23-59		7-23-59		6-28-60		6-28-60		7-23-59		7-3-62											
Allocation of Project Costs:																						
Federal Capital Grant	4,303,114	66.67	7,742,476	61.86	5,166,198	66.67	2,700,257	51.35	2,362,827	55.53	2,462,223	64.13	5,704,176		7,507,743		19,724,584		181,107		57,854,705	66.1
City of Atlanta																						
Non-Cash	1,863,771	28.87	4,714,606	37.67	2,423,426	31.30	2,537,046	48.25	1,887,017	44.11	1,372,373	35.78	2,894,177		2,963,873		7,430,196		4,014		28,082,499	32.0
Cash & Real Estate Tax Credits	287,786	4.46	58,500	.47	157,674	2.03	21,000	.40	13,017	.36	5,500	.09	52,009		399,264		85,540		85,540		1,708,032	1.9
	<u>2,151,557</u>	<u>33.33</u>	<u>4,773,106</u>	<u>38.14</u>	<u>2,581,100</u>	<u>33.33</u>	<u>2,558,046</u>	<u>48.65</u>	<u>1,892,034</u>	<u>44.47</u>	<u>1,377,873</u>	<u>35.85</u>	<u>2,946,177</u>		<u>3,363,117</u>		<u>8,053,987</u>		<u>90,554</u>		<u>29,790,551</u>	<u>33.9</u>
Total	<u>96,454,671</u>	<u>100.00</u>	<u>12,515,582</u>	<u>100.00</u>	<u>7,749,298</u>	<u>100.00</u>	<u>5,258,303</u>	<u>100.00</u>	<u>4,254,861</u>	<u>100.00</u>	<u>3,838,096</u>	<u>100.00</u>	<u>8,833,353</u>		<u>10,870,860</u>		<u>27,778,571</u>		<u>271,661</u>		<u>87,645,256</u>	<u>100.00</u>
Summary of Relocation Payments and Rehabilitation Grants:																						
Relocation Payments	244,100		213,718		98,975		34,426		22,806		110,380		147,465		633,485		616,302		6,547		2,128,204	
Rehabilitation Grants	5,800		-		39,290		-		1,500		-		-		626,422		10,600		-		683,516	
Total (100% Federal Gov.)	<u>9269,900</u>		<u>213,718</u>		<u>138,265</u>		<u>34,426</u>		<u>24,306</u>		<u>110,380</u>		<u>147,465</u>		<u>1,259,907</u>		<u>626,902</u>		<u>6,547</u>		<u>2,811,720</u>	



HOUSING AUTHORITY

OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

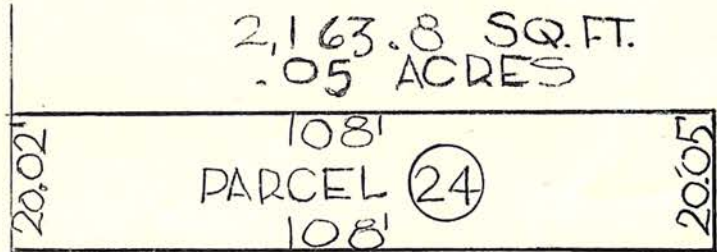
November 1, 1968

Mr. Dan E. Sweat, Jr.
City Hall
Atlanta, Georgia 30303

Gentlemen:

LEE ST.

109.9' TO
GORDON ST.



\$ 8,500.⁰⁰

Re: Parcel 24
West End Urban Redevelopment Area
Project Georgia R-90

We have issued an invitation for proposals to purchase this small tract of Commercial land located on the east side of Lee Street 109 feet north of Gordon Street in the West End Urban Redevelopment Area. It is zoned C-2 and has a minimum established price of \$8,500.00.

Proposals are to be opened in the office of the Housing Authority on December 18, 1968, at 10:00 A. M. If an acceptable proposal is not received, the Authority will continue to receive proposals and to open them as received for a period of twelve months or until the tract is sold.

Proposals must be made on our forms which we will gladly send upon request.

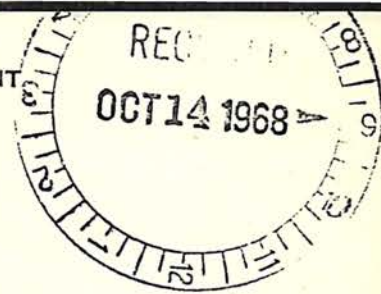
Very truly yours,

Philip E. Vrooman
Philip E. Vrooman, Chief
Real Estate Disposition Branch

PEV:hcn



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D. C. 20410



OFFICE OF THE ASSISTANT SECRETARY
FOR RENEWAL AND HOUSING ASSISTANCE

CIRCULAR
9-18-68

TO: Local Authorities
Regional Administrators
Assistant Regional Administrators for Housing Assistance

FROM: Don Hummel

SUBJECT: Families With Children to be Located in Low-Rise Buildings

The Housing and Urban Development Act of 1968 (Section 15(11)) specifies that "except in the case of housing predominantly for the elderly, . . . , the Secretary shall not approve high-rise elevator projects for families with children unless he makes a determination that there is no practical alternative."

This prohibition applies to projects placed under Annual Contributions Contract on or after August 1, 1968. It does not apply to a project in this category if the Regional Administrator makes a finding that, prior to August 1, 1968, development of the project had reached a stage which would make it impractical to require the Local Authority to change its housing program.

Pending experience with the above-cited provision of the statute, the following policies are established to assure compliance with the legislation:

1. Dwellings for families with children shall be provided in structures which do not exceed three stories in height.
2. Projects proposed for families with children shall be designed not to exceed a net dwelling density of 45 per acre nor a net building coverage in excess of 35 percent.

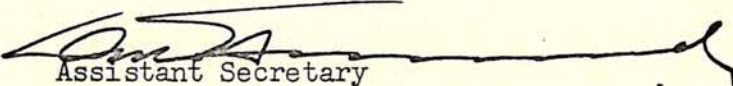
The Regional Administrator shall make the required finding as to whether there is "no practical alternative" under Section 15(11) at the earliest stage. Such a finding may be made under the following circumstances:

(Cont'd)

- a. Compliance with the limitation at the selected site would result in room costs exceeding the statutory limits, and there are no other acceptable sites available, or
- b. Current land value of the site proposed and the going construction cost produce an average development cost per family dwelling which is unacceptably high in comparison with current costs of sale or rental housing for family dwellings of the same size and character in other residential neighborhoods within the local area, and other sites cannot be obtained, or
- c. The housing is being leased by the Local Authority for family occupancy on a short-term basis, and there is no housing available which satisfies the policies established above for family dwellings.

A finding of "no practical alternative" on the basis of any other circumstances requires the approval of the Assistant Secretary for Renewal and Housing Assistance.

In those instances where the Regional Administrator makes a finding pursuant to the provisions of this Circular, a statement setting forth the basis for such finding shall accompany the Annual Contributions Contract list submitted to the Assistant Secretary for Renewal and Housing Assistance.


Assistant Secretary

LOW RENT PUBLIC HOUSING APPLICATIONS

ON HAND AS OF 11/4/68

Efficiency	189)	
1 Bedroom	267)	265 Elderly
2 "	433	
3 "	327	
4 "	191	
5 "	57	
	<hr/>	
TOTAL	1,464	

All applications apparently eligible on basis of
income unverified.

DISTRIBUTION OF ONE PERSON FAMILIES

TOTAL 8,878 FAMILIES as of 6/30/68

			<u>EFF.</u> <u>APTS</u>	<u>1 BR</u> <u>APTS</u>		
Techwood	300)			397		(12.8%
Clark Howell	180)	711	52	216	30+ %	(7.7
Palmer	231)		49*	199*		(9.9
University	223)		100	248		(9.5%
John Hope	142)	365	50	200	15.5%	(6
Harris Homes	95)			76		(4. %
John O. Chiles	232)	327	49*	199*	13.9%	(9.9
Capitol Homes	238		108	82	10 %	
Grady Homes	153)		56	172		(6.5%
Graves "	192)	345	55*	154*		(8.2
Eagan "	91		56	108	3.9%	
Herndon "	65		24	92	2.8%	
Carver Community	71			194	3 %	
Perry Homes	49			148	2.1%	
Bowen "	63			110	2.7%	
Leased	20			297	1 %	
<hr/>						
	2,345		599	2,892	100 %	

* Designed for elderly only.

TWO MEMBER FAMILIES HAVING NO MINORS, NOT
ELDERLY NOR DISABLED

6-1)	Techwood	30
6-9)	Clark Howell	10
6-2)	University	17
6-10)	John Hope	23
6-3	Capitol	15
6-4	Grady	13
6-5 R1	Eagan	21
6-5 R2	Herndon	5
6-6	Carver	17
6-7	Harris	2
6-8	Perry	10
6-12	Bowen	7
6-18	Leased	21

202 out of 8,811 Units

(710 units elderly not incl.)

BEDFORD-PINE PROJECT AREA

R-101

Re: Individuals and Families of two (2)
Composition

In the Bedford-Pine Project Area we are showing by family summary:

<u>148 Individuals</u>		<u>Over 62</u>	<u>HANDICAPPED</u>
Apparently eligible for Pub. Hsg.	122	35	3
Apparently ineligible for Pub. Hsg.	26	6	0
<u>Families of two (2) Compositions</u>	- 223	-	<u>Apparently Eligible for P. H.</u>

<u>Combination of Composition:</u>		<u>Eligible</u>	<u>Ineligible</u>	<u>Did not give Income</u>
Male & Female	(178)	126	48	4
Two (2) Females	(32)	25	7	-
Two (2) Males	(13)	5	5	3
TOTAL	<u>(223)</u>	<u>156</u>	<u>60</u>	<u>7</u>

Of above: Cases where both over 62 16
Handicapped Cases 9

NOTE: Apparently eligible for Public Housing category is based on families' statement of income unverified.

One HOUR

ONE HOUR MARTINIZING

"MARTINIZING"
CERTIFIED

355 Boulevard, N. E. - Atlanta, Georgia 30312

REG. U. S.
PAT. OFF.

THE MOST IN DRY CLEANING

HERBERT D. WALDRIP

October 28, 1968

Mr. Lester H. Persells
Atlanta Housing Authority
Hurt Building
Atlanta, Georgia

Dear Mr. Persells,

Your information to our group last Thursday was appreciated. Any aid in keeping the line of information open to the neighborhood, rather than getting it out of the papers, will be of great service to all of us.

The suggestion of Mr. Cook and others to change the plans in the public housing along North Avenue and around the park in the Bedford-Pine Plan is alarming. After years of planning by your group and by the architects, the maneuver to make the area unbalanced does not seem realistic. To have all, or a great portion, of older people or only couples would no more fill the needs of the neighborhood than to not consider them at all.

Therefore, we plead that the original plans be kept as discussed this year, and all efforts to make last minute major changes be rejected.

We were also disturbed at the plan to enlarge the area in the East Avenue, MacKenzie Drive area by displacing some 88 families. This Type move should be given far more consideration than the few days you say will be given before the recommendation is made. Remember, we had not been advised about this before Thursday, and you indicated a decision had to be made this week.

We again recommend that the original boundry and plan be adhered to and that no expansion be considered until the original area is reconstructed and finished.

Again, better communication in the planning stage, rather than near the execution stage, should eliminate many of the doubts and fears that have existed in past years.

Sincerely,

E. R. Searcy
E. R. Searcy, Chairman

ATLANTA HOUSING AUTHORITY OF THE CITY OF ATLANTA
DATA ON BEDROOMS

No. of Project GA.	Name of Project	No. of Units	No. of Rooms	No. of Bedrooms							Status	
				Eff.	1	2	3	4	5	6		
6-1	Howell, Clark	630	2675	52	216	228	134	-	-	-	Com. 11/5/1940	
6-2	Hope, John	606	2282	50	200	277	79	-	-	-	Com. 9/16/1940	
6-3	Capitol	815	3578	108	82	471	154	-	-	-	Com. 4/7/1942	
6-4	Grady	616	2610	56	172	294	94	-	-	-	Com. 8/6/1942	
6-5R1	Eagan, John J.	548	2338	56	108	320	64	-	-	-	Com. 4/1/1941	
6-5R2	Herndon, Alonzo	520	2278	24	92	339	65	-	-	-	Com. 10/22/1941	
6-6	Carver	990	4687	-	194	486	194	116	-	-	Com. 2/17/1953	
6-7	Harris, Joel C.	510	2477	-	76	226	158	50	-	-	Com. 10/1/1957	
6-8	Perry	1000	4844	-	148	462	300	78	12	-	Com. 4/12/1955	
6-9	Techwood	604	2371	-	397	157	50	-	-	-	Com. 8/15/1936	
6-10	University	675	2640	100	248	327	-	-	-	-	Com. 4/17/1937	
6-11	Graves, Antoine	210	709	55*	154*	1	-	-	-	-	Com. 11/2/1965	
6-12	Bowen	650	3245	-	110*	240	200	70	30	-	Com. 3/10/1964	
6-13	Chiles, John O.	250	854	49*	199*	1	1	-	-	-	Com. 10/15/1965	
6-14	Palmer	250	854	49*	199*	1	1	-	-	-	Com. 6/3/1966	
6-15	Perry Ext.	140	848	-	-	-	78	46	16	-	Com. 1968	
6-16	McDaniel-Glenn	650	2834	23*	326*	66	213	10	12	-	Com. 1968	
6-17	Thomasville Urban Renewal (334 Conv.) (16 Elderly)	350			40*	120	80	80	30	-	Under Construction	
6-20	Hollywood Road	202			16	88	88	10	-	-	Under construction	
6-28	Bankhead Highway	500			60	60	170	150	60	-	Under Construction	
6-21	Gilbert Road	220			28	84	80	20	8	-	Contract signed 9/68	
6-29	Prison Creek	175			24	64	59	22	6	-	HUD, Wash. D.C.	
6-30	East Lake (Garden (Elderly Hi-Rise)	800 (650) (150) **					76	87	223	204	54	6 Prelim. Plan- ning phase
	TOTAL	11,911			728	3209	4399	2485	856	228	6	
6-18	Leased Housing	1,026			0	297	654	51	12	12	-	
	GRAND TOTAL	12,937			728	3506	5053	2536	868	240	6	

At the recommendation of HAA, the following percentages of apt. sizes are furnished Turnkey Developers and Architects for guidance in planning

11.7 11.7 34.3 31.4 9.9 1.0

* All or part (listed below) specifically designed for the elderly:

Antoine Graves - All
Bowen - 48 - 1 BR
Chiles - All
Palmer - All
McDaniel-Glenn 23 - Eff. 152 1 BR
Thomasville 16 - 1 BR

** Note: New HAA regulations require at least 60% of apartments in high-rise be efficiency apartments



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PEACHTREE SEVENTH BUILDING, ATLANTA, GEORGIA 30323
Room 645

REGION III
Housing Assistance Office

October 18, 1968

IN REPLY REFER TO:
3HD

Mr. M. B. Satterfield, Executive Director
The Housing Authority of the
City of Atlanta, Georgia
824 Hurt Building
Atlanta, Georgia 30303



Dear Mr. Satterfield:

This acknowledges your letter of October 16, 1968, enclosing a copy of Mr. Rodney Cook's letter to you of October 11, 1968, for our observations, since many of the points raised involve matters which eventually require approval of this Office.

We are always encouraged when a man of Mr. Cook's stature gives as much time and thought to a program as is reflected in his letter. We wish to point out, however, several complications in his proposal that arise based on our local and national experience with the Low-Rent Housing Program.

The first matter that concerns us greatly is the fact that construction costs are at least \$2,000 more per unit on high-rise than on low-rise structures. Further, if we constructed all our larger units in a project without an intermix of smaller units, we would experience an exceptionally high average cost per unit. Since the smaller units in a high-rise would cost us at least \$2,000 per unit more than normally experienced, we could not even average two projects together to get an acceptable unit cost. In other words, this policy will result in an extra unacceptable construction cost to the Government.

Of grave additional concern to us is the fact that concentrating the large families with their high density of children in projects such as proposed will greatly increase maintenance costs as well as management problems. We have found this true even when we concentrate the larger units in one section of a project. In fact, in project planning, we endeavor to intermix larger and smaller units to avoid this larger unit concentration.

With this type concentration, increased juvenile crime and delinquency, increased frequency of juvenile gangs, increased peril to the personal safety of tenants, an increase in social problems and difficulty in handling them all become factors with which Management has to cope.

The stabilizing effect of older families is lost under any system which involves up-rooting and moving them to high-rise projects. Many older families also do not like high-rise living and would only move into the environment under protest.

Young families moving into the high-rise in turn would be required to move when they began to have children. The practice of concentrating two-person or less families in one group and larger families in another group creates an unnatural type community.


In the past, we have altered unit sizes in existing projects only on a case basis where the market had changed. In some instances, we created more units by the conversion of larger units and in other instances we created fewer units by conversion of smaller units to make larger units. In most instances, this has been a costly process, justified only because a vacancy problem over a long period of time had developed. Further, because of the physical layout of existing units, the amount of conversion to larger or smaller size units that can be made is usually quite limited. It must also be realized that when you reduce the number of units in a project, you also reduce the rental income, while at the same time, as indicated above, you increase the maintenance cost. We could not agree to any such plan in Atlanta merely to relocate families in high-rise structures.

There are instances throughout the Country now where, because of the high density of children and large families involved, consideration has been given to abandoning the projects to a different design concept.

The present policy in public housing programming favors disbursing the units into smaller clusters and avoiding the large project developments. Land and construction costs in a large city usually prohibit the development of single family units under our program

The plan outlined by Mr. Cook reflects serious and responsible thinking and concern on his part; however, it does not take into consideration some of the problems known to us that would make it unacceptable to this Administration.

Sincerely yours,


A. R. HANSON
Assistant Regional Administrator
for Housing Assistance

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON

FRANK G. ETHERIDGE

JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

M. B. SATTERFIELD
EXECUTIVE DIRECTOR AND SECRETARY

LESTER H. PERSELLS
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DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

November 15, 1968

Mr. Rodney M. Cook
34 - 10th St. N. E.
Atlanta, Georgia 30309

Dear Rodney:

Your letter of October 11 concerning low-rent public housing and the approaches which you feel the Housing Authority should take have led to a restudy of the current situation and the future course of action with respect to the development of high and low-density housing.

The overall objective for housing in Atlanta is contained in the Community Improvement Program study as adopted by the Board of Aldermen. As restated by you, it is: "Place greater and intensified emphasis on creating higher density (high-rise) housing and preserving and promoting additional single family dwellings; garden type apartments must be de-emphasized in the future development and redevelopment of Atlanta." Our studies indicate, and we believe this to be implicit in the CIP Study, that housing for higher income families should be largely in high-rise and single family structures, and that housing for low-income families should be largely in garden type apartments and high-rise for the elderly structures.

Though we know of no study which indicates the extent of need and the degree of acceptability of high-rise structures by elderly low-income families in Atlanta, our experience, on the whole, has been favorable. The Housing Authority is, therefore, placing very considerable emphasis on this type of housing even though the Federal program is de-emphasizing elderly housing at the present.

We referred your letter to the Regional Housing Assistance Office with a request for their comments. We are attaching a copy of their letter and a copy of HUD Circular of 9/18/68 which also relates to these matters. Mr. Hanson's letter clearly states the position of the Federal Agency with respect to the low-income housing program.

We have also reviewed much of the literature concerning the development of planned communities and neighborhoods. In addition to this, we have discussed such developments with developers and planners of national and international stature. The general consensus is that a desirable neighborhood is one that contains a reasonable cross-section of family sizes and income groups. Our observation is that in Atlanta most of the privately developed housing consists of one and two bedroom units, except for higher-income single family residences. There is apparently a very great need for a large number of 3, 4 & 5 bedroom units for lower income families.

We have attached a listing of the low-rent public housing projects in Atlanta, giving data on apartments by bedroom size. Please note that the older projects included no four or five bedroom apartments, and were heavily weighted toward efficiency and one bedroom units. The more recent developments have been increasingly weighted toward apartments with a larger number of bedrooms.

Your letter requested certain statistical information with respect to one and two person families. As of June 30, 1968, we were serving 2,345 one person families. Of these, 1,926 are elderly (62 years and over), and the remainder consist of handicapped persons, widows or widowers whose spouses have deceased during their tenancy, and a very few single persons displaced by Urban Renewal or other governmental activities. In low-rent public housing are also 1,972 two person families, of which 202 are families having no minors and who are neither elderly nor disabled. We have included a listing showing the projects in which these two person families live.

Because of the great demand for admission to low-rent public housing, which stays fully occupied with an average waiting list of approximately 1,500 applications, it is clear that the family sizes accommodated in low-rent housing is controlled by the size apartments which have been built, and, as mentioned above, the early program was heavily weighted toward the smaller size apartments.

In the light of the foregoing, it would appear that the policies being followed by the Housing Authority in the construction of new low-rent public housing is the proper course of action, and, in the light of the current laws and regulations, achieves to the maximum degree possible the objectives which you advocate.

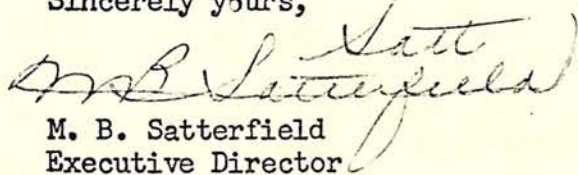
With respect to the Bedford-Pine Project, GA. R-101, and the public housing presently planned for that project, we believe that full consideration has been given to the objectives outlined in your letter and to the objectives of the project as agreed in meetings with the project residents. We enclose an

analysis of one and two person families now living in the Bedford Pine Project area. Our past experience indicates that most of the 148 individuals will insist on being self-relocated for a variety of reasons such as contemplated marriage, illegal occupations, alcoholism. Most of the elderly and handicapped will probably move into public housing. Of the 223 two person families, most will be satisfactorily relocated by our staff, and it is our hope that most of those eligible for public housing will take advantage of their opportunity. It would appear that the public housing for the elderly planned for this area will accommodate all those who are likely to move in, and will leave a small surplus.

The Project Advisory Committee, with whom this matter has been discussed, feels strongly that the very limited land area available for residential reuse should be devoted to housing which will serve the people living in the area. The 353 apartments, of which 149 will be for elderly, is designed to accomplish this. We are attaching a letter from the Project Advisory Committee stating their feelings in this matter. We recommend and urge that these 353 apartments be constructed in the apartment sizes presently planned.

The constructive approach which you are taking to this matter is greatly appreciated, and we appreciate also the thoughtful and constructive policies which you and the Policy Committee present for the guidance of the Urban Renewal program.

Sincerely yours,


M. B. Satterfield
Executive Director

Enclosures

MBS/LHP:sd

CC: AHA Board Members
UR Policy Committee Members

RODNEY M. COOK, C.L.U.

1967 Qualifying Member of Million Dollar Round Table

THE MATTINGLY AGENCY

34 Tenth Street, N.E. • Atlanta • Georgia 30309

Phone: 892-1561

October 11, 1968

Mr. M. B. Satterfield
Executive Director
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303

Dear Satt:

I want to make it perfectly clear what my position was at the recent Urban Renewal Policy Committee meeting concerning public housing and what course of action I feel the Authority should take as soon as possible.

First, let me set forth the objective I feel we must set for ourselves in Atlanta. Simply stated, we should:

Place greater and intensified emphasis on creating higher density (high rise) housing and preserving and promoting additional single family dwellings; garden type apartments must be de-emphasized in the future development and redevelopment of Atlanta.

In pursing this objective, the approach must be to:

1. Plan and construct additional high rise public housing units;
2. Move eligible families from low rise (garden type) public housing units into new high rise public housing units.
3. Eliminate efficiency and one bedroom units in low rise (garden type) public housing units, and consolidate efficiency and one bedroom units with abutting units to create larger dwelling units.

In pursuing this objective and the above approach, it would be incumbent upon the AHA to:

1. Survey the actual number of one person families by age bracket, marital status, physically handicapped, with and without child, etc., who

live now in low rise (garden type) public housing units by project for the purpose of developing a market for additional high rise public housing units.

2. Study the feasibility of eliminating efficiency and one bedroom units in low rise (garden type) public housing units through their consolidation with abutting units for purposes of creating larger dwelling units, and
3. Study the feasibility of discontinuing altogether the construction of:
 - (a) low rise public housing projects, and
 - (b) if it is determined that the construction of low rise public housing projects must continue to be built, then the feasibility of eliminating efficiency and one bedroom units in future low rise public housing projects should be studied.

Based on studies we have made, however, I am convinced that in order to maintain our fine single family residential areas across the city, we must go high rise in those areas that are suitable for apartments and it does not make sense to me to do just the opposite in our urban renewal and public housing areas. Let me repeat, once more, that I am not talking about putting large families in high rise structures but I am especially concerned when I find that 49% of our public housing units are occupied by one and two person families and only 8% of our units are in high rise buildings.

Should you have any questions concerning this, please let me know.

Sincerely yours,

Rodney M. Cook

RMC:c1

CC: Members of the Board of AHA

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON
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DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

November 8, 1968

Mr. Dan Sweat
The Mayor's Office
City Hall
Atlanta, Georgia

Dear Mr. Sweat:

You are invited to attend the ground-breaking ceremonies for the 220-units of low rent housing to be constructed under the turnkey method to be held on the Gilbert Road site Tuesday, November 19, 1968 at 10:00 a.m. The site is located in southeast Atlanta at the intersection of Gilbert Road and Flynn Road, as indicated on the attached map.

Mayor Ivan Allen, Jr. will officially break the ground for this \$4-million development. This project has been made possible through the very fine efforts of Claridge Towers Company as developers and The Whiting-Turner Contracting Company as contractors.

We hope you will be present at this brief ceremony which marks another stride forward in Atlanta's low rent housing program.

Sincerely,

Edwin L. Sterne
Chairman

ELS:ab

Enclosure

Tenants United For Fairness

NAHRO, PLEASE PROTECT US FROM THE ATLANTA HOUSING AUTHORITY!!!!!!!!!!!!

AHA-----"Protects" its tenants and encourages beautification of its projects by tearing up tenants' gardens and bullying project residents.

AHA-----Is rude and impolite when a call is received from anyone with a Negro voice.

AHA-----Invades the privacy of its tenants' homes by inspecting apartments without notice -- often when no-one is home.

AHA-----Does not furnish adequate playground facilities, and fines tenants whose children are caught playing on the grass.

AHA-----Exercises absolute power over its tenants, who must surrender all their rights once they enter public housing. Intimidation is an important part of AHA policy.

YOU THE MEMBER OF NAHRO CAN HELP US!!!!!!!!!!!!

1. Make it clear that tenant participation means that tenants should be allowed to take part in the operation of local housing authorities.
2. Allow the tenant a prior fair hearing of any sanctions imposed by the authority.
3. Establish a Tenant's hearing Panel to hear all complaints of the tenants and of the Authority.
4. Establish authority-wide rules governing evictions, punishments, and fines.

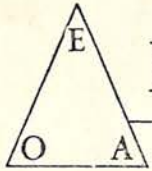
It is inconceivable that Public Housing should have come to be known as the "enemy of the poor", yet this has happened in Atlanta.

We believe NAHRO is truly concerned with the needs and hope of public housing tenants.

We urge you, therefore, to give us our rights. Remove the power of intimidation from the hands of our local tormentors by creating a tenant hearing panel, empowered to review all decisions of local housing managers and to hear all tenants complaints. Free us from the arbitrary acts of local housing managers.

LET US HELP OURSELVES!!!!!!!!!!!!

bcc: Mr. Dan Sweat, Jr.



Economic Opportunity Atlanta, Inc.

101 Marietta Street Bldg. • Atlanta, Georgia 30303 • Telephone 688-1012

T. M. Parham
Executive Administrator

December 9, 1968

Mr. F. A. Stauffacher, Director
East Point Housing Authority
1669 Cleveland Avenue
East Point, Georgia

Dear Mr. Stauffacher:

Thank you for attending the meeting of the Citizens Central Advisory Council of EOA on November 19, 1968. The meeting was very helpful to us and creating improved understanding of some of the policies of the Housing Authorities.

At that meeting, representatives of the Regional Office of HUD, Housing Assistance Section, read to the group from a "circular" dated 3/22/68 which was transmitted to local Housing Authorities from Washington HUD (Mr. Don Hummel) in regard to "social goals for public housing."

Mr. Hummel indicated that as a matter of national policy, urgent and major social objectives included:

More attention to resident's dignity, privacy, and personal safety. Special attention should be given to the elimination of unnecessary rules and regulations.

Leadership to achieve better and more coordinated social services for project tenants.

Increased training and employment of tenants in project management.

The development of equitable systems for handling grievances.

Greatly expanded participation of tenants in project management affairs and programs designed to strengthen the self-sufficiency of tenants.

Mr. F. A. Stauffacher
Page two
December 9, 1968

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He recommended immediate review of the following:

The raising of income limits where they have substantially fallen behind changes in the community.

The liberalizing of the definition of income with the respect to the income of minors.

The adjusting of rental policies and requirements for the examination of tenants to minimize the difference between public housing and normal real estate practices.

The use of the statutory authority to continue in occupancy an over-income family when it is unable to find good housing in a suitable neighborhood.

The liberalizing of regulations limiting the number of employees who may live in a project.

The adoption of a simple and equitable lease.

The simplification of rules and regulations.

The provision of adequate measures for safety and security of tenants.

The adoption of procedures where tenants, either individually or in a group, may be given a hearing on questions relating to Authority policies and practices, either in general, or in relation to an individual or family.

The upgrading of levels of maintenance and the appearance of buildings and grounds with the maximum tenant participation and, where possible, tenant employment.

Mr. F. A. Stauffacher
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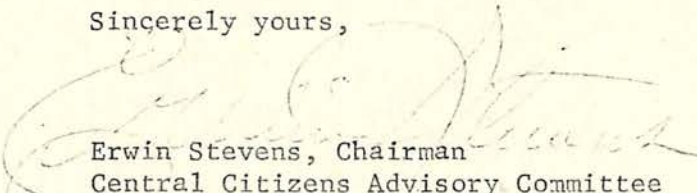
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Develop a two way communication with tenants concerning basic policy; afford the tenants full opportunity to organize, including the provision of meeting rooms and access to tenant lists and bulletin boards.

Give residents the opportunity to participate in the determination of management policies and practices, subject to general principles of HAA, such as rental and occupancy policies; rules and regulations; charges for breakage and damage; eviction policies, etc.

The Central Citizens Advisory Committee would like to ask what action the Atlanta Housing Authority has taken or contemplates taking, to comply with the recommendations of Mr. Hummel. We are especially interested in the points listed above and would appreciate a reply, if possible, by December 17, 1968, the date of our next meeting.

Sincerely yours,



Erwin Stevens, Chairman
Central Citizens Advisory Committee

ES/gnd

cc: Mr. Edward Sterne, Chairman
Ware, Sterne & Griffin
636 Trust Company of Georgia Building
Atlanta, Georgia

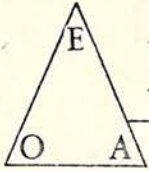
Mr. George F. Craft, Vice Chairman
Chairman of the Board of
Trust Company of Georgia
Trust Company of Georgia Building
Atlanta, Georgia

Mr. J. B. Blayton
Mutual Federal Savings and Loan
205 Auburn Avenue
Atlanta, Georgia

Mr. Frank Ethridge
Ethridge and Company
Suite 100
3100 Maple Drive, N. E.
Atlanta, Georgia

Mr. Jack F. Glenn
Chairman of the Board of
Citizens and Southern National Bank
35 Broad Street, N. W.
Atlanta, Georgia

bcc: Mr. Dan Sweat, Jr.



Economic Opportunity Atlanta, Inc.

101 Marietta Street Bldg. • Atlanta, Georgia 30303 • Telephone 688-1012

T. M. Parham
Executive Administrator

December 9, 1968

Mr. L. F. Carson
College Park Housing Authority
3713 College Street
College Park, Georgia

Dear Mr. Carson:

At the June 19, 1968 meeting of the Citizens Central Advisory Council (CCAC) of Economic Opportunity Atlanta, Inc. (EOA) representatives from the Atlanta and East Point Housing Authorities helped with discussions of some of the problems identified.

At that meeting, representatives of the Regional Office of HUD, Housing Assistance Section, read to the group from a "circular" dated 3/22/68 which was transmitted to local Housing Authorities from Washington HUD (Mr. Don Hummel) in regard to "social goals for public housing."

Mr. Hummel indicated that as a matter of national policy, urgent and major social objectives included:

More attention to resident's dignity, privacy, and personal safety. Special attention should be given to the elimination of unnecessary rules and regulations.

Leadership to achieve better and more coordinated social services for project tenants.

Increased training and employment of tenants in project management.

The development of equitable systems for handling grievances.

Greatly expanded participation of tenants in project management affairs and programs designed to strengthen the self-sufficiency of tenants.

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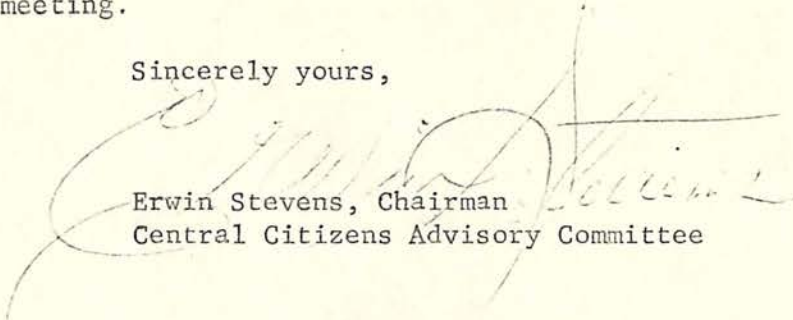
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bcc: Mr. Dan Sweat, Jr.



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T. M. Parham
Executive Administrator

December 9, 1968

Mr. M. B. Satterfield
Executive Director
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia

Dear Mr. Satterfield:

We wish to thank you for sending representatives to the meeting of the Central Citizens Advisory Committee of EOA on November 19. The meeting was very helpful to us and creating improved understanding of some of the policies of the Housing Authorities.

At that meeting, representatives of the Regional Office of HUD, Housing Assistance Section, read to the group from a "circular" dated 3/22/68 which was transmitted to local Housing Authorities from Washington HUD (Mr. Don Hummel) in regard to "social goals for public housing."

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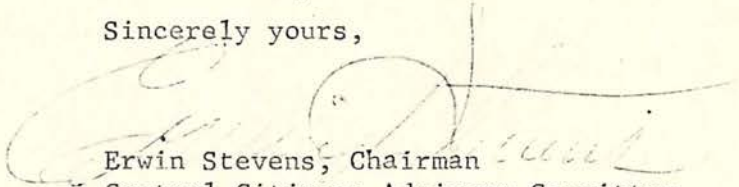
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824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

M. B. SATTERFIELD
EXECUTIVE DIRECTOR AND SECRETARY

LESTER H. PERSELLS
ASSOCIATE EXECUTIVE DIRECTOR

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

February 13, 1969

Mr. Dan E. Sweat, Jr.
Director of Governmental Liaison
City Hall
68 Mitchell Street, S. W.
Atlanta, Georgia 30303

Dear Mr. Sweat:

ANOTHER FIRST FOR ATLANTA

Tuesday, February 18, 1969, at 11 a.m., the Atlanta Housing Authority will be the host at a ribbon cutting ceremony for the first Relocatable Housing Development built under the Urban Renewal Program. The ceremony will take place at the corner of Bedford Place and Merritts Avenue.

This new concept in relocation will provide housing for families who now live in the public housing site between North Avenue and Linden. Following the completion of the new housing, these units can be moved to another site and reused.

It is our hope that you can be present for this important occasion which writes Urban Renewal history.

Sincerely,

Howard Openshaw
Director of Redevelopment

HO:vw

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

MEMORANDUM

TO: Dan E. Sweat, Jr.

DATE: January 13, 1969

FROM: J. H. Robinson *J.H.R.*

SUBJECT: T. U. F. F.

According to my conversation with Mr. Lester H. Persells,
Executive Committee of T. U. F. F. will meet with the
Housing Authority's Commissioners, January 16, 1969.

JHR:bt

The following addresses were taken from the McDaniel-Glenn Apartments list of tenants for the quarter ended September 30, 1968, that moved from alleged substandard living quarters. Each property was inspected by an Atlanta Housing Inspector and the results briefly stated below:

MCDANIEL APT.#	PREVIOUS ADDRESS
1482	526 Whitehall Terr. S. W. ✓ Substandard house. This house is to be demolished for McDaniel-Glenn project.
1483	140 Rosser Street S.W. Not substandard. Needs minor maintenance repairs.
1484	2330 Perry Boulevard N.W., Apt 30 Not substandard. Meets requirements of Atlanta Housing Code.
1485	242 Troy Street, N.W. #4 Not substandard. Needs minor maintenance repairs.
1488	37 Wyman Street, N.E. Not substandard. Meets requirements of A. H. C.
1489	1057 Lookout Avenue, N.W. Not substandard. Meets requirements of A. H. C.

- 1490 1627 McCallie Boulevard, N.W. #C-2
Not substandard. Needs some minor maintenance repairs.
- 1491 279 Taft Street, S.W.
Not substandard. Needs some minor maintenance repairs.
- 1492 1223 Hill Street, S.W. (complied 7-30-68)
Not substandard. Meets requirements of A. H. C.
- 1493 509 McDaniel Street, S.W.
? Part of McDaniel-Glenn Apts.
- 1494 476 Bolton Road, N. W.
Not substandard. Meets requirements of A. H. C.
- 1495 509 McDaniel Street, S. W.
? Part of McDaniel-Glenn Apts.
- 1499 1014-A Kirkwood Avenue, S.E.
Not substandard. Needs some minor maintenance repairs.
- 1500 162 Georgia Avenue, #10 S.W.
✓ Substandard building. Needs repairs. A case is being processed on this property.
- 1503 465 Beard Street, S.W., #4
- Building demolished. Part of McDaniel-Glenn project.
- 1504 420 Boulevard N. E. #5
Not substandard. Needs some minor maintenance repairs. Case being processed on this property.

- 1505 255 Farrington Avenue, S. E.
✓ Housing case pending on this property.
- 1506 357 Felton Drive, N. W. #2
Not substandard. Needs minor maintenance repairs.
- 1507 27 Bayard Circle #1
- Not located in the City of Atlanta.
- 1508 1468 Lucile Avenue, S.W.
Not substandard. Needs minor maintenance repairs.
- 1510 350 Hills Avenue, S.W. #4
✓ Substandard building. Needs repairs. Case being processed on this property.
- 1511 370 Roy Street, S.W.
Not substandard. Building needs some minor maintenance repairs.
- 1513 414 Markham Street, S.W.
✓ Housing case pending on this property.
- 1514 961 Simpson Street, N. W. #2
✓ Substandard building. Needs repairing. Case being processed on this building.
- 1516 1326 Thurgood Street, S. W.
Not substandard. This house conforms with A. H. C.
- 1518 354 Richardson Street, S.W. #4
✓ Substandard building. Part of McDaniel project.

- 1519 926 Pulliam Street, S.W.
Not substandard building.
- 1521 242 Linden Avenue, N.E.
✓ Substandard building. Located in
Buttermilk Bottoms.
- 1522 2097 Boulevard Drive, S.E.
✓ Housing Case pending on this property.
- 1524 702 Jett Street, N.W.
Not substandard. This house conforms
with A. H. C.
- 1525 174 Buena Vista Avenue, S.W. (left side)
Not substandard. Needs repairs. Case
being processed on this property.
- 1526 371-B Archer Way, N.W.
Not substandard. Apartment building
needs minor maintenance repairs.
- 1527 115 Haynes Street, S.W. #2
✓ Housing case pending on this property.
- 1528 221 Richardson Street, S.W.
Not substandard. Needs some minor
maintenance repairs.
- 1530 420 Victoria Street, N.W. #3
✓ Housing case pending on this property.
- 1531 60 Love Street, S.E. #5
Not substandard. Needs some minor
maintenance repairs.
- 1533 221 Richardson Street, S.W. #1
Not substandard. Needs minor maint. repairs.

- 1534 2330 Perry Boulevard, N.W. #26
Not substandard. Meets requirements of
A. H. C.
- 1535 759 Martin Street, S.E.
Not substandard. Meets requirements
of A. H. C.
- 1536 306 Atlanta Avenue, S.E. #2
Not substandard. Needs some minor
maintenance repairs.
- 1537 325 Richardson Drive, S.W.
- Building demolished. Part of McDaniel
project.
- 1538 575 Connally Street, S.E.
Not substandard. Needs some minor
maintenance repairs.
- 1539 300 Sampson Street, N.E. #8
Not substandard. Building will be
demolished for expressway.
- 1540 315 Ormond Street, S.E.
- House has been demolished - lot clean.
- 1541 1003 Dimmock Street, S.W.
Not substandard building. Needs
repairing. Case being processed on
this property.
- 1542 888 Drummond Street, S.W. #1
✓ Substandard building. Needs repairing.
Case being processed on this property.

- 1543 451 Magnolia Street, N. W. #1
✓ Housing case pending on this property.
- 1544 250 Richardson Street, S.W. #18
✓ Housing case pending on this property.
- 1547 38 Shirley Place N.W. #8
Not substandard. Part of Dixie Hills Apts.
- 1548 1566 Hardee Street, N.E. #4
Not substandard. Needs some minor maintenance repairs.
- 1549 950 Pryor Street, S.W. #9
Not substandard. Needs minor maintenance repairs. Case being processed on these apartment buildings.
- 1550 500 Ira Street, S.W. #2
Not substandard. Apt. building complies with A. H. C.
- 1556 1915 Perry Boulevard, N.W. #9
- Not substandard. ✓ Perry Homes Apts.
- 1576 296 Glenn Street, S.W. (right side)
Not substandard. Needs repairing. Case being processed on this property.
- 1580 568 St. Charles Way, N.E.
- House demolished - lot clean.
- 1594 2595 James Drive, N.W.
✓ Housing case pending on this property.

- 1595 1442 North Avenue, N.W.
Not substandard. Building conforms with A. H. C.
- 1597 371 Boulevard N. E. #4
Not substandard. Needs minor maintenance repairs.
- 1598 243 Richardson Street, S.W. #3
Not substandard. Needs minor maintenance repairs.
- 1601 1628 Foote Street, N.E. #13-B
Not substandard. Meets requirements of A. H. C.
- 1602 849 Oak Street, N. W.
- House demolished - lot clean.
- 1607 957 Dewey Street, S.W.
Not substandard. House complies with A. H. C.
- 1608 1111 Lookout Avenue, N.W.
✓ Housing Case pending on this property.
- 1610 696 Capitol Avenue, S.W. #3
Not substandard. This building complies with A. H. C.
- 1612 2240 Verbena Street, S.W. #7
Not substandard. Part of Dixie Hill Apartments.
- 1618 859 Ashby Place, S.W.
- Business use. Now the Afro American Newspaper building.

- 1622 1108 Sells Avenue, S.W.
✓ Not substandard building. Needs repairing. Case being processed on this property.
- 1629 840 Fox Street, N.W.
Not substandard. Building needs minor maintenance.
- 1634 836 Washington Street, S.W. #1
✓ Substandard building. Needs repairs. Case being processed on this property.
- 1635 239 Wellington Street, S.W.
Not substandard. Needs repairs. Case being processed on this property.
- 1638 523 Whitehall Terr. S.W.
✓ Substandard house. This house is to be demolished for McDaniel-Glenn project.
- 1639 411 Rockwell Street, S.W. (upstairs)
✓ Substandard building. Needs repairs. Case being processed on this property.
- 1649 80 Boulevard N.E. #2
- House demolished - lot clean.
- 1655 552 Humphries Street, S.W.
? Now part of McDaniel project.
- 1657 310 Atlanta Avenue, S.E. #10
Not substandard. Needs some minor maintenance repairs.

- 1660 640 Irwin Street, N.E. #19
Not substandard. Needs some minor maintenance repairs.
- 1661 94 Ericson Street, S.E. #A
Not substandard. Needs some repairs.
- 1664 1103 Coleman Street, S.W.
Not substandard. House needs minor maintenance repairs.
- 1668 2330 Perry Boulevard, N.W. #26
Not substandard. Meets requirements of A. H. C.
- 1671 375 Richardson Street, S.W. #B-7
✓ Housing case pending on this property.
- 1676 533 Cooper Street, S.W.
✓ Substandard building. Case being processed on this property.
- 1677 625 Ashby Street #140
Not substandard Apartment building.
- 1678 943 Washington Street, S.W.
Not substandard. Needs minor maintenance repairs.
- 1680 590 Ashby Street, N.W. #7
Not substandard Apartment building.

- 1688 758 D'Alvigney Street, N. W. #1
Not substandard building. Conforms
with A. H. C.
- 1689 284 Warren Street, S. E.
Not substandard. Meets requirements of
A. H. C.
- 1691 500 Ira Street, S.W. #5
Not substandard Apartment building.
Complies with A. H. C.
- 1692 1600 Carlisle Street, N. W. #D-4
- No such address.
- 1694 585 Lindsey Street, N.W. #2
Not substandard building. House
needs minor maintenance repairs.
- 1700 549 Highland Avenue, N.E. #5
Not substandard. Property needs
junked autos removed.
- 1704 328 Dargan Place S. W.
Not substandard. Needs repairs.
Case being processed on this property.
- 1709 605 Spencer Street, N.W. #10
Not substandard apartment buildings.
Need minor maintenance repairs.
- 1712 862 Smith Street, S.W.
Not substandard. House complies with
A. H. C.

- 1717 61 Kenyon Street, S.E.
Not substandard. Meets requirements of
A. H. C.
- 1721 201 Atlanta Avenue, S.W.
- No such address.
- 1722 226 Rawson Street, S.W.
✓ Substandard building. Case being
processed on this property.
- 1728 184 Ormond Street, W. W. #3
Not substandard. Needs minor
maintenance repairs.
- 1729 876 Washington Street, S.W.
Not substandard. This apt. building
complies with A. H. C.
- 1732 374 Griffin Street, N.W. #3
Not substandard. Needs repairs.
Case being processed on this property.
- 1733 378 Boulevard N.W. #2
✓ Housing case pending on this property.
- 1736 522 Mary Street, S.W.
Not substandard. Needs minor
maintenance repairs.
- 1737 1818 Hollywood Road, N.W.
✓ Housing case pending on this property.
- 1738 520 Irwin Street, N.E. #B-7
Not substandard. Meets requirements of
A. H. C.

- 1743 539½ Cooper Street, S.W. #B
✓ Substandard building. Case being processed on this property.
- 1745 543 Parkway Drive, N.E. #2
✓ Housing case pending on this property.
- 1746 600 Whitehall Terr. S.W. #6
Not substandard Apartment building.
Complies with A. H. C.
- 1747 590 Whitehall Terr. S.W. #4
- No. such number.
- 1752 87 Lucy Street, S.W. #3
Not substandard. Needs some repairs.
- 1753 503 Wells Street, S.W.
? Part of McDaniel Apartments.
- 1758 680 Fraser Street, S.E.
- House demolished - lot clean.
- 1760 642-A Foundry Street, N.W.
Not substandard. This house complies with A. H. C.
- 1765 3201 Gordon Road, S.W. #E-1
Not substandard. These apartment buildings comply with A. H. C.
- 1766 742 Garibaldi Street, S. W. #3-C
Not substandard building. These apartment buildings comply with A. H. C.

- 1768 710 North Avenue, N. W. #2
Not substandard. Apartment building needs minor repairs. Case being processed on this property.
- 1769 236 Ormond Street, S.E.
Not substandard. Needs some repairs.
- 1770 853 McDaniel Street, S.W. #12
Not substandard. Only one unit house at this address - no apt. #12.
- 1771 462 Ira Street, S.W. #6
✓ Housing case pending on this property.
- 1772 176 Chicagmgua Place, S.W.
Not substandard. This house complies with A. H. C.
- 1773 954 Hubbard Street, S.W.
Not substandard. House needs repairs. Case being processed on this property.
- 1774 69 Maple Street, N.W. #11
Not substandard Apartment building.
- 1775 1247 Simpson Road, N.W. #20
Not substandard apartment buildings. Need some minor maintenance repairs.
- 1777 32 Whiteford Avenue, S.E.
Not substandard. Meets requirements of A. H. C.

- 1778 462 Kindricks Avenue, S.E.
Not substandard. Needs some minor maintenance repairs.
- 1779 253 Linden Avenue, N.E.
- House demolished - lot clean.
- 1780 453 Windsor Street, S.W.
✓ Substandard house. Case being processed on this property.
- 1781 519 Bedford Street, N.E. #18
✓ Housing case pending on this property.
- 1783 409 Formwalt Street, S.W.
✓ Substandard house. Case being processed on this property.
- 1784 700 Neal Street, N. W.
✓ Housing case pending on this property.
- 1785 710 North Avenue, N.W. #4
Not substandard apartment building.
✓ Needs repairs. Case being processed on this property.
- 1789 1053 McDaniel Street, S.W.
Not substandard. Needs minor maintenance repairs.
- 1793 487 Rockwell Street, S.W.
Not substandard house.

1794

347 Bowen Circle S.W. #1

Not substandard. Highpoint Apts.
Comply with A. H. C.

1807

531 Ira Street, S.W. #A-8

- Part of McDaniel project. Will
be demolished.

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON

FRANK G. ETHERIDGE

JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
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HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

January 21, 1969

Mr. John T. Edmunds
Assistant Regional Administrator
for Renewal Assistance
Department of Housing and Urban Development
645 Peachtree-Seventh Building
Atlanta, Georgia 30323

Re: Project Ga. R-10
Rawson-Washington Urban Redevelopment Area
Project Closeout

Dear Mr. Edmunds:

As you know, it is the intent of the Housing Authority and the City of Atlanta to complete all activities in the above mentioned project and achieve project closeout at the earliest possible date. We are, therefore, attempting to clear up all those matters which might delay the closing of this Project.

One of the problems which may affect project closeout involves that area of the project lying along Georgia Avenue immediately south of the Stadium. We have attached a map showing the area in question, which is bounded by Georgia Avenue, Capitol Avenue, Bass Street and Washington Street, and lies partially within Project GA.R-10 and partially within Project NDP A-2-3.

Project GA. R-10 illustrates many of the reasons that the NDP approach to renewal activities is wise. The original Urban Renewal Plan for this project included multi-family housing for the area now occupied by the Atlanta Stadium. With that land use in mind, it was contemplated that the proper land uses for the area immediately south of Georgia Avenue would be for retail commercial uses compatible with a relatively high density residential area. Since the Atlanta Stadium has been completed, the commercial land use originally contemplated no longer is achievable. Possible developers have expressed no interest in carrying out the redevelopment as originally proposed. The new Land Use Plan of the City contemplates commercial reuse for this entire area of a type properly related to the neighboring Stadium. With this in mind, the Housing Authority, at the direction of the City, wishes to assemble the entire area bounded by the above listed four streets into one tract of land, which would then be offered for redevelopment. This would contemplate closing

Crew Street between Georgia Avenue and Bass Street. Bass Street west of Washington Street has been widened to serve its logical use as a connector to the South Expressway. The City's Land-Use Plan provides for the widening of Bass Street between Washington Street and Capitol Avenue so that it can properly serve its role as a traffic artery.

On December 31, 1968, Part I of Amendment Nine to Georgia R-10 was submitted to your office. This Amendment provides for the acquisition and assembly of all of the land in the subject area lying within Project GA. R-10. Already approved for acquisition is that portion of the subject area lying within Project NDP GA. A-2-3.

In order to carry out the objectives of the City and to provide for the early closeout of Project GA. R-10, we recommend that the following actions be taken:

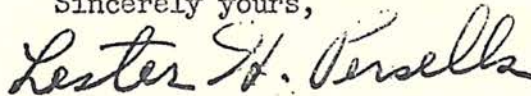
- (1) Amendment Nine to Project GA. R-10 involving a Federal Capital Grant of \$479,760.00 and a Relocation Grant of \$33,580.00 be approved as soon as possible.
- (2) As soon as Amendment Nine has been approved, that the area, together with the Federal and local financing, be transferred to the NDP. This transfer would not involve a net change in Federal Capital Grant since the amounts transferred from one project to the other would be equal. In fact, such a transfer might result in some minor decreases due to possible savings in interest and administrative costs.
- (3) As soon as the land can be assembled into one Urban Renewal activity, as recommended above, the necessary surveys and appraisals be made, and the entire super-block be offered for sale. An offering of this type probably should be advertised for at least six months. After the award, the developer probably would need 12 - 18 months to obtain leases, prepare plans, and specifications, and to arrange financing. It will, therefore, be approximately two years before construction can start on this development.

At the present time, the Model Cities office is located in a movable building on a small portion of this site. The Model Cities Plan, as currently approved, contemplates additional relocatable structures in this area to furnish needed office space. The building now located here and others contemplated are occupying land held under lease with a 30-day Cancellation Clause. It is contemplated that prior to the time construction could start on a permanent redevelopment the Model Cities Office structures would be relocated elsewhere.

Such a move is relatively inexpensive and would consume very little time.

It is our hope that you will carefully consider all the factors outlined above, and if possible, will concur in our recommendation. It is our sincere belief that the foregoing affords the best method of achieving an orderly redevelopment of this area and an early closeout of Project GA. R-10.

Sincerely yours,



Lester H. Persells
Associate Executive Director

Enclosure

cc: Mr. Earl Metzger
MCP - HUD - Room 852

Mr. Rodney M. Cook

Mr. Charles Davis

Mr. Collier Gladin

Mr. Earl Landers

LHP:as

File

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HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

February 13, 1969

Mr. R. Earl Landers
Administrative Assistant to Mayor
City Hall
68 Mitchell Street, S. W.
Atlanta, Georgia 30303

Dear Mr. Landers:

ANOTHER FIRST FOR ATLANTA

Tuesday, February 18, 1969, at 11 a.m., the Atlanta Housing Authority will be the host at a ribbon cutting ceremony for the first Relocatable Housing Development built under the Urban Renewal Program. The ceremony will take place at the corner of Bedford Place and Merritts Avenue.

This new concept in relocation will provide housing for families who now live in the public housing site between North Avenue and Linden. Following the completion of the new housing, these units can be moved to another site and reused.

It is our hope that you can be present for this important occasion which writes Urban Renewal history.

Sincerely,

Howard Openshaw
Director of Redevelopment

HO:vw