

HOUSING RESOURCES COMMITTEE

ROOM 1204, CITY HALL

June 26, 1968

**Mr. Collier B. Gladin
Planning Director
City Hall
Atlanta, Georgia 30303**

Dear Collier:

Thank you for your letter of June 24, 1968, enclosing and requesting comment on your Staff Paper on Housing, May 1968.

The build up is good and background statistics well documented. As your paper indicates, there is still a need for the number of units established as our goal, 16,800 within a five year period, and in fact more.

Progress has been difficult but positive. There has recently developed a tremendous ground swell of support for the program, as evidenced by support on a broad basis for the "package zoning" proposal. To slacken the program now would most likely be disastrous.

At the rate we are now moving, there is good likelihood that the goal of 16,800 units can be obtained by the end of the five year period (December 1971), if we include units Under Construction and In Planning, although it is not likely that all of the units will be ready for occupancy by that time.

I would be among the first to agree that the relationship between displacement and housing development should be compatible. However, this can be obtained by speeding up planned development such as NASH-BANS, Plunkettown, Summerhill and East Atlanta, which are already long overdue, just as well as by cutting back on the housing development program on which we are now embarked.

I am thoroughly convinced that to obtain the greatest success, the low-income housing program needs to be planned in advance as to specific site locations, number and type of units to be developed and priorities established toward which Community Facilities, such as schools, recreational areas, sewer and storm drainage are planned

June 26, 1968

by the responsible Departments for development simultaneous with development of the low and medium income housing units on such sites.

Also it becomes increasingly apparent that our efforts for development of low-income housing must soon be extended into the neighboring unincorporated areas and support and cooperation of the County Commissioners in such areas actively sought and actually solicited.

The land bank idea is definitely appropriate for pursuit by the recently established Non-profit Housing Development Corporation, sponsored by the Housing Resources Committee. However, such corporation should have a broad scope of operation and not limited, as suggested, to "the primary responsibility", of operation and management of the "land bank". By banking land, however, it could serve as a throttle influencing the rate of development of low-income housing.

It does not appear necessary or appropriate for the Non-profit Housing Development Corporation to be supported by private donations, but rather by loans instead, at relatively low interest rates, from local business firms and private citizens, to be repaid, with interest, as and when the corporation is in position to do so. Neither do I consider it appropriate for such corporation to be given taxing authority or eminent domain powers, nor does it appear necessary or desirable for Housing Authority to intervene on behalf of the Non-profit Development in use of its powers of eminent domain.

Concur fully in the need for and utilization of a strong over-crowding ordinance. Atlanta presumably already has one incorporated in the provisions of the Housing Code. Strict interpretation and rigid enforcement however are essential to success of such an ordinance.

The resident eligibility requirement of the Housing Authority for Public Housing has recently been extended from 6 to 12 months, upon recommendation of the Housing Resources Committee. Close supervision however is essential if it is to produce the effect intended.

I heartily agree that stronger provisions in the Housing Code for tenant responsibility and strict enforcement of such provisions by the City is a must, if our existing stock of standard rental dwelling units is to be maintained.

Mr. Collier Gladin

Page 3

June 26, 1968

Effective registration of residents, particularly new comers, and verification of their legitimacy for school purposes should be helpful in many ways, in addition to limiting the illegal school population.

The City's housing relocation service, now vested in the Housing Authority, should insure that full advantage is taken of all available housing resources, to include all projects developed under Federal assisted low and medium income housing programs, as well as low-cost Conventional financed housing. It is not clear that this has been done in the past, to the fullest extent.

I am glad to have had the opportunity to review your Staff Paper on Housing and hope that the above comments may be helpful in developing, thinking and policy pertaining to the low-income housing program.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mac