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BI-MONTHLY REPORT

FUNDING

AMERICA'S FIRST



APRIL-MAY

MONTHLY MILESTONES: HUD and the City of Atlanta signed the official implementing contract for supplemental funds. The first delegate agency contract - the intra-neighborhood bus system - was being finalized and was expected to be effected the first part of June. A thorough review of all 1969 projects was initiated and nearly completed. The majority of administrative staff positions was filled.

MILESTONES NEXT PERIOD: Many delegate agency contracts are to be promulgated. Finalization of the Plans and Evaluation system is to be effected. Staffing is expected to be completed.

CONTRACT NO. MP.-10-001
City of Atlanta
Model Neighborhood Program
673 Capitol Avenue, S.W.
Atlanta, Georgia 30315
Johnny C. Johnson, Director
April-May Bi-Monthly Report
June 10, 1969
Report No. 7
Prepared By Alan Wexler
Technical Write

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I. MAJOR DEVELOPMENTS

A. General, Project Status, and Other Related Projects Under Coordination

A.1. Administration

- A.1.a. The City of Atlanta and the U.S. Department of Housing and Urban Development officially signed the \$7.175 million supplemental funds contract May 20. Mayor Ivan Allen Jr. signed for Atlanta and Ed Baxter, Regional Administrator, signed for HUD. Present for the ceremony were Earl Metzger, Regional Model Cities Director, and Johnny C. Johnson, Atlanta Model Cities Director.
- A.1.B. On May 29, the City officially designated the Negro-owned Citizens Trust Company to be the official depository for supplemental funds. This represents the largest account ever established by the City of Atlanta in a Negro-owned Bank.
- A.1.c. Also on May 29, Model Cities signed its first delegate agency contract - with the Atlanta Transit System for a \$205,000 intra-neighborhood bus system. Mayor Allen, other political leaders, business leaders and news media representatives were given a tour of the bus route, which officially was to start June 4.
- A.1.d. Other priority contracts were scheduled to be signed during the coming reporting period.
- A.1.e. A comprehensive review of all supplementally-funded projects was completed by the Plans and Evaluation and Program Management Divisions. This review was designed and executed to assure that each project was properly defined and addressed itself to the specific objective for which it was designed. In addition, pre-contract reviews were held with a specially-appointed review team from the Model Cities Executive Board.
- A.1.f. The Plans and Evaluation staff began formalizing a Resident Service Information System which would

permit Model Cities to serve more adequately each resident who comes into contact with any project in the program. The system would involve non-supplemental-funded as well as supplemental-funded agencies. Contacts were made with private firms which might be capable of designing the system.

- A.1.g. Also included in preparation for implementation was a comprehensive salary study regarding similar job classifications in the various components. The purpose of the study was to discover salary differences in positions which will require the same type of work. Wherever such discrepancies were found, the appropriate agencies were asked to review their salary scales.
- A.1.h. In accordance with a HUD request, Model Cities submitted an overall survey regarding in-house and on-loan administrative personnel. The study included salary scales, recruiting practices, and types of positions. HUD had requested such action to compare similarities and differences among the various Model Cities programs throughout the nation.
- A.1.i. Concentrated work continued on planning for the ten-agency multi-purpose center scheduled to be completed by July 15. Commodore Corporation of Omaha, Nebraska was the low bidder for the modular-constructed, 20,000 sq. ft. facility. The contract with Commodore is expected to be signed during the coming reporting period. The contract with the Atlanta Housing Authority for the land is also expected to be signed during the coming reporting period.

A.2. Social Services

- A.2.a. HEW initiated a signoff system whereby any of its future projects affecting 50% of the Model Cities area residents would require a certificate of approval from the Model Cities Director.
- A.2.b. Several meetings were held with the ten agencies which will be housed in the temporary multi-purpose facility. Among the major results were establishment of an operating committee to oversee the quality of services to residents and the resolving



of various administrative matters (decentralizing phone service, system for paying utility bills, etc.). The Committee will include agency representatives and residents.

- A.2.c. With the Work Incentive Program (WIN) scheduled to begin in July, Model Cities established a WIN program Task Force for the Model Cities area. This Task Force will include representatives from the State Department of Family and Children Services (DFCS), Fulton County DFCS, Georgia State Employment Service, Senior Citizens, and Model Cities. Its purpose will be to develop means of coordinating whatever services are needed to make WIN successful (day care, etc.).
- A.2.d. Several meetings were held to discuss the problem of hunger. The participants were convened by federal HEW officials and included representatives of federal and local agencies. Subsequently and as a result of the meetings, Model Cities convened a meeting of several community-based agencies at which a U.S. Department of Agriculture official explained the new Food For Children program. As a result of that meeting, some community-based agencies actually filed applications for the program.
- A.2.e. Representatives from the Washington and Regional offices of HEW's Social Rehabilitation Service met in an all-day briefing session with Model Cities staff members. Their purposes were to learn how the various Model Cities proposals related to their particular work and to study Model Cities needs.
- A.2.f. Several meetings were held with the Fulton County DFCS, and Senior Citizens in developing a protective services project for senior citizens.
- A.2.g. Contacts were made with the Board of Education to develop a training program for senior citizens. This program would train senior citizens who would be working in the Model Cities program and persons who would be working with the senior citizens.

A.2.h. The proposal by the Fulton County DFCS for Housing Aid to the aged was submitted to and reviewed by Washington federal officials. The program would coordinate information flow on housing for senior citizens and would also emphasize social services.



A.2.i. The health component project entitled Health, Education and Services was not favorably considered by HEW's regional Technical Review Committee. This project, which was for \$1.3 million of the total \$2.9 million health component budget, is considered vital to the overall program. It would provide pre-paid health care, family outreach workers and dental services.

A.2.j. At least partially because of the unfavorable review on the above project, three other projects will probably be temporarily delayed. These projects are the Health Facility building, the Group Practice Project and the Multi-phasic Screening Center. The latter two projects would have been housed in the Health Facility. Model Cities officials felt that without the Health, Education and Services Project, the other three projects could not fully achieve their objectives.

A.2.k. The Family Planning Clinic project was still being considered by HEW's Children's Bureau and was expected to be funded when some relatively minor matters were resolved.

A.2.l. Favorable response was also expected from HEW's Social Rehabilitation Service regarding the proposed Mental Retardation Workshop project.

A.2.m. The mental Health Planner project was still under in-house review.

A.2.n. The Preventive Dental Care Project was being rewritten prior to first submission.

A.2.o. Georgia State College was funded by HEW to train the eighteen residents on the twenty-five-member

Better Health Corporation Board. The Board, incorporated in January, also has seven professionals.

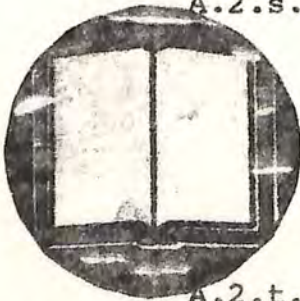
A.2.p. In crime prevention, major emphasis was in developing the best possible relationship with every known criminal justice agency working in the area and/or that will have an impact on the area. Contacts included the Atlanta Police Department, the Fulton County Juvenile Court, Fulton County Probation Department, Fulton County Parole District Office, State Board of Pardons and Parole, State Division of Children and Youth, State Board of Corrections, National Council on Crime and Delinquency, etc.



A.2.q. Meetings were held with members of the residents' crime prevention committees and with members of the professional-Technical Advisory Committee. The 1969 crime prevention plan was introduced and discussed at the meetings, and the committees were asked to make input for 1969 implementation and 1970 planning.

A.2.r. The Crime Prevention Planner did detailed work in preparation for implementation of the crime data compilation project. This project, the planner felt, should be one of the first to be implemented in his program because it is so interrelated with all aspects of his 1969 program and with future planning.

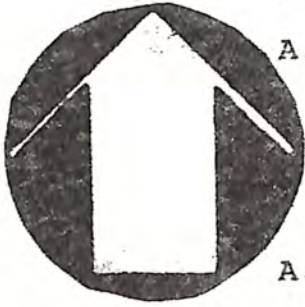
A.2.s. Most of the negotiations were arranged with the Atlanta Board of Education regarding the numerous educational projects which will receive supplemental funds in 1969 (Total supplemental funds: \$2,159,00). Final details were expected to be worked out in the coming reporting period.



A.2.t. A planning committee was formed to work on key issues which will be involved in the proposed educational complex. Included on the committee are representatives of the Board of Education, Model Cities, residents, consultants, the Housing Authority, and the City Planning Department. The need for more land or a cutback in the program were two issues which were facing the committee.

A.2.u. Three meetings were held with regional federal officials, Model Cities officials and Board of Education officials. Discussions centered on new or existing possible funding resources. From these meetings, the Board of Education and Model Cities proceeded on developing proposals for money available through the "Talent Search" project.

A.3. Physical Planning



- A.3.a. A cooperative agreement was developed between Model Cities, the Atlanta Housing Authority and the City Housing Code Inspection Division regarding properties inside and outside 1969 clearance and rehabilitation areas.
- A.3.b. Basically, in 1969 Rehabilitation Areas, the Housing Authority will obtain a list of structures which have met city code enforcement standards in recent years. Owners whose properties currently meet the standards will have the option of either taking advantage of possible grants or loans under the Housing Authority's rehabilitation program to meet project standards or continuing to maintain structures in compliance with the City Housing Code.
- A.3.c. In future-designated rehabilitation areas other than those of 1969, the Housing Code Division will participate on a complaint basis only.
- A.3.d. The Housing Authority will be fully responsible for demolition activities in 1969 clearance action areas.
- A.3.e. In future-clearance areas the Housing Code Division will become involved only on a complaint basis, Generally, no new equipment installation will be required unless the residents' health or safety would be a factor without such work.
- A.3.f. The Housing Authority, the City Building Department and Model Cities developed policies and procedures for inspecting and approving new prefab housing.
- A.3.g. Model Cities worked with the Georgia State Employment Service (GSES) to plan a construction training program for residents. It would be administered through the Model Cities Housing Center.
- A.3.h. Meetings were held with representatives of the Citizens and Southern National Bank regarding their possible assistance in making money and technical assistance available for housing rehabilitation and construction (See Economic Development Section).

- A.3.i. A cooperative agreement was arranged with the City Planning Department which will allow Model Cities to receive advance notice of all Model Cities area zoning requests. The advance notice will allow Model Cities to review and comment on these important matters.
- A.3.j. Discussions were held with representatives of the Greater Atlanta Housing Development Corporation. The purpose was to persuade the Corporation to provide seed monies and technical assistance in HUD's 235 and 236 housing construction programs and in 235-J rehabilitation projects. The Corporation is a private-non-profit group sponsored by Atlanta Businessmen.
- A.3.k. The Housing Authority, the Greater Atlanta Housing Development Corporation and Model Cities agreed to explore the feasibility of relocating existing houses which are in the path of the present Atlanta Airport construction program.
- A.3.l. Model Cities began reviewing an Urban Design Framework Proposal for the areas. The Proposal was developed by a team of professionals.
- A.3.m. Model Cities worked with the Housing Authority in developing a project management control system for the Authority's Neighborhood Development Program (NDP).
- A.3.n. Pittsburgh neighborhood businessmen discussed with Model Cities how they could become involved in building businesses in renewal areas and in becoming active in other areas of the Model Cities Program.
- A.3.o. It was agreed to submit design plans to the City's Civic Design Commission.
- A.3.p. The nation's first delegate agency contract was signed with the Atlanta Transit System for initiation of the intra-neighborhood bus system. (See Administration Section.)
- A.3.q. As of the end of the reporting period, the Atlanta Housing Authority had completed approximately 85% of its rehabilitation area inspection work. A total of 25 grants had been made, ranging from



\$2,800 to \$3,000. The total figure for all the grants was \$73,576. Housing Authority Officials said numerous persons in the area were not qualifying for the grants because of the \$3,000 yearly gross-income limitation. Eight to ten grantees had completed their rehabilitation work as of the end of the reporting period.

A.3.r. Regarding loans, between 50 and 60 were being processed for possible activation after July 5. Loan applications in the region had been terminated for the 1968-69 fiscal year, but HUD officials indicated that sufficient monies would be available in the approaching fiscal year. In all, some 150 loan applications had been filed, although many of the applicants were expected to have yearly gross incomes exceeding the maximum (\$8,400 for a family of seven).

A.3.s. Housing Authority officials initiated action designed to inform members of the U.S. Congress that the gross income loan limitations were too low. A congressional act in 1968 had established the limits on any NDP project begun after August 1968. The act did not, however, affect previously-approved Urban Renewal efforts. Therefore, in the nearby West End Urban Renewal area, there are no income limitations.

A.3.t. In clearance activities, 4 parcels had been acquired of the 378 parcels scheduled for 1969 acquisitions. Appraisals of approximately 80% of the 378 parcels had been made. Most parcels were expected to be acquired within approximately 3 months.

A.3.u. Four consultants were hired by the Housing Authority to work with residents in preparing the land-use plan and a 1970 Neighborhood Development Plan. By the end of the reporting period, two communities had met with their consultants.

A.4. Economic Development (Employment and Industrial-Commercial Development)

A.4.a. Intensive recruiting was curtailed during most of the reporting period because of the delay in funding.



However, the May 20 Atlanta-Model Cities - HUD supplemental-fund contract signing was to result in much greater activity during the coming reporting period. It was decided that the Economic Opportunity Atlanta Neighborhood Center Manpower Units would conduct the call-in and referral work for the program.

- A.4.b. Atlanta Model Cities failed to convince the U.S. Labor Department and HUD that federal training funds should be used to train residents in power sewing machine operations. The significance of HUD's inability to fund this project was that it would almost be impossible to assist several companies which had expressed previous interest in locating or expanding their operations in the area. Hundreds of resident-filled jobs would have been involved.

- A.4.c. Southland Engineers and Surveyors Corporation decided to apply for an MA-5 contract under the National Alliance of Businessmen's program. The application would be for five applicants to be trained as rodmen. If accepted, it was expected to be signed in early June.

- A.4.d. Discussions were held with Army/Navy recruiters to respond to their questions relative to the Department of Defense's lowering enlistment standards for ghetto residents.

- A.4.e. A meeting was held with Church's Golden Fried Chicken to determine the feasibility of its establishing two stores in the Model Cities area. Each store would employ as many as eight to ten residents. Future meetings were to be held when plans were more definite.

- A.4.f. Model Neighborhood, Inc., a resident, non-profit development corporation, received a grant from the Economic Development Administration for approximately \$87,000. The money would be used to provide technical assistance to new businesses, to identify and develop businesses which would be owned and managed by MNI, to help develop manufacturing facilities in the area, to provide technical assistance to neighborhood groups seeking to establish local development corporations, etc.

- A.4.g. In addition, MNI requested \$35,000 in supplemental funds from Model Cities. The money requested would be used to supplement its programs listed above.
- A.4.h. MNI had previously been given an EDA grant of \$6,000 through Model Cities and the City of Atlanta. Most of those funds had been used to begin initial development of a shopping center. MNI also had developed a sewing machine operation in the area. It employs approximately 13 women.
- A.4.i. The Model Cities Economic Development staff studied the problems of a resident businesswoman to gain an insight into some common obstacles facing many area business people. The woman's main problems concerned relocation of her customers because of urban renewal and uncoordinated efforts by public agencies.
- A.4.j. Technical assistance was given to the Johnson-Fluker Candy Company on various employer programs offered by the Georgia State Employment Service.
- A.4.k. An important meeting was held with a representative of Stokes and Wood Consultant firm of Washington, D.C.; and HUD representatives. The primary purpose was to explain the firm's agreement with the U.S. Department of Labor to promote union involvement in the Model Cities Program. It appeared that local unions in Atlanta do not desire to recruit individuals who have no experience in the building trades.
- A.4.l. Attempts to receive bids for the leasing of two jobmobiles resulted only in the possibility that three companies might submit bids. The main reasons for lack of definite bid submittals appeared to be the cancellation clause after one year, high insurance risk, and low resale value. The jobmobile was still scheduled to be one of the first 1969 employment projects.



A.5. State Participation

A.5.a. Model Cities continued to keep various State departments informed as to its plans. Especially active during this reporting period was the Georgia State Employment Service. GSES continued to supply one coordinator, one planner, and three other staff members. Model Cities was expected to reimburse GSES for personnel expenses this year.

B. Data Collection

B.1.a. There was a delay in releasing preliminary reports on the important 10,000-interviewee survey being conducted by the U.S. Department of Labor's Bureau of Labor Statistics. Atlanta's survey is being conducted in the area served by the Concentrated Employment Program (CEP) and in more affluent sections.

B.1.b. Originally, a general report was to have been released in March. By the end of the reporting period, BLS officials said the earliest a preliminary report would be released would be in or after August. The final report, which will contain more specific information, was not expected to be released before December or the first part of 1970.

B.1.c. All interviews were expected to be completed by June 30.

C. Problems

C.1. The major problem concerned the many scheduling adjustments made necessary by the delay in funding prior to the May 20 contract signing. Delegate agencies were required in some instances to change significantly their scheduled milestones. In at least one instance, a consultant told Model Cities officials that he might not be able to begin his project because he had had to place his manpower and machines on another project.

- C.2. Another major problem resulted in the refusal by HUD and the U.S. Department of Labor to allocate monies for the training of sewing machine operators. (See industrial development section.)
- C.3. Labor unions did little to ensure that they will significantly assist ghetto residents to obtain union membership. (See industrial-commercial section.)
- C.4. A third major problem was the prohibition against granting any rehabilitation loans to any family unit earning more than a maximum of \$8,400 a year. Many needy families were not meeting the minimum income limitations as of the end of the reporting period. (See Physical Services Section.)

II. ADMINISTRATIVE STRUCTURE

A. Policy and Advisory Groups

- A.1.a. No changes were made on the Executive Board, the highest policy-making group in the program. However, negotiations began with some potential new members to the Technical Advisory Board, a group composed of public and private experts in various disciplines. The new members would function as advisors to the Plans and Evaluation staff.

B. Staff

- B.1.a. The Director for Program Management was appointed and approximately ten other new staff members were employed. The two major vacancies were in the Directorships of Plans and Evaluation, and Economic Development. Other vacancies still existed in Program Management and the clerical staff.
- B.1.b. Staff turnover was almost non-existent, as it had been in the past.

III. RESIDENT INVOLVEMENT

A. Activities

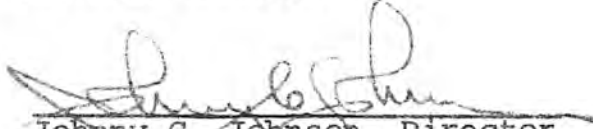


- A.1.a. Incorporation procedures continued for Stadium Heights, Inc., the new name for the resident involvement organization. The incorporation and structural matters were expected to become official during the coming reporting period.
- A.1.b. Four consultant firms were hired by the Atlanta Housing Authority to work with the six neighborhoods in developing land-use plan and the 1970 Neighborhood Development Program (including clearance and rehabilitation). By the end of the reporting period, one firm had met with one of his two neighborhoods and the other firms had made plans to meet with their communities during the coming reporting period.
- A.1.c. The Atlanta Community Relations Commission conducted two "townhall" meetings, one in Grant Park (seventy people) and one in Mechanicsville (fifty people). Model Cities representatives discussed the program and answered residents' questions at those meetings.
- A.1.d. The 7th Mass Convention was held, with over one-hundred people attending. However, since the supplemental-fund contract had not been signed and since most subjects had previously been discussed, no official business was conducted.
- A.1.e. Four of the six neighborhoods met to work out procedures for distributing the approximately 8,5000 gallons of paint recently reserved for the area by the General Services Administration. Only resident homeowners will be eligible to receive the paint. It was expected to be distributed sometime in June.

- A.1.f. Planners met with residents of the Sugar Hill community and patrons of the Fellowship Mission to discuss the possible clearance areas which would affect them. Further discussions were expected to be held during the coming reporting period.
- A.1.g. The Community Affairs Division sponsored a tour of the soon-to-be-initiated intra-neighborhood bus line. The Mayor, many other public officials and some key residents took the tour.
- A.1.h. A group of residents approved the designation of the Model Cities Steering Committee to be the recipient of some \$72,000 in OEO training funds. The Steering Committee was scheduled to incorporate under the name of Stadium Heights, Inc. sometime in June.

IV. FEDERAL ASSISTANCE

- A.1.a. Washington and regional officials continued to provide technical assistance. Especially helpful were discussions with the U.S. Department of Agriculture and HEW's Social Rehabilitation Service (See Social Services Section.).


Johnny C. Johnson, Director
Atlanta City Demonstration
Program