

THE RENEWER

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FOR URBAN RENEWAL

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MUST NOT BEQUEATH OUR HOUSING PROBLEM TO NEXT GENERATION, MAYOR ALLEN DECLARES

Atlanta's housing situation is no more serious than that in any large city, but we must

do all possible not to leave it as an unsolved legacy to the next generation.

That was the challenge laid down by Mayor Ivan Allen, Jr., at the beginning of his address to our first 1967 full committee meeting, January 19. Said Mayor Allen: "In American cities in years past, no consideration was given to where people lived and the "do or die" attitude prevailed. Until the middle of the present century, there was no positive planning about where people should live and the growth of cities was haphazard. In the past nobody cared what happened to the unfortunate. Now there is a greater public conscience. Now we have the awareness of the federal government about the problems of people. The planning techniques which first brought raised eye brows and tongue in cheek attitudes are accepted. It is realized that out of planning, comes the only hope of solving our urban problems."

Mr. Allen then focused his remarks on Atlanta. He pointed out that the city has been struggling with limited funds and some federal aid to upgrade its planning in general. He emphasized that young men are taking the lead in the city's planning, mentioning Collier Gladin, Bill Bassett and George Aldridge as examples.

HOUSING AUTHORITY'S ACCOMPLISHMENTS ARE HAILED AS "THRILLING SIGHT"

Then he stressed the importance of Community Improvement Program, disclosing

the specifics of Atlanta's problems. He cited that the CIP has shown that some 17,000 out of Atlanta's 175,000 housing units are substandard and that some 16,000 families must be relocated because of government actions. Said he: "Our city, and other cities, are now beginning to face up to the responsibility of taking care of displaced people. In Atlanta, public housing has made a great start toward solving our housing problem. It is a thrilling sight to see what the Housing Authority has accomplished in the last few months. We already have more than 9,000 units of public housing and soon will have another 1,000. This has been supplemented by urban renewal, which covers more than 2,500 acres. People from urban renewal projects have been moved into better housing, even though it is not all standard. Urban renewal has been the catalyst that has brought such great prosperity to our city."

CITY TO STIR UP HORNETS NESTS, NEEDS OUR COMMITTEE'S STURDY SUPPORT

In pushing its all out effort to solve the housing problem, the city is going to stir up hornets

ests, and will continue to need the strong support of our committee, Mayor Allen declared. He pointed out that under present financial conditions private enterprise is reluctant to invest in low income housing, but that the housing problem cannot be solved without the support of private resources. Said he: "The people of Atlanta were stunned by the magnitude of the task disclosed by our Housing Conference held in the latter part of 1966." He pointed out that the Board of Aldermen had approved a request for a federal reservation of 3,000 additional housing units. Summed up Mayor Allen: "To solve our housing problem, we must do more than just replace worn-out units. The purpose of this committee is to further the aims of good planning and to obtain factual information to help rebuild the deteriorated portions of this city and keep other sections up to standard. Our goals are known. We simply must get on with the job. The city needs this committee's support and help".

CHAIRMAN PLEDGES COMMITTEE SUPPORT
TO CITY IN ITS STEPPED UP SLUM WAR

problem and to eliminate slums, Chairman Sommerville assured Mayor Allen. Said he: "Our Committee will help in any way possible. We have spent a long time in studying the reports of the CIP which have made clear what we have in the city. Now we know where to go and how to do what needs to be done. Working with CIP is to be one of our main businesses this year." Chairman Sommerville added that our committee can exert strong influence. Said he: "This Committee now has weight in this city."

The city will have our committee's full support in its all out effort to solve the housing

HOUSING AUTHORITY OFF TO FAST START
IN PUBLIC UNITS, SATTERFIELD SHOWS

call for action toward solving Atlanta's housing problem, M. B. Satterfield, AHA executive director, demonstrated in a talk to our January 19 meeting. He first pointed out that the November 15, 1966 housing conference disclosed that 16,800 families would be displaced in five years and that Mayor Allen had set a goal of 9,800 housing units for a two year crash program. This breaks down into 2940 private units, 1274 of 221D3 units and therest or 57 percent, 5586 public housing units. This total is in addition to the 3874 units now in operation, but included the 1140 units now presently under development. These embrace the 650 units under construction in the McDaniel Street area, 140 adjacent to Perry Homes and 350 in Thomasville. The McDaniel Street program calls for 248 units to be ready in 12 months, 154 units for the elderly in 17 months, the rest in 22 months. Our speaker said bids for the 140 units adjacent to Perry Homes would be advertised for in a matter of days and that they should be finished in some 18 months. He explained that these units would be designed to meet the demand for large families, all having 3 or more bedrooms. The 350 Thomasville units are awaiting final plans from the architects. These also will include some units for the elderly.

The Atlanta Housing Authority has responded quickly and effectively to Mayor Allen's

NEW "TURN KEY" PLAN TO BE USED
IN 1,500 UNITS UNDER RESERVATION

additional units - 1,200 for construction, 300 for lease, Mr. Satterfield said. Major emphasis will be placed on utilization of the new "turn key" program under which a developer builds the units and then sells them to the Housing Authority, he explained. One site for such development on Harwell Road has been approved. Another site on Hollywood Road is being studied for 250 units. Still another is a ten acre tract near the present Bowen Homes which could accommodate 125 units. Mr. Satterfield also expressed hope that 375 units will go into the Bedford-Pine project now in planning stage. Sites already approved or being surveyed will use up the present reservations. The city has requested a reservation for 3,000 more units. Said he: "The present difficulty in making use of the "turn key" plan is uncertainty about the cost of land. We have asked that the federal rules be amended to permit acceleration of appraisals." Mr. Satterfield also told our committee that the Authority is getting started on leasing units for use as public housing. The first project includes 65 units in East Atlanta which are being made available as vacancies occur. On the day of our meeting, the Authority signed for 48 adjacent units and is hopeful that 36 more will soon be available. Mr. Satterfield further reported that 31 units in Vanira Street, near Capitol Avenue, had been converted into large units and that another 27 units had been brought up to standard. He added that he hoped this will set a standard for leasing more units in the area. Turning to the 221D3 program, he showed that this can be employed anywhere in the city. He pointed out that interest has been shown in Rockdale advertisements but that progress has been slow. As sites for 221D3, he said that the University Center project could handle 208 units and about 150 units could go in a section of the Rawson-Washington project.

In addition to these units now under development, reservation has been made for 1,500

NEED MUCH MORE PRIVATE INTEREST
TO MEET CITY GOAL, JONES REPORTS

private investors, but still far too little to meet the 1967 goal. Col. Malcolm H. Jones, supervisor of inspection services now on loan to the Housing Resources Committee, told our January 19 meeting. Said Col. Jones: "Some investors are looking, some have taken options and some are acquiring property, but not nearly enough to meet the city's requirements. It looks as though we'll get about one-third the number of units we need this year. Next year we should be close to reaching the goal of 4,900 units."

So far some interest in providing low rental private housing is being shown by

PROMPT PAVING OF SIDEWALK PROMISED,
BEDFORD-PINE CITIZENS MEET INFORMED

action to surface torn-up sidewalks on Boulevard was promised to Chairman Sommerville, Director Howland informed a mass meeting of Bedford-Pine citizens at Mt. Zion Second Baptist Church January 23. He read a letter from Chairman Sommerville to Herbert Waldrip, Bedford-Pine associate committee chairman, in which it was explained that Mr. Weir had given assurance that laying of temporary asphalt paving would begin January 27. The sidewalks had been removed to install new water mains. Mr. Howland also reported that Chairman Sommerville and he had inspected the area earlier that day and had found that gravel had been spread over the soft spots to furnish better footing until paving could be laid. Main speakers at this latest meeting of Bedford-Pine project area citizens were Lester H. Persells, redevelopment director, Howard Openshaw, chief planner, and David McNair, project director, all from the Atlanta Housing Authority, and Ernest Hicks and the Rev. John D. Grier, Jr., representing the neighborhood committee.

Following a conference with Paul Weir, city water department general manager, prompt

CITY PICKS 3,000 ACRE "DEMONSTRATION TARGET", Atlanta is making every effort
WILL APPLY FOR PLANNING FUNDS MARCH 1

new "Model cities" federal program, Mayor Allen told a meeting of city officials, representatives of federal and county social services and other interested agencies January 24. Our committee was represented by Chairman Sommerville and Director Howland. As explained by Mayor Allen and City Planning Engineer Collier Gladin, the city has chosen as a "demonstration target" an area embracing some 3,000 acres in southeast Atlanta. Now under way are surveys to provide specifics for the city application for federal planning funds. Also efforts are being made to involve the residents of the area in planning. Target date for submitting the city's application to regional and Washington HUD offices is March 1. The area proposed to be redeveloped is bounded on the north by I-20, on the west by Lee Street, on the south by the A & W P railroad and on the east by the belt line railroad. This area could set standards for the entire city, Mayor Allen emphasized. A final figure of \$100,000,000 would not be beyond reason, Mr. Gladin explained, adding that no firm estimates of any costs were available.

to be among the first to be chosen as participants in the

On the following day, Chairman Sommerville and Director Howland attended a southeastern regional conference at which H. Ralph Taylor, HUD assistant secretary for Demonstrations and Inter-governmental Relations, outlined the aims of the new program and discussed details in a Q & A session. Mr. Taylor made the point that applications for first fiscal year planning funds would not be cut off before May 1 and that applications would not be considered simply on a first come, first served basis. Earl H. Metzger, Jr., former AHA redevelopment director, will be in charge of the new program for HUD's southeastern region.

FDR'S DAUGHTER LAUDS 'CHUCK' PALMER

rise public housing for the elderly, Mrs. Anna Roosevelt Halsted, FDR's daughter, paid high tribute to our committee member Charles F. Palmer for his effective trail blazing in slum clearance. Speaking only a few hundred yards from where Techwood Homes, the nation's first public housing project was dedicated by her father Nov. 29, 1935, Mrs. Halsted said, "I have always felt that my parents were a part of Techwood and had a deep interest in Mr. Palmer's concern over slum clearance."

Speaking at the dedication of the Palmer House, new high