

HOUSING RESOURCES COMMITTEE

May 31, 1967

White Paper

Mission:

The Housing Resources Committee is charged with:

- (a) Promoting low cost housing and facilitating its construction in Atlanta on an accelerated basis.
- (b) Bringing together the various interests needed to produce low cost housing.
- (c) Insuring that the human factors in housing are given full play.
- (d) Informing the public of the housing problem in Atlanta.

Goals:

The City's goals in the low cost housing new construction program, based on findings of the recently completed CIP study and as announced by the Mayor in Housing Conference on November 15, 1966 are:

9,800 units during calendar years 1967 and 1968.

2,333 units each year during the next succeeding 3 year period.

16,800 units total by end of 1971.

Accomplishments to Date:

72 separate projects have been proposed, totaling 15,391 units in the following categories:

Firm	4,286 units
Probable	<u>2,578</u> units
Total*	7,264 units In Sight
Under Consideration	4,464
Doubtful	<u>3,663</u>

Total Proposed 15,391 of which 6,149 units, previously considered likely, are currently in jeopardy due to objections from various sources as to locations.

*Includes 1,140 units of Public Housing + 144 units leased for Public Housing.

Major Problems:

(a) See "Problem Areas" attached dated April 20, 1967, revised.

(b) Also see attached:

1. Memorandums dated April 25, 1967 and May 24, 1967 pertaining to amount of land in the City appropriately zoned for construction of low cost housing; and,
2. "Statement of Necessity" undated, extracted from a typical recently proposed zoning application.

3. Letter to the Mayor from HUD, dated May 5, 1967, attached.

4. Two news clippings dated May 8 and 9, respectively.

Discussion:

The above factual data and attached papers clearly illustrate where the difficulties lie and suggest some obvious indicated solutions.

The program cannot be successfully carried out, unless these problems are resolved. In the initial Housing Conference last November the City called on private enterprise to assist in a large measure in this program. While initial efforts have succeeded in producing the 7, 264 units in sight listed above, there is little reason to assume an optimistic attitude toward future efforts. At this time combinations of Federal policies, zoning problems, land costs, code requirements and general uncertainty pertaining to the program have severely curtailed future prospects. Many developers and builders who have attempted to participate in the program are confronted with insurmountable obstacles and are withdrawing.

Several developers are holding up on submitting zoning petitions because of the discouragement as to favorable action.

In order for the Housing Resources Committee to perform its assigned mission, these problems should be placed before the elected city officials and the public. For example:

(a) Zoning throughout the City is now being analyzed to insure that the current needs of the entire city are being met.

(b) Citizens should be encouraged to realize and accept the fact that in a large and rapidly growing city, such as Atlanta, single family houses cannot be made available for all citizens and that many must of necessity reside in multi-family housing units (either rental or co-op.)

(c) In zoning matters, pertaining to an overall community problem, Aldermen should act on needs of the City as a whole, as opposed to local neighborhood pressures.

(d) Provisions for decent and adequate housing is the number one priority for the City and is a necessary prerequisite for solving many other problems.

(e) Compliance with HUD's announced policy of discouraging public housing in areas of racial concentration has severely limited the availability of sites.

(f) Land in adequate quantities, and at prices which make low cost housing economically feasible, are apparently not available in all segments of the City.

(g) More local churches and civic groups should be encouraged to assist the program as non-profit sponsors.

(h) An over-all non-profit housing fund should be created to promote all phases of the program.

Recommended Action:

- (a) Submission by the HRC to the Mayor and Board of Aldermen a brief written report on current status of the low cost housing program.
- (b) The Housing Resources Committee to actively support re-zoning petitions which are reasonable and in interest of furthering the housing program.
- (c) Conduct promptly a hard-hitting Public Information campaign informing the public of the current difficulties encountered and offering concrete positive suggestions for their solution.

Encls: As listed