

CITY OF ATLANTA



February 11, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

MEMORANDUM

TO: Mr. Dan E. Sweat, Jr.
Director of Governmental Liaison

Action on rezoning petitions recently, such as Sewell Road, Kimberly Road, Brownlee Road and Brownstown Road (still pending) for low-income housing projects has been most discouraging, but is understandable.

This has convinced me that we are not going to get needed sites approved in the foreseeable future unless we resort to different procedures.

Also, I am convinced that it is not good for the City to repeatedly create such extensive hostility in substantial residential neighborhoods by continuing to attempt rezoning of areas for apartments when the cards are clearly stacked to loose. There must be more practical methods that could be employed, I suggest:

1. Utilization of existing slum areas, through NDP, for new developments of low-income housing, particularly Public Housing. This would create little or no opposition from residential neighborhoods, or otherwise, except perhaps the Planners, who consistently oppose legalizing housing in many such areas thru changes in actual or planned zoning. I refer specifically to portions of Lightning, Huff Road, a substantial area off old Marietta Road in the vicinity of Spring Avenue, Plunkettown and others. We must be practical and adjust some previous theoretical concepts to meet the exigencies of the actual situations in which we currently find ourselves.

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2. Utilization of certain City-owned properties, not now being profitably utilized, such as portions of Lakewood Park property, Federal Prison Farm and certain other smaller, but suitable tracts within the City. There are several not now being profitably utilized.
3. Adoption of an all out campaign to encourage and persuade County Commissioners in adjoining unincorporated areas to agree to construction and support of Public Housing and or other low-income housing projects within their respective jurisdictions, close to Atlanta.
4. Obtain authentic statistical data as to
(a) How long occupants of Public Housing have resided within the City Limits of Atlanta;
(b) Where they came from to Atlanta; (c) Why did they come to Atlanta; (d) How long have they been in Public Housing?
5. Selection by the Planning Department of ample areas for Public Housing and provide for appropriate zoning thereof, in connection with a City-wide re-analysis of Zoning. Since we have 9 classifications of Residential zoning, which definitely stratify construction economically; and 5 classifications of Commercial, I can see no logical reason why we should not further stratify Apartment Zoning and perhaps have a special category for Public Housing.

As I see it, the above steps are essential to successful pursuit of the low-income housing program in Atlanta. I would welcome your opinion on the above and or other ideas for practical solution of the dilemma.

Sincerely,



Malcolm D. Jones
Housing Coordinator

MDJ/mc

cc: Mayor Ivan Allen, Jr.
Mr. Cecil A. Alexander