

RODNEY M. COOK, C.L.U.
1967 Qualifying Member of Million Dollar Round Table

THE MATTINGLY AGENCY
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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

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CC: Members of the Board of AHA