

*Mr. Sweet*



## CITY OF INDIANAPOLIS

RICHARD G. LUGAR, MAYOR

November 13, 1968

Colonel Malcolm Jones  
Housing Coordinator  
Office of the Mayor  
Atlanta, Georgia

Dear Colonel Jones:

I certainly want to thank you for taking so much time out of your schedule to be with our delegation from Indianapolis last week. Our treatment was certainly first-class and we enjoyed southern hospitality at its finest.

All citizens of Atlanta can certainly be proud of your city. Everyone seemed to think that Atlanta was the finest and they were proud to be citizens of Atlanta. It seems to me that this is half the battle--getting your own citizens enthusiastic about their hometown.

Our trip was very beneficial. We learned much about your several county zoning program, your housing program and especially the Model Cities program. Dave Meeker and I both enjoyed very much talking with Mr. Johnson and Mr. Scott of the Model Cities staff.

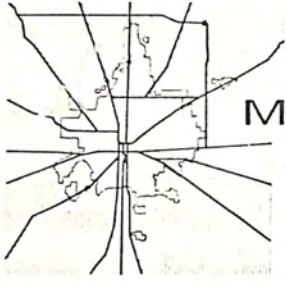
If there is ever anything that any of us from the official family of Indianapolis can do to reciprocate your hospitality, I hope that you will feel free to call upon us. We have several things in Indianapolis that we are equally proud of and would consider it an honor to be able to show them to you. Again, our deepest appreciation to all who made our visit so enjoyable.

Sincerely,

*Jim Morris*

James T. Morris  
Assistant to the Mayor

JTM:mep



METROPOLITAN PLANNING DEPARTMENT  
MARION COUNTY, INDIANA

2041 CITY-COUNTY BUILDING  
INDIANAPOLIS, INDIANA 46204  
PHONE: 633-3434

November 12, 1968

Colonel Malcolm Jones  
Housing Coordinator  
Office of the Mayor  
City Hall  
Atlanta, Georgia 30303

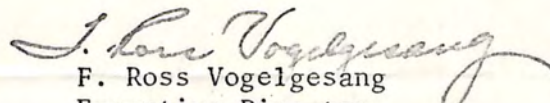
Dear Colonel Jones:

Thank you for a very enjoyable visit to the City of Atlanta.

The members of the Commission and I obtained a great deal of information from you which will assist us in our planning effort here in Indianapolis.

We extend our sincere appreciation for your warm hospitality.

Yours truly,

  
F. Ross Vogelgesang  
Executive Director

FRV/jm

## MINUTES

### Housing Resources Executive Committee and Low-Income Housing Coordinating Group Meeting

November 12, 1968

The regular monthly meeting of the Housing Resources Executive Committee and the Low-income Housing Coordinating Group was held at 10:00 a.m., Tuesday, November 12, 1968, as a joint meeting with the Model Cities Executive Board.

Invitational notices, list of those invited, with attendance indicated, and other related documents are attached to the file copy of these minutes only.

Mayor Allen opened the meeting by greeting the Housing Resources Committee, related Department Heads and Technical Advisory Committee.

Mr. J. C. Johnson, Model Cities Director, referred to the comments from HUD on the Administrative Report of the previous session and distributed copies to his Executive Board members. Mr. Johnson stated that the following are the three administrative sub-committees of the Model Cities: 1. Physical Planners, 2. Social Planners, and 3. Financial and Community Affairs.

He also talked about the unemployment for the City as a whole as compared with the Model Cities area and pointed out that the unemployment rate for the City is 3-5% and in the Model Cities area the unemployment rate is about 15%.

Mr. Johnson then passed out to members of the Executive Board and explained copies of the Funding Analysis for the 1969 Implementation Year, composed of the following Program Components: (A copy of which, with breakdown and detailed explanation, is attached to the file copy of these minutes.)

1. Employment	\$ 3,389,323
2. Education	3,282,750
3. Community Affairs	345,100
4. Public Transportation	
a. Experimental Bus Route & other Transportation	266,000
b. Street and Sidewalk Improvements	684,000
5. Housing	
a. IDF	10,000,000
b. Other Housing Programs	600,000
6. Crime and Delinquency	1,590,591
7. Recreation	603,200
8. Health	3,818,345
9. Satisfactory Community Environment	
a. Water	248,199
b. Sewer	422,940

10. Social Services	2,202,283
11. Economic Development	210,000
12. Evaluation	200,000
13. Administrative Budget	503,953

The total proposed funding of \$28,393,684, consists of Supplemental, City and Other funds.

After consideration and discussion of various elements by Model Cities Executive Board members, motion was made, seconded, and carried that the Draft of the proposed Funding Analysis be accepted and forwarded to HUD for consideration.

After consideration of several other relatively minor matters, the Model Cities Executive Board was then adjourned by the Chairman and the Housing Resources Committee moved to Committee Room 4 for continuation of its meeting and was shown a film, "Cora Street", produced by ACTION-Housing, Inc. of Pittsburgh, Pennsylvania.

The film featured dilapidation of dwellings and the practicability of rehabilitation. It was typical of the many housing problems faced by most cities throughout the Nation and which we have in Atlanta.

A Group of Business, Civic and Religious men in Pittsburgh formed a Nonprofit organization, started and performed rehabilitation of 20 badly dilapidated units in one block of apartments on Cora Street in Pittsburgh. The plumbing, lighting, heating, floors, walls and ceilings were much below standard and had to be completely redone. The dilapidated units cost \$4,000 each; \$6,000 was spent on rehabilitation; and when completed the units were rented for \$89.00 per month, plus electricity, thus proving that rehabilitation is feasible and well worth doing, since it is virtually impossible to replace with new units, all of the dilapidated dwelling units in America.

Mr. Jones then introduced Mr. Jim Wright, Physical Planning Coordinator, Model Cities, who explained the Land Use Plan for the Model Cities area.

The 5 year plan for the Model Cities area involves concentration on improvements by yearly increments in the low, medium and high density areas. The main approach is to maintain the current neighborhoods and provide overall improved services for the neighborhoods.

Mr. Wright said that there are now about 10,000 dwelling units in the Model Cities area, but when completed there should be approximately 13,000 units.

Mr. Wright stated that in the Model Cities area, approximately 2/3 of the families have incomes of about \$3,300 or below, which will require considerable Public Housing.

Mr. Persells advised that Public Housing rentals are roughly 20% of the families' income.

Mr. Wright then explained the Housing Plan for the first year. There are proposed three rehabilitation areas (126A) and 13 clearance areas, including 5 major and 8 small (38A).

The first year's program (1969) of the Model Cities area calls for clearance of 456 structures, relocation of 531 families and rehabilitation of 403 dwelling units.

A map of the Model Cities area showing clearance and rehabilitation sites for the 1969 program is available in the Housing Resources Committee office.

Under present allocation of land for temporary housing sites there will be land available for 200-225 units, for which construction should get well under way during 1969.

New construction contemplated for the first year is 476 dwelling units.

The meeting was adjourned at 12:45 p.m.

Respectfully submitted,



Malcolm D. Jones  
Housing Coordinator

mc

Encl: As stated (with file copy)

November 18, 1968

**MEMORANDUM**

**TO: Mayor Ivan Allen, Jr.**

These are the units we saw in Chicago on November 13.

Our group included Red Wise, Wylie Mitchell and Mr. Koplou, young engineer of the Building Department, Collier Gladin, Howard Oppenshaw, J. C. Johnson, Alderman Cotsakis, Robert C. Watkins of the Greater Atlanta Housing Development Corporation, Mr. James L. Meyerholtz, Vice-President, Trust Company of Georgia, George Kennedy and Denver Gray of the Chamber of Commerce, E. R. Williams of HUD and Alex Coffin of the Constitution. I believe the entire group was favorably impressed.

The manufacturer contracted with a local nonprofit housing corporation (Chicago Dwelling Association) to do the site planning, landscaping, installation of walks, patios, parking, play area and street lighting (all of which was extremely well done), in addition to delivery and installation of the units ready to move in; all for a fixed price per unit. (In this instance, \$14,500; does not include land valued at \$2,500 per unit.)

The nonprofit corporation then takes applications and sells the units under a 38-year FHA insured mortgage to individuals applicants.

The development which we saw at 50th and Blackstone (eight, 4 bedroom units) was erected in one day and the first family moved in the same night.

Similar development and procedure can take place in Atlanta now.

I recommend a demonstration project of this general type of 6-12 units be undertaken promptly in the Model Cities area with the Greater Atlanta Housing Development Corporation, serving in similar capacity as the Chicago Dwelling Association is serving for such projects in Chicago.

Respectfully,

Malcolm D. Jones  
Housing Coordinator

Encls: Brochures (with original only)

cc: Mr. Cecil A. Alexander  
Mr. Dan E. Sweat, Jr.

# NATIONAL HOMES CORPORATION

LAFAYETTE, INDIANA

JAMES R. PRICE  
Chairman of the Board  
and  
Chief Executive Officer

November 5, 1968

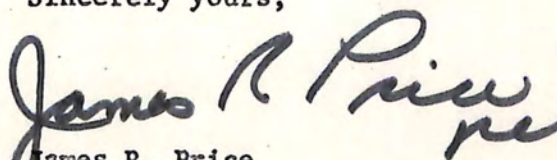
Dan E. Sweat  
City Hall  
68 Mitchell Street  
Atlanta, Georgia

Dear Mr. Sweat:

Enclosed is the agenda which I propose to follow on Wednesday, November 13, 1968, if you accept my invitation to view our Chicago project, inspect our new plant in Lafayette and see the latest manufacturing methods and materials that produce our new Town House Parks.

I am looking forward to seeing you on the 13th and promise you a rewarding trip.

Sincerely yours,

  
James R. Price

JRP/pe

Enclosure



NATION'S LARGEST PRODUCERS OF QUALITY HOMES

## A G E N D A

November 13, 1968

Leave Atlanta Municipal Airport Southern Airways - Hanger #1	9:00
Arrive Purdue Airport, Lafayette, Indiana	10:30
Board Chartered Bus	10:30
Tour Town House Parks Manufacturing Plant and Inspect Model Homes	11:00
Lunch, Lafayette Country Club	1:00
Presentation by James R. Price	2:15 - 2:45
Leave Purdue Airport for Chicago Midway	3:00
Arrive Chicago Midway and Board Chartered Bus	3:30
Inspect 50th & Blackstone, Chicago, Illinois	4:00
Leave Chicago Midway for Atlanta, Georgia	5:00
Arrive Atlanta Municipal Airport	6:45



November 4, 1968

Mr. James R. Price  
Chairman of the Board  
National Homes Corporation  
Lafayette, Indiana

Dear Mr. Price:

Thank you for the invitation to participate in the tour of your facilities and the Chicago project.

Unfortunately, I have previously been scheduled to participate in a meeting in Savannah on that day and so will be unable to join you.

Malcolm Jones and others who will be along will fill me in on National Homes.

Good luck on your trip.

Sincerely yours,

Dan Sweat

DS:fy

NATIONAL HOMES CORPORATION  
LAFAYETTE, INDIANA

JAMES R. PRICE  
Chairman of the Board  
and  
Chief Executive Officer

October 31, 1968

Mr. Dan E. Sweat, Jr., Director of Governmental Liaison  
City Hall  
68 Mitchell Street SW  
Atlanta, Georgia 30303

Dear Mr. Sweat:

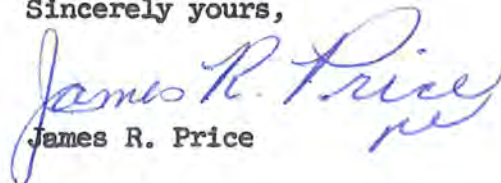
I cordially invite you to see our new Town House Parks concept to solve the urban housing crisis. National Homes Corporation has developed, and made an actuality, permanent houses of quality construction to solve the urban housing crisis.

The first large group of these totally manufactured homes were erected at 50th & Blackstone in Chicago, Illinois, this past August. I know this new, successfully-proven idea will be invaluable to your considerations of a solution to your local housing problems. So, I would be pleased to have you come, along with thirty-five other Atlanta officials and businessmen, on Wednesday, November 13, 1968 to view our Chicago project, to inspect our new plant in Lafayette, Indiana, and to see the latest manufacturing methods and materials that produce this remarkable housing. Incidentally, our Thomson, Georgia, plant is being modified and equipped to produce living units for Town House Parks. Also, we plan an entirely new manufacturing facility in Georgia.

Our chartered flight will leave the Atlanta Airport at 9:00 o'clock a.m., and we are scheduled to return approximately 6:00 o'clock p.m. A detailed itinerary, for which all accommodations will be provided, will go forward to you within a few days, but please reserve November 13th on your calendar.

I know this fact finding mission will prove to be of immense value to all concerned with urban housing. We very much look forward to your participation.

Sincerely yours,

  
James R. Price

JRP/pe



NATION'S LARGEST PRODUCERS OF QUALITY HOMES

# 800 Families Profit By Leased Housing

## Private Enterprise Erects Low-Income HUD Apartments

By MARGARET HURST

A clean, modest one-bedroom brick apartment seems nearly palatial to a retired Atlanta couple who lived, until two years ago, in an area of the city where "the rats came out every morning to tell you hello."

The Leroy Hendersons are one of 800 low-income families in Atlanta who have found new homes through the Leased Housing program, a department of the Housing and Urban Development (HUD) program that allows private enterprise to build and lease housing to the Atlanta Housing Authority.

Atlanta has the largest leasing program in the Southeast and has leased 1,030 units since the program began in 1965. Leased housing is rented to low income families and HUD pays the housing authority the difference between what the tenant can afford to pay for rent and the actual amount the authority pays to lease the unit from a private owner.

### LESS THAN THIRD

The Hendersons, for example, rent their apartment for \$23 a month. Before the housing authority leased the apartment complex, the same apartment rented for \$79 a month.

Atlanta's leased housing is scattered in eight locations over the city. The apartment complexes have plushy names like Suburban Court, LaVilla Apartments, Lakewood Village and Amanda Gardens and two of the complexes have swimming pools. The average rent is from \$30 to \$35 a month.

One of the advantages of leased housing, according to Morris Bryan, chief of the Leased Housing section in HUD's Atlanta office, is that the complexes don't have that "housing project look" and many tenants who wouldn't live in a project will live in the leased housing.

### IT'S "INSTANT"

The Leased Housing program is called "Instant Housing" because housing authorities can lease already existing housing—new or old—and move families right into the unit.

Atlanta needs more three, four and five-bedroom apartments, according to Ray Braswell, leased housing manager for the Atlanta Housing Authority, and the Leased Housing program can provide them. In one apartment complex, he said, the owners

spent over \$200,000 on renovations, which included combining two small apartments to make four- or five-bedroom units.

The advantage to the private owner, Braswell said, is that he is guaranteed 100 per cent whether the unit is occupied or not. Braswell said the authority does not move families out of apartments obtained under the Leased Housing program, but takes over the unit only after a family leaves.

### EVEN LOWER

Some families, he said, are allowed to stay in the apartments and rent at a lower rate if they are qualified to rent from the housing authority.

Under the Leased Housing program, local authorities can lease existing housing from private owners for one to 10 years. New housing is leased for five years with an option for the private owner to renew the lease every five years for an additional 10 years.

By letting private businesses build, own and lease the property, Bryan said, the program helps the cities (because the owners continue to pay property taxes), local lending institutions, the builders and the low income tenants.

Bryan said Atlanta and three other Georgia cities are receiving in excess of \$1 million a year under the Leased Housing program. Carrollton, Hinesville and Marietta already are participating in the program, he said, and East Point, Decatur and DeKalb County have gotten contracts within the last 60 days.

Many more Georgia cities are expected to go under contract within the next 30 to 90 days, Bryan said.

October 31, 1968

**MEMORANDUM**

**To: Mr. J. C. Johnson  
Director, Model Cities**

Pursuant to your request, I have discussed with your Physical Planning Coordinator his tentative concept of organization and functions of a Housing Center which he has proposed for establishment in the Model Cities area. As you requested, the following are my current thoughts there on:

The idea of decentralizing housing improvement operations (including all rehabilitation) and related activities for Model Cities, to a central location within the Model Cities area, thus removing the detailed administration from the City Hall and the Central Office of the Housing Authority, by making it more accessible to the people it will serve, is practical and I believe will be helpful to the overall effort.

However, such an activity should be kept in the realm of practicability and should include such operations and related services necessary to do an effective job and preform a useful service to the community and nothing more. Special effort should be made not to over staff or attempt to provide unnecessary services and imaginative functions which are more theoretical than practical and which would have only limited application in accomplishing overall effectiveness.

As I see it, essential activity should provide for the following:

- a. An operational base for Rehabilitation Inspectors (including Supervisory functions), both those of the City and the Housing Authority.
- b. Clerical assistance necessary to process inspection notices of deficiencies and required improvements.
- c. Technical assistance in preparing, filing and follow through on owner-occupant applications, where applicable, for Federal assistance in rehabilitation in the form of 3% direct Federal Loans and Federal Grants up to \$3,000 and the administrative handling of required bidding and award of rehabilitation contracts. (This function could, and probably should, be handled for the entire area by Housing Authority personnel operation from the Housing Center.)

October 31, 1968

Page 2

- d. Architectural advice and assistance.
- e. Counseling service to property owners; and
- f. Perhaps a person to maintain close liaison with the local builders, developers and repair firms.

Of course, overall responsibility and supervision for operation of the Center should be assigned to one qualified individual (I would suggest a member of the Housing Code Division of the Building Department of the City).

Also, I feel very strongly that one set of rehabilitation standards only for the entire Model Cities should be established for execution by both the Housing Authority and the City; and that initial notices to property owners to rehabilitate their dwellings to meet required standards should be issued in the name of the City of Atlanta, regardless of who or under whose jurisdiction the actual processing and execution is accomplished. This is to provide the legal requirements necessary to invoke the Police Powers of the City, if necessary, at a later date to insure compliance. This will avoid encountering extensive time delays and costly repetition of efforts in processing rehabilitation notices originally issued by the Housing Authority Inspectors, but which may eventually have to be turned over to the City to enforce in order to obtain compliance.

As for new housing developments, as well as Commercial and Industrial developments, the contracts and essential coordination between property owners, builders, developers and the staff will most likely be handled through the principal Model Cities' staff members and or the Housing Authority central office and which conceivable would have little application to the Housing Center.

Sincerely,

Malcolm D. Jones  
Housing Coordinator

MDJ/mc

cc: Mr. Dan E. Sweat, Jr. ✓

Encl: Proposal by Urban East, Housing Consultants,  
for structural organization and functions of a Housing Center.

# URBAN EAST

Housing Consultants

James S. Robinson, president

900 Peachtree Street  
Atlanta, Georgia 30309  
Phone 404 875-0781

October 17, 1968

Mr. James L. Wright, Jr., Director  
Physical Planning  
Model Cities  
673 Capitol Avenue, S. W.  
Atlanta, Georgia 30310

Dear Jim:

In accordance with our recent meeting I hope that the information below will further elaborate on my estimations of the functions of an "experimental housing center" in the Model Cities area.

First, I feel that the center should be closely identified with the people and housing problems of the model cities area. Furthermore, its program components and policies should be reflections of the problems as the citizens see them, and thus interpreted into a realistic plan of action by competent professionals. Secondly, I would suggest that you explore the possibility of rehabilitating a residential structure within the Model Cities area to house (office) the program staff. This would give a visual symbol of what can be done with some of the huge old structures and in addition would bring the staff closer to the housing problems of the area. I am sure that there are other advantages to such a move.

Thirdly, in terms of program components, I suggest for consideration the following organizational arrangement for the center:

- ✓ 1. A Housing Policy Committee - to be selected by the residents of the area. Broad functions would include policy making, negotiating with public and private organizations and agencies for solutions to specific housing problems in the area. It would be composed of several subcommittees to deal directly with problems and issues, including relocation, real estate, zoning and building, health and fire hazards, renting and purchasing, codes enforcement, site selections, demolition, rehabilitation, and housing discrimination patterns. This group would decide on types of programs that would best serve the needs of the Model Cities area.
- ✓ 2. Housing Center Coordinator - administration and supervision of entire housing program and staff: staffs the Housing Policy Committee and assigns

appropriate staff to sub-committees, maintains liason with other housing-related agencies in the city, keeps abreast of and advises on all local and federal housing programs, attends neighborhood meetings, and reports directly to the Physical Planning Director on problems, progress, and specific needs in the area of housing. Encourages other local housing development corporations to provide assistance to Model Cities groups.

- ? 3. Information Specialist - Reports directly to the Housing Coordinator; compiles data, conducts research on housing and economic development programs in Atlanta and throughout the nation. Maintains up-to-date index on characteristics of all structures, sites, and plans in the Model Cities area. Maintains internal records of all activities related to the housing centers. Assembles and interprets information so that it can be understood by the residents. Conducts an ongoing public relations campaign. Designs training literature and programs in housing to be utilized by the residents. In conjunction with the Economic Development Specialist, he repeats the above function.
- ✓ 4. Housing Counselor - Reports directly to the Housing Coordinator, provides counseling services to the residents in relationship to legal problems, evictions, improvement loans and financing, purchasing and renting, budgeting, and any type of citizens complaints.
- X 5. Major and Minor Rehab Specialist - Reports directly to the Housing Coordinator. Advises home owners, tenants, and landlords on the extent of repair necessary for minimum code standards, provides free cost estimates, inspects buildings for fire and health hazards, conducts self-help housing repair classes. Should know generally the cost classifications of all building materials and real estate, and should have knowledge of code regulations.
- X 6. Community Organization Specialist - Reports directly to the Housing Coordinator. Investigates the nature of housing issues that concern the residents and organizes citizens' support to solve specific problems. Organizes tenant unions, housing cooperatives, and limited dividend -- and nonprofit housing corporations. Assists these groups in taking advantage of housing programs. Also organizes block groups where needed, and emphasized the importance of community awareness of conditions and ways to correct these conditions through mass organization and cooperation.

- X 7. Economic Development Specialist - Reports directly to the Housing Coordinator -- In conjunction with the Information Specialist develops programs for economic rehabilitation of selected commercial areas. Designs his approach to insure community controlled and operated commercial outlets, and local entrepreneurship, persuades local colleges and universities to conduct training programs for residents interested in small business management, etc. Keeps abreast with small business financing, and improvement loans. In conjunction with the community organization specialist organizes business cooperatives and development corporations of a profit nature.

ESTIMATED ANNUAL COST

Rehabilitation of Center	(Fixed)	\$ 4,000
Housing Coordinator		12,000
Information Specialist		8,000
Economic Development Specialist		8,000
Housing Counselor		7,500
Rehab. Specialist		6,500
Community Organization Specialist		7,500
Supplies		2,000
Utilities and Maintenance		4,000
Furniture and Office Equipment	(Fixed)	4,000
One Administrative Secretary		4,000
Two Program Secretaries		3,500
Travel		2,000
		<hr/>
		\$73,000 ?

As you may gather, I have endeavored to make my comments as comprehensive as possible. Needless to say, what I have proposed will require a great deal of re-thinking. However I do think that this proposal embodies some of the essential ingredients of a good housing and community development program.

If I can be of further assistance to you, please feel free to contact me.

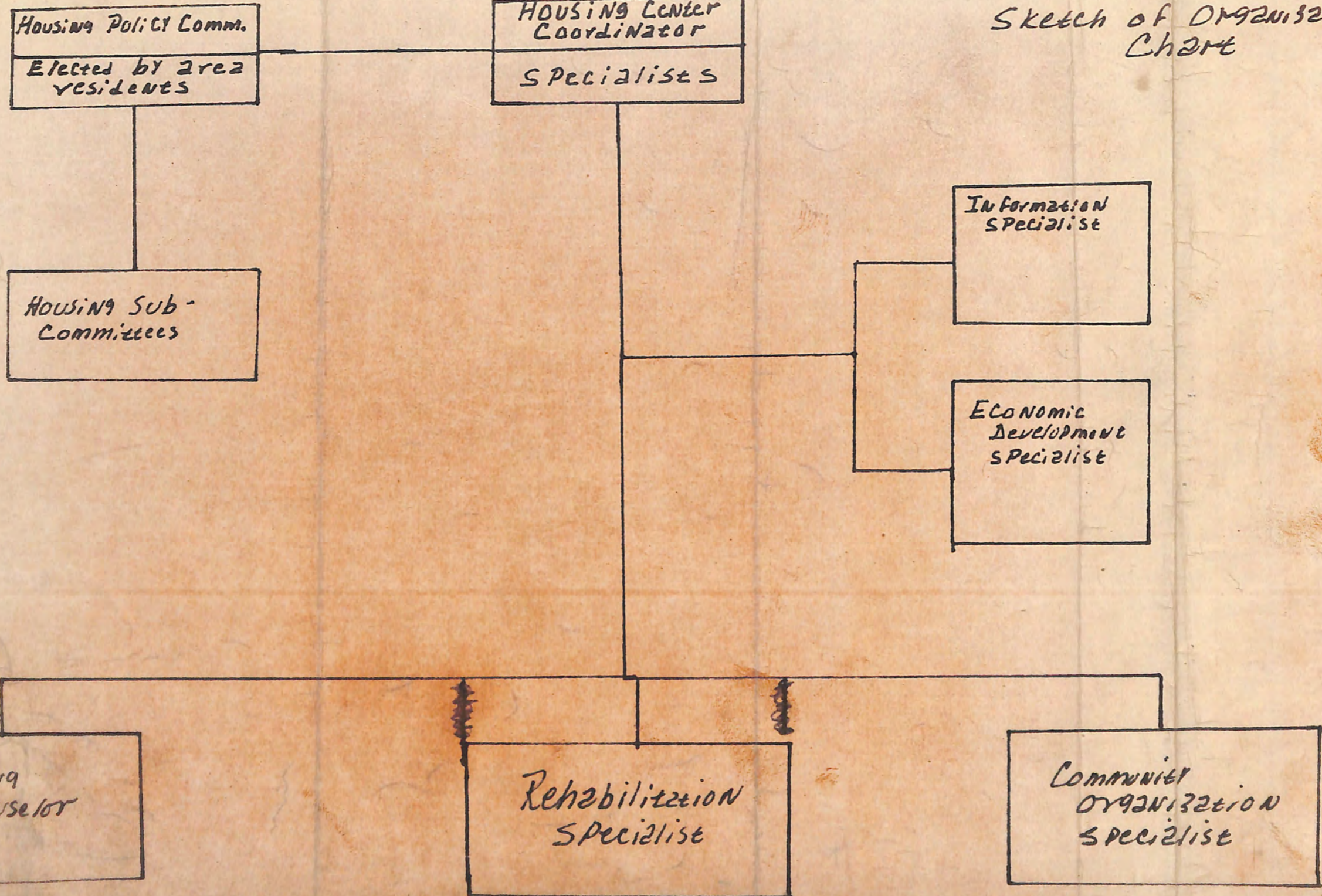
Very truly yours,



Carl Ware  
Vice President



Sketch of Organization Chart



M. National Housing Partnerships

The 1968 Act authorized the creation of a National Housing Corporation, and a system of national housing partnerships, to meet the national need for low- and moderate-income housing.

The Act provides for the formation of a national consortium of major industrial and financial companies to build low- and moderate-income housing, the capital for the consortium being subscribed by these companies. Although the housing industry is one of the largest in the nation, there is no single existing entity which accounts for more than one-third of one percent of the market, and few firms carry on activities of a national scale. The proposed consortium is envisioned as a dynamic input for lower-income housing that is now lacking.

The consortium would be organized as a limited partnership, and the Corporation would serve as the general partner of the limited partnership. Larger investors in the consortium might invest, for example, ten percent of their commitment in shares of the corporation and agree to provide the balance as direct partners' investments in the limited partnership.

Large corporations would thereby involve themselves in meeting the need for more low- and moderate-income housing by investing in the consortium rather than actively using their personnel to produce the housing.

The Congressionally chartered corporation, along with its shareholders, will enter into a real estate limited partnership that would participate with local partners in the building of housing units with subsidies under federal housing programs. The partnership may provide up to 25 percent of the initial equity investment unless the Corporation determined that more was needed because the necessary investment is not readily obtainable from other responsible investors residing or doing business in the local community.

The financial feasibility of this proposal is based upon existing real estate practice and tax law. Most multi-family housing projects, including low- and moderate-income projects eligible for federal assistance of various kinds, realize little or no net cash return from operations during the project's life. However, the owners of any project are entitled to take depreciation deductions on the full cost of the building. Moreover, under existing tax law, depreciation may be taken in various accelerated forms, so that substantial amounts are deductible in early years of the project's life. These depreciation deductions plus other deductions result in substantial book losses for the first ten years or longer.

Under existing tax laws, project owners may use these book losses to offset other income in computing annual taxes. For

{ this reason, many project owners are willing to make investments that result in book losses in the early years of the project, since these losses reduce the amount of tax currently payable on other income. Each dollar of book loss would reduce the sponsor's current taxes on other income by an amount varying from 50 cents for a corporation to as high as 70 cents for individuals. Accordingly, many housing projects today are directly owned either by corporations or by individuals }  
{ possessing other income. The Internal Revenue Code allows }  
{ partnerships to pass through such tax losses to the partners. }

The consortium is proposed to achieve the following purposes:

a. To attract new financial resources from major corporate enterprises to an instrument organized primarily for the production of housing for low- and moderate-income families;

b. To increase substantially the volume of production of such housing over levels presently attainable;

c. To attract and to develop managerial and professional talent able to work knowledgeably and sensitively with housing programs at all levels of government;

d. To use economies anticipated from large-scale production to introduce systematic innovations that will reduce costs and improve the design of low- and moderate-income housing;

e. To conduct applied research and provide technical assistance in connection with its activities.

The Corporation is thus intended to become a national "yardstick" for the application of systematic but sensitive techniques to materials fabrication and assembly, labor and contractor relationships, management and occupant relationships--the entire range of economic, social and aesthetic implications of subsidized housing.

The creation of the consortium opens up the possibility of locally organized, broadly based profit motivated development groups receiving technical assistance (architectural and legal service) and financial investment from this national source.

## HOUSING RESOURCES COMMITTEE

*Mr. Sweet*

October 3, 1968

PROJECT DATAWheat Street Gardens - 221 d (3) - N-P Spon. - Wheat Street Baptist Church  
NP & RS#1 280 units - all 2 Br. \$74.00 up Water Furnished  
\$71.00 down

(Completed before current program started)

#2 84 units - 48 1 Br. \$79.00  
36 3 Br. \$98.00

Cost \$10,912/U (FHA Com.)

#3 108 units 3 Br. \$140.00 (RS \$80.00/mo.)  
6% interest

Cost \$12,500/U (FHA Com.)

Friendship Center 221 d (3) N-P - N-P Spon. - Friendship Baptist Church

34 1 Br. \$87.50 Developer - Celotex Corp.  
208 units 95 2 Br. \$101.00 Builder - Rogers Const. Co.  
(16 U/A) 30 3 Br. \$115.00  
49 T.H. \$107.00Central Air Conditioning  
Utilities Furnished  
Stove & Refrigerator Furnished  
Cost \$10,812/U (FHA Com.)College Plaza 221 d (3) LD Builder- Randen Construction Co.  
96 units 96 Units all 2 Br. \$75.95 Water FurnishedStove and Refrigerator Furnished  
Permit for Const. Cost \$8,255/U

Allen Temple 221 d (3) N-P N-P Spon. - Allen Temple AME Church

#1 151 units 100 2 Br. \$62.00  
50 3 Br. \$79.00  
1 Manager's Apt.#2 222 units 142 2 Br. \$68.00  
80 3 Br. \$80.00#3 208 units 2 Br. \$88.50  
3 Br. \$99.50

Cost \$11,566/U (FHA Com.)

London Towne Houses 221 d (3) Co-op N-P Spon. - FCH, Inc.  
Builder-Diamond & Kaye200 units 8 1 Br. \$63.00  
#1 36 61 2 Br. \$69.00 Purchase Price  
#2 48 122 3 Br. \$84.00 (Incls. Tax, Insurance & Outside  
#3 48 9 4 Br. \$109.00 Maintenance)  
#4 686 Model Units to select from.  
Must sell before const. starts  
\$10.00 application fee  
\$135.00 Down Payment  
No. Closing Costs

Average Cost \$14,078/U (FHA Com.)

London Towne Houses (Cont.'d)

*Mortgage Interest	43%
*Real Estate Taxes	16%
Mortgage Principal	19%
Maintenance	12%
Reserve Funds	5%
Administration	5%
Landlord's profit	0%
	<u>100%</u>

\*tax deductible items

McDaniel Street - Public Housing

650 Units                    310 Completed 7-25-68  
                                  340 Under Construction

Built on Urban Renewal Land  
Average Cost approximately \$14,500/U

# CITY OF ATLANTA



October 4, 1968

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

Reference is made to your Memo of September 20 and Bill Wofford's letter of September 12 to Mayor Allen pertaining to difficulties encountered in Housing Code enforcement in the Cooper-Glenn area.

FHA has recently liberalized its policy by relaxing its requirements for mortgage insurance. This should help. A copy of the liberalized policy is attached.

The billion dollar commitment by the Insurance Industry to the President for purchase of mortgages in hard-core and previously uninsurable areas, should also assist somewhat in this field. However, insurance companies are still extremely reluctant to make the loans without FHA insured mortgages.

The Housing Act of 1968 has liberalized the requirements for direct 3% Federal Loans, under Section 312 of the Act, and has increased maximum Federal Grants, under Section 115, for rehabilitation from \$1,500 to \$3,000 for needy home owners. However, both the Federal Loans and Grants are still limited to certain areas; these are: Urban Renewal areas, Code Enforcement areas, Neighborhood Development Program areas, Section 117 areas (which require little acquisition), Certified areas (See sub-par. (B)(i), Section 509) and the so-called "Fair Plan" areas (See Section 1211 of the Act and sub-par. (C)(i), Section 509).

At present, it appears that the Cooper-Glenn area does not automatically qualify under any of the above indicated Sections of the Act; and if sufficient improvement is made in the area through rehabilitation, this could still possibly prevent subsequent qualification of the area for an Urban Renewal Project. This has been confirmed by a Federal official.

I have been advised by Mr. Phillip Johnson of the Rehabilitation Loans and Grants Branch of Renewal Assistance Administration of HUD, the mere fact that this or other areas are included in Atlanta's Model Cities area is insufficient within itself to enable property owners to qualify for assistance under the 1968 National Housing Act; that perhaps the simplest and quickest means of qualifying the



October 4, 1968

Page 2

the Cooper-Glenn area, as well as other similar areas, for direct Federal Loans and Grants would be through the filing and Federal approval of an application for a "Certified" area; and further, that in order to qualify for direct 3% Federal Loans and Rehabilitation Grants, the property involved must be residential and owner-occupied; definite boundaries must be established for the area; the area must be eligible for Urban Renewal within a three (3) year period; and the City must demonstrate its ability to meet its share of the Urban Renewal costs within that length of time; and the Federal authorization will be limited to a 1 year's duration. A owner-occupied residential structure may comprise 1-4 units; the Federal Loans and Grants are 100%. However, administration of applications and follow through, except in Urban Renewal areas, must be borne 100% by City funds; and the individual applications must be processed by a City designated LPA and filed with the Rehabilitation Loans and Grants Branch of the Renewal Assistance Administration of HUD at 645 Peachtree.

Even though the application for a Certified area may be approved by HUD, I have been informed that the Federal authorization for expenditures is still extremely limited and funds may not be available until additional funding by Congress.

The "Fair Plan" to which reference is made in sub-par. (C)(i), Section 509 and Section 1211 of the Act (See "Fair Plan", page 83, Public Law 90-448) requires the passage by the State of Fair Act legislation. To date, no State has passed such legislation and only one State is working on it. If and when the State passes the required Fair Act legislation, specific areas will not then have to qualify as "Certified" areas.

It thus appears that the liberalization of extending the direct 3% Federal Loans and increasing the Federal Grants to \$3,000 will not apply on a City wide basis (but will apply only within certain specified areas discussed above); that it can only be taken advantage of on a city wide basis when and after the State Fair Act has been enacted by the State Legislature.

All of the above has been derived from current interpretations of the Act by those in HUD who have attended special briefing conferences in Washington on provisions of the Act. It is still without interpreting administrative material.

To me, this all appears to boil down to this: Federal Assistance in the form of Direct Loans and Rehabilitation Grants to owner-occupants of residential properties can only be obtained in Urban Renewal areas, Code Enforcement areas, Neighborhood Development Program areas, Certified areas, Section 117 areas and Fair Plan areas, only one type of which currently exists in Atlanta i.e. Urban Renewal areas.

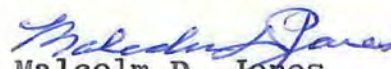
October 4, 1968

Page 3

Furthermore, it is also quite clear that Atlanta does not have enough time nor money to qualify all of its slum areas for Federal assistance; and that it is a fallacy to deliberately hold in suspense any area which is in need of substantial residential improvement, while hopefully waiting for extensive direct Federal assistance.

If we are to eliminate the slums and put every family in a decent, safe and sanitary dwelling, as the Mayor has indicated, in a 5-year period, or even within the next 10 years, in addition to such Federal Assistance as may become available in any of the various type Federal approved areas which may be designated, the following steps are necessary:

- A. The Housing Code and appropriate Sanitary Regulations will have to be rigorously enforced in all areas of the City (which are not definitely scheduled for acquisition within the next 1-2 years) against property owners who are able to pay (and also against tenants, as appropriate) for the necessary improvements. (As Bill Wofford's letter states, this is not being done now in all areas of the City.)
- B. The Zoning Ordinance should be amended to permit structural changes in Non-Conforming Use Residential property (if used for residential purposes) to meet full requirements of the Housing. (This would encourage improvement of residential properties, rather than perpetuating slum conditions. This was recently unsuccessfully recommended by the HRC.
- C. Churches and Non-Profit Organizations will have to financially assist those home owners who are not financially able to pay for the required improvements; and,
- D. In order to improve residential environment in many areas, the City should adopt a Commercial and Industrial Code.

  
Malcolm D. Jones  
Housing Coordinator

MDJ/mc

Encl: Copy, FHA MEMO on Relaxation of Mortgage Insurance Requirements.



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FEDERAL HOUSING ADMINISTRATION  
WASHINGTON, D. C. 20411

ASSISTANT SECRETARY-COMMISSIONER

August 2, 1968

68-8

TO: ALL APPROVED MORTGAGEES

SUBJECT: RELAXATION OF MORTGAGE INSURANCE REQUIREMENTS

We have just notified our insuring offices that FHA, with the Housing and Urban Development Act of 1968, now has a congressional mandate to allow every valuator in the agency to perform his function in determining value in many areas without the administrative limitations of "economic soundness" and "economic life." The new act eliminates any limitation upon FHA participation in inner city areas on account of neighborhood blight or the age of the properties.

FHA insurance programs are to be used everywhere, provided only that the individual property meets eligibility requirements which have been sufficiently broadened by the new act to limit rejection only to those instances where a property has so deteriorated or is subject to such hazards, noxious odors, grossly offensive sights or excessive noises that the physical improvements are endangered or the livability of the property or the health or safety of its occupants are seriously affected. A property will be deemed to be an acceptable risk when a market exists and the property is free of the above cited dangers.

FHA's mission is clear. It is to meet the housing needs of all people. We ask for the cooperation of all FHA approved mortgagees in the fulfillment of this mission. FHA mortgage insurance will adequately protect the mortgagee's investment, and the careful professional work of our valuers will further protect the mortgagee's and the Secretary's interests. With your help, we will effectively broaden the housing choices available to all of the public and lessen the blight upon certain properties and areas that the denial of financing benefits can impose.

Sincerely yours,

Philip N. Brownstein  
Assistant Secretary-Commissioner

# CITY OF ATLANTA



September 20, 1968

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

## MEMORANDUM

To: Col. Malcolm Jones

From: Dan Sweat 

The attached letter from Bill Wofford to Mayor Allen raises certain problem areas which you are well familiar with.

I believe, however, that certain provisions of the new Housing Act will allow us to overcome some of the problems with enforcing the code in areas which might become future urban renewal projects.

I believe the new Housing Act will allow us to go ahead with code enforcement without jeopardizing any urban renewal credits and will now also allow application of the loan and grant program.

Would you give me your thoughts along these lines?

DS:fy



# CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

800 CITY HALL

Atlanta, Georgia 30303

September 12, 1968



WILLIAM R. WOFFORD, P.E., R.A.  
INSPECTOR OF BUILDINGS  
ELMER H. MOON, E.E., P.E.  
ASST. INSPECTOR OF BUILDINGS

*To Don Sweet*

*L. New-OK }*

*[Signature]*

Honorable Ivan Allen, Jr.  
City of Atlanta Mayor  
Atlanta, Georgia

Dear Sir:

Re: Report Concerning Cooper-Glenn Area

The Building Department Housing Code Division is making every effort to eliminate hazardous and unsafe conditions in the above area by making inspections and notifying the owners of requirements necessary to make structures safe and sanitary or to demolish the building.

We have not insisted upon full compliance with the Housing Code in the above area inasmuch as most of the property is slated for acquisition and demolition under the Model Cities Program.

To date, the Department has sent out notices effecting one hundred and seventy-seven structures consisting of approximately four hundred living units. Forty-seven buildings have been complied by rehabilitation and thirty-five have been demolished. Thirteen owners have been in court and eighty-one buildings are currently being repaired.

Housing Code enforcement in the above area has been most difficult because:

(a) Delay in approval of funds for the acquisition of properties by the Housing Authority for the purchase of a school and park site located east of Whitehall Terrace, S. W.

(b) Property owners and residents of the area are aware of future Model Cities plan and feel that their property may be acquired and that rehabilitation might cause them an undue expenditure which they may not later recover if the property is acquired.

Honorable Ivan Allen, Jr.

- 2 -

September 12, 1968

(c) Lending institutions are reluctant to lend money in the above disadvantaged area for home improvement purposes.

(d) Insurance policies have been canceled on structures because of the possibility of civil disturbances.

We are continuing to make every effort to improve the above area. By riding through this section many vacant lots where buildings have been demolished can be seen and improvements in housing is progressing under the handicaps mentioned above. Some bad housing is being demolished to make way for future commercial projects.

Very truly yours,



W. R. Wofford  
Building Official

WRW:gs

*Mr. Sweat*

CITY HALL  
68 Mitchell Street SW  
Atlanta, Georgia 30303 - Telephone 522-4463

Executive Department

Ivan Allen, Jr., Mayor  
Sam V. Massell, Jr., Vice Mayor  
Col. Malcolm D. Jones, Housing Coordinator  
Dan E. Sweat, Jr., Director of Governmental Liaison

Department of Buildings

W. F. Wofford, Chief Building Inspector  
E. F. Wise, Chief Electrical Inspector  
W. H. Goodwin, Assistant Chief Electrical Inspector  
Wylie W. Mitchell, Chief Plumbing Inspector

Department of Planning

Collier B. Gladin, Director

Building Committee

George Cotsakis, Chairman  
150 Otley Drive NE, Atlanta, Georgia - 874-4768

Housing Resources Committee

Cecil A. Alexander, Chairman  
44 Broad Street NW, Atlanta, Georgia 30303 - 688-3313

Col. Malcolm D. Jones (also shown under Executive Department).

Aldermen

Rodney M. Cook, Chairman, Aldermanic Housing Committee  
34 - 10th Street NE  
Atlanta, Georgia  
Tel.: 892-1561

E. Gregory Griggs (Committee member, Model City Program)  
2710 Apple Valley Road NE  
Atlanta, Georgia  
Tel.: 233-4162

G. Everett Millican (Committee member, Model City Program)  
500 Bishop Street NW  
Atlanta, Georgia  
Tel.: 351-5074

Aldermen (continued)

Q. V. Williamson (member, Aldermanic Housing Committee)  
855 Hunter Street NW  
Atlanta, Georgia  
Tel.: 522-5895

Model City Program

673 Capitol Avenue SW  
Atlanta, Georgia 30315  
Telephone: 524-8876

J. C. Johnson, Director  
James L. Wright, Jr., Physical Planning Coordinator  
E. Gregory Griggs, Committee member (also shown under Aldermen)  
G. Everett Millican, Committee member (also shown under Aldermen)

Atlanta Housing Authority

Suite 824 - Hurt Building  
Atlanta, Georgia 30303  
Tel.: 523-6024

M. B. Satterfield, Executive Director  
Lester H. Persells, Associate Executive Director  
Gilbert H. Boggs, Director of Housing  
Howard Openshaw, Director of Redevelopment  
Edwin L. Sterne, Chairman  
639 Trust Company of Georgia Building, Atlanta, Ga. 30303 - 525-5591

*J. B. BLAYTON Sr.  
Pres. Millican Building 542*

Chamber of Commerce:

Housing & Redevelopment Committee

George W. Kennedy, Chairman  
P. O. Box 4655  
Atlanta, Georgia 30302  
Tel.: 588-7231

Denver D. Gray, Vice Chairman  
702 Peachtree Center Building, Atlanta, Ga. 30303 - 521-1805

Fulton County Commissioners

165 Central Avenue SW  
Atlanta, Georgia 30303  
Tel.: 572-2791

James H. Aldredge  
Charlie Brown  
Walter M. Mitchell

*FHA*

*Hooks*

*Johnston*

PRESS

*ALEX. COFFIN, CITY HALL Reporter, Constitution*  
*RALEIGH BRYANS, " " " Journal*



# CITY OF ATLANTA



No

October 29, 1968

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

Dear Members: Executive Group, Housing Resources Committee,  
Housing Coordinating Group (and Guests)

In view of the Workshop on Housing being held by NAHRO on November 6-8 at the Marriott in Atlanta, the November meeting of the Executive Group, HRC and the Low-income Housing Coordinating Group, regularly scheduled for November 7, will be postponed.

The November meeting will be held at 10:00 a.m. Tuesday, November 12, in Committee Room No. 2, Second Floor, City Hall.

This meeting will feature a presentation by the Model Cities Staff to the Model Cities Executive Board of the proposed plans for development for the Model Cities area. This is very timely and should be interesting and stimulating, especially in view of the new approach to Urban Renewal known as the "Neighborhood Development Program" recently authorized by the Housing Act of 1968. This requires planning and execution to be done simultaneously by increments, approved on a yearly basis. It is expected that Model Cities will get into the execution phase under this new concept by January 1, 1969.

In addition to Model Cities, we expect to have a very interesting film, "Cora Street", to show you. This film was made by ACTION Housing, Inc. of Pittsburgh. The film features typical slum conditions throughout the nation and shows what is being done in certain cities to improve and correct the situation.

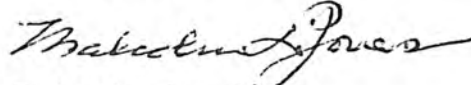
Although not yet definite, we propose to hold the 1968 Annual Meeting of the HRC (full Committee Membership) on Thursday, December 5, at 11:00 a.m. in Committee Room No. 2, Second Floor, City Hall. Please circle the date on your calendar.

We expect to have available for the Annual Meeting in December a run down on the first two years' activities and accomplishments of the Housing Resources Committee and to present for your consideration some proposals for future operation of the Committee.

October 29, 1968

We hope that you will be able to attend the meeting on November 12. A return address postal card is enclosed for your convenience in informing us whether you expect to attend.

Sincerely,



Malcolm D. Jones  
Housing Coordinator

MDJ/mc

Encl: Return address postal card

# Second FRONT

2-A \*\*

Thursday, October 24, 1968

## 5 Submit Bids On Urban Plan

### 96-Acre Community Center In Thomasville Section Planned

By PHIL GARNER

Bids for development of a 96-acre community in the Thomasville urban renewal area were opened by the Atlanta Housing Authority Thursday.

A total of five bids to buy the land and develop it was received.

The winning proposal will be chosen by out-of-town experts who were chosen for experience and accomplishments related to housing development. Their names will not be made public

by the housing authority until a winner has been chosen.

Bids submitted:

Pace Development Corp., of Atlanta, \$8.6 million. *215 U*

Interfaith, Inc., of Atlanta, \$11.1 million. Interfaith, Inc., is an association of 19 Atlanta churches. *828 U*

National Homes Corp., of Lafayette, Ind., \$8.7 million. *540 U*

J. I. Kislak and Boise Cascade, both of Miami, a joint bid of \$11.5 million. *774 U*

Vector Co., Inc., and Merton Development Co., both of Atlanta, a joint bid of \$11.6 million. *922 U*

The proposals will be judged on architecture and development design rather than price.

HOWARD OPENSHAW, director of urban renewal for the Atlanta Housing Authority, told bidders the new approach to housing development will emphasize "an economic-social mix."

Atlanta is one of three U.S. cities receiving initial federal surplus land as a result of a directive from President Johnson last year that such land be diverted for use by the poor whenever possible.

The land consists of parcels BB1 and CC1 in the Thomasville urban renewal area.

The bid competition is for an entire community to include housing, education, recreation, commerce, streets and utilities.

A GOAL OF the development is to provide housing for a cross section of the social and economic groups of Atlanta. *?*

No fewer than 3,000 units of the housing must be developed to assure its availability to families of the lowest income group.

Sites for two primary schools must be designated for use by the Atlanta Board of Education. A small retail commercial area will be developed to serve residents of the surrounding communities.

The names of the jury members, their occupations and the date on which they will meet are being kept secret by the housing authority to prevent pressure upon them, Mr. Openshaw said.

The housing authority, however, must make a final decision based on the jury's recommendation within 60 days, according to Mr. Openshaw.

## Three Grants Help Cities Cut Pollution

WASHINGTON (AP) — The federal Water Pollution Control Administration has approved three grants for Georgia totaling \$409,650.

Eatonton will get \$132,000 for construction of a waste water treatment plant and interceptor sewer. The total cost of the project is \$422,000.

Thomson will receive \$128,160 to help build a secondary sewage treatment plant, an interceptor sewer and a pumping station and force main. Total cost of the project is \$427,200.

The Clayton County Water Authority will get \$149,490 for construction of an interceptor sewer, which will cost \$462,000.

## Rally Planned For Candidates At Briarlake

A "meet-the-candidate" rally for 15 subdivisions in the Briarcliff Elementary School area has been scheduled for Monday at 7:30 p.m.

The rally will be at the Briarlake Elementary School, Briarlake and LaVista Roads, President William E. Perrett of the Ponderosa Civic Association said.

James W. "Jim" Whipkey of WSB-TV will be master of ceremonies.

Among those invited to attend are E. Earl Patton Jr. and Herman E. Talmadge, U.S. Senate candidates; Ben B. Blackburn and James Mackay, candidates for U.S. representative; and DeKalb County legislative and commission candidates.

October 25, 1968

Mr. James L. Wright, Jr.  
Physical Planning Coordinator  
Model Cities  
673 Capital Avenue, S.W.  
Atlanta, Georgia 30312

Dear Mr. Wright:

Reference is made to my Memorandum of October 18 to Mr. J. C. Johnson, Model Cities Director, and my subsequent discussion with you re construction of low-cost single-family houses on scattered lots in the Model Cities area, as a means of getting some tangible housing improvements started in the area as soon as possible.

Yesterday, I talked with a reputable builder who is ready and willing to construct immediately one or more "Imperial Homes", on a trial basis, on the home owner's lot(s) in the Model Cities area, to be financed under Section 235 of the 1968 Housing Act. I understand that limited funds for implementing this program may be available to the local FHA office next week. In any event, application can be made under Section 221 d (2) and transferred to 235.

Under the 235 program the owner must occupy a unit of a 1-2 family dwelling and is required to pay 20% of his monthly income to the purchase (maximum mortgage is \$15,000). The difference between the 20% income payment and the monthly payment on principal, interest, taxes and insurance (if the purchase had been financed at market interest rates) above a 1-3% interest rate, according to family income, may be subsidized to the mortgagee directly by FHA.

If you and your staff will find owner(s) of scattered lots in the Model Cities area who would like to have a home(s) constructed on their lot(s) under this program and occupy the home(s), I will be glad to put the builder in touch with them for selection of houses and filing of application with FHA. A subdivision "Exie" developed exclusively with these houses may be seen near Jonesboro just off Highway I-75.

The builder is also ready and willing to purchase vacant lots in the Model Cities area on which to construct and sell these houses to qualified purchasers, providing the land cost per unit is reasonable.

Mr. James L. Wright, Jr.

October 25, 1968

Page 2

Under this program it is doubtful that a builder could afford to pay more than \$1,500 per unit for the land on streets which have utilities already installed.

Similar financing is available for rehabilitating residential structures to be sold to owner-occupants.

It appears that this is the most feasible way of getting much needed residential improvements started right way in appropriate portions of the Model Cities area.

Very truly yours,

Malcolm D. Jones  
Housing Coordinator

MDJ/mc

cc: Mr. Dan E. Sweat, Jr. ✓  
Mr. Cecil A. Alexander  
Mr. J. C. Johnson

# Housing Bill

## Spurs Building

Mr. Sweet

By BILL JORDAN

The Housing and Urban Development Act of 1968, or "Omnibus" housing law, has been referred to as a Marshall Plan for housing.

Some title or other of the 300-plus page bill gets in the news almost daily as another industry is touched in some way, and it has been said by those with authority that the bill is, without doubt, the most comprehensive housing program in American history.

In addition to providing housing for low-income families, the bill provides for some profit-making opportunities for real estate men. And, as National Real Estate Board President Lyn E. Davis has pointed out, there are a number of sections designed to aid middle-income families across the country by easing the stringency in the mortgage market.

### NOT BY LOBBY

Davis said last week that these provisions did not result from lobbying efforts, but "from the realization by senators and representatives that the severe tightening in the mortgage market in 1966 affected more than those who wanted to buy or sell a house—it had a dampening effect on the entire economy and created hardships on an extensive spectrum of the economy."

As to profit making, the bill opens up a whole new market for builders, developers, investors and brokers as it offers an opportunity for home ownership to a segment of the population that could never before afford to own homes.

In a copyrighted article, the Institute for Business Planning recently outlined some of the new incentives for the private sector.

### NEW CORPORATION

Under Title IX of the act, a new national housing corporation that is not a federal agency was created. The corporation will work with private investors in a partnership arrangement. The partnership will subscribe up to 25 per cent of initial equity investments in the development of low and moderate housing developments. In addition large discounts will be obtained by the corporation through a mass national group purchasing pool

and passed on to partner-builders.

Under Title III, the act provides for FHA to insure home improvement loans or loans to finance additions to multi-family rental projects that are already financed with FHA mortgages. Loans are limited to 90 per cent of FHA's estimate of the value of the improvements and to an amount not to exceed the total mortgage limitation when added to the mortgage balance.

### EASIER TERMS

While providing a means to improve older areas of the nation's cities, this title also will stimulate business in the construction and home improvement business. Easier terms provide an added incentive to home owners to make improvements. The top amount on home improvement loans has been raised from \$3,500 to \$5,000. Payoff time has been extended to 7 years and 32 days.

The act should result in increased activity in the construction of condominium-type housing, as it specifies that a down payment of only 20 per cent of the amount of the purchase price over \$20,000 is required. The percentage required down of the amount under \$20,000 remains the same.

### NO LIMIT

The act provides for mortgages to be made available by federal savings and loan associations for mobile homes for the first time. There is no limit as to price on these mortgages.

All the incentives are too numerous to mention but run all the way from government-backed property insurance in high-risk areas to financing aid for college building programs.

Lyn Davis summed it up with this statement: "With the improvement in the mortgage market, the innovations created by the 1968 Housing Act, the growth in the economy and the many other optimistic signs, increased availability and accessibility of homes for Americans is likely to be the most important aspect of housing in 1969."

October 18, 1968

**MEMORANDUM**

**To: Mayor Ivan Allen, Jr.**

The attached document, LPA Letter No. 454, provides ample means for rapid clearance of slum pockets in Atlanta and redevelopment of the sites for so-called Low-cost Public Housing.

I consider this document worthy of your attention and careful reading in its entirety. Some of the pertinent portions have been marked for your convenience. I urgently recommend that the procedures authorized in this document be executed during the City's first year's application under the Neighbor Development Program. It is the most practical and feasible means of clearing the bad slum pockets and converting those areas to much needed and more profitable use (standard housing).

The key to accomplishment however is re-use of the land. To qualify, the designated re-use of the land in several instances may have to be changed from its current zoning to Residential. It is likely that in the areas involved, there will be little or no public objection or protests to such zoning changes. This will accomplish a three-fold purpose:

1. Clear the City of most of its worst slum pockets.
2. Provide sites for much needed Public Housing, which are very hard to come by; and
3. Put the land involved to a much more practical and profitable use than has thus far been obtainable under existing zoning, or than is likely to occur in the foreseeable future, under the existing zoning.

Many other cities in the South-East are taking advantage of this program and are doing just what is proposed above.

In formulating, the City's first year's application under the Neighborhood Development Program, I strongly feel that the following features should be insisted upon by you; and I recommend their inclusion in the program:

1. In addition to Bedford-Pine, Model Cities, and certain specific changes in existing Urban Renewal projects, that Plunkettown, the worst portions of Lightening, Vine City,

Mayor Ivan Allen, Jr.

Page Two

October 18, 1968

East Atlanta and all of Clarendale be included in the first year's program. The latter has substantial white support in the neighborhood and because of its location is important to the program far beyond its size.

2. In the project application for the portion of Plunkettown within the City limits of Atlanta, and similar portions of other areas, that documentation in the application include provision that if and when Urban Renewal project plans for any of the areas are adopted and approved that acquisition may then start promptly in such area(s) (during the first year's program) in hardship cases.
3. That the entire Model Cities area be included in the first year's NDP application, in order that applicable home owners in the entire area may qualify for and benefit from Federal Rehabilitation Assistance in the form of 3% direct Federal Loans and \$3,000 Federal Grants. This will not be possible unless the entire Model Cities area (it qualifies) is included in the NDP.
4. That rehabilitation in the Model Cities area be accomplished by the City, rather than by the Housing Authority, utilizing both the City and Housing Authority Inspectors. This is believed to be the most feasible procedure in view of the extent of current trained staffs available and should produce the fastest results. (The Housing Authority was originally given responsibility for rehabilitation in Urban Renewal projects, when the City had only 5 Housing Code Inspectors and the Federal Government would contribute 2/3 of the cost of the Inspectors in Urban Renewal areas, but not in the rest of the city. However, the Housing Authority has no authority for enforcement and must call upon the City to exercise its Police Power in enforcing difficult rehabilitation cases).
5. That the Housing Code standards be recommended for use as the Rehabilitation Standards in the Model Cities area. This will save much time and effort required in adopting separate rehabilitation standards for the Model Cities area.
6. That the first year's application for the NDP consist of a program balanced between planning and execution, with primary emphasis on execution during the first year, in such areas and to such extent as is possible and practical of accomplishment. (Emphasis on planning only during the first year in some areas may result in too much execution during the second year, for accomplishment with staff and finances available.)

Respectfully submitted,

Encl: LPA Letter No. 454

Malcolm D. Jones  
Housing Coordinator

cc: Mr. Dan E. Sweat, Jr.  
Mr. Cecil A. Alexander





DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, D. C. 20410

April 9, 1968

OFFICE OF THE ASSISTANT SECRETARY  
FOR RENEWAL AND HOUSING ASSISTANCE

LOCAL PUBLIC AGENCY LETTER NO. 454 (SUPERSEDES NO. 284)

SUBJECT: Using the Urban Renewal Program to Provide Low Cost  
Public Housing Sites

To encourage housing for low-income families, it is HUD policy to use the urban renewal program to provide sites for low-rent public housing, and to expedite the provision of such housing. (See LPA Letter No. 418 for a discussion of HUD policy pertaining to the designation of urban renewal projects for "priority consideration" if they contribute to the national goal of expanding the housing supply for low and moderate income families.)

Use of the urban renewal program to provide such sites is particularly advantageous in high-cost housing areas since it absorbs the high cost of acquisition of built-up land, site clearance and relocation. In addition, project property for low-rent public housing is made available at the special prices provided under Section 107(b) of the Housing Act of 1949, as amended.

In areas with high per-unit costs, where public housing is necessary as a relocation resource to serve other urban renewal projects, the Department will give special consideration to Survey and Planning Applications for separate single-purpose public housing site projects, or other projects involving substantial amounts of public housing.

These projects may acquire and clear sites, or acquire housing for rehabilitation by a Local Housing Authority (LHA) for low-rent public housing. Several techniques may be used separately, or in combination, to expedite the carrying out of such projects:

1. Handling of such sites or housing as single-purpose urban renewal projects.
2. Acquisition of land under an Early Land Acquisition Loan.
3. Carrying out project execution activities with local funds during the planning stage.

4. Priority staging of acquisition, site preparation work, and land disposal during the execution stage.
5. Arranging for site preparation work to be carried out by the LHA.

1. PUBLIC HOUSING SITES AS SEPARATE URBAN RENEWAL PROJECTS

{ An urban renewal project for the exclusive use of low-rent public housing is particularly useful to meet the relocation housing needs of low-income families in other urban renewal projects. Such a single-purpose project may be separated in planning from another urban renewal project or may be in a separate location.

{ While such a project must meet basic urban renewal requirements, it may be planned and carried out much more rapidly, and simply, than multiple-use projects.

Project area selection--Aside from eligibility factors, planning considerations are limited to the suitability and the boundaries of the project area for housing uses.

Urban renewal plan--The urban renewal plan and the report on planning proposals will be very simple. The land use plan will be limited to a single use, residential, and the controls and other elements of the plan and report will be correspondingly simplified.

Land Disposal--Since the real property will be committed to a single public use, land utilization and marketability studies and reports, evidence of mortgage financing and certain other documentation will not be pertinent.

Since the Local Housing Authority is committed, at an agreed price, to purchase the site from the LPA, before Part II of the Loan and Grant Application is approved, disposition activities related to the public housing project or site will be comparatively minor during the execution phase. They will consist primarily of appraisal and price determinations, in accordance with the provisions of Section 107(b), and preparation of disposition instruments.

Financing plan--The noncash local grant-in-aid credit for the local public housing contribution, under Section 107(b) of the Housing Act of 1949, as amended by the Housing Act of 1964, may provide the local share of net project cost of the urban renewal project. Therefore, no further commitments for financing the local share may be necessary. This does not, of course, preclude the furnishing by the locality of additional noncash grants-in-aid for pooling purposes.

## 2. ACQUISITION OF LAND UNDER EARLY LAND ACQUISITION LOAN

If early land acquisition activities are permitted by State or local law, the LPA may apply for an Early Land Acquisition Loan to finance the acquisition of land, property management, relocation of site occupants, and demolition and site clearance during the planning stage.

When land is to be disposed of for low-rent public housing, a commitment by the LHA, guaranteed by the Department of Housing and Urban Development (D/HUD) under an Annual Contribution Contract (ACC), to assume responsibility for any loss to the Federal Government if an urban renewal project is not carried out, will be accepted in lieu of a commitment by the local governing body.

Early land acquisition will expedite the completion of site preparation work, and delivery of the site for the public housing project after execution of the loan and grant contract.

## 3. CARRYING OUT EXECUTION ACTIVITIES WITH LOCAL FUNDS DURING PLANNING

If it will contribute to the acceleration of the acquisition, preparation and disposal of low-rent public housing sites, HUD may issue a "Letter of Consent" authorizing the LPA to undertake these activities with local funds during the planning stage.

A "Letter of Consent" (as used for this and other purposes) is merely a determination that expenditures made by the LPA in carrying out the specified activities will not be excluded from gross project cost solely because they were incurred prior to the effective date of a contract for loan and grant, or the issuance of a project expenditures budget. However, for the costs to be eligible for inclusion in gross project cost, the activities authorized by the Letter must be carried out in full conformance with all HUD policies and requirements applicable under an executed contract for loan and grant.

The LPA should consult with the HUD Regional Office concerning the requirements to be met before a "Letter of Consent" may be issued.

## 4. PRIORITY STAGING OF PROJECT EXECUTION ACTIVITIES

The LPA may give priority to the acquisition, preparation, and disposal of low-rent public housing sites in multi-purpose projects during the execution stage.

While this will not permit as much acceleration as the carrying out of separate single-purpose public housing projects, the construction and completion of new public housing frequently can be carried out while acquisition, relocation, rehabilitation, and site clearance

activities are still underway in other parts of the project.

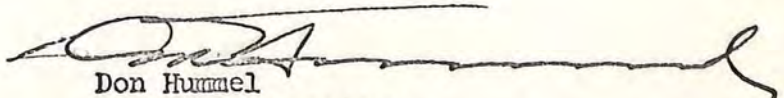
Frequently, activities can be expedited in both single-purpose and multi-purpose projects. For example, the HUD Regional Office may authorize the LPA to contract for second land acquisition appraisals prior to the submission of Part I of the loan and grant applications if:

- (1) the boundaries of the low-rent public housing site have been firmly established,
- (2) the public housing use is consistent with the urban renewal plan being prepared for the project area, and
- (3) such action is necessary to assure completion of the appraisal work before execution of the loan and grant contract.

5. SITE CLEARANCE AND PREPARATION BY LOCAL HOUSING AUTHORITY

In some cases, considerable time may be saved if the LHA carries out site clearance and preparation activities. The LHA may carry out site clearance and preparation activities under a contract or other written agreement (see Urban Renewal Manual, Section 30-2-1); or land in the low-rent public housing site may be disposed of with existing improvements, and responsibility for site clearance and preparation activities included in the LHA's contract with Housing Assistance Administration.

In any case, the LPA is responsible for carrying out relocation of site occupants and making relocation payments in accordance with the approved Relocation Program using its own staff or contracting with the LHA or other agency. The LPA shall not dispose of improved land in the low-rent public housing site before the buildings have been vacated.

  
 Don Hummel  
 Assistant Secretary

October 18, 1968

Mr. J. D. Johnson, Director  
Model Cities Program  
673 Capitol Avenue, S. W.  
Atlanta, Georgia 30312

Dear Johnny:

Yesterday I visited the factory of Imperial Homes (manufacturers of pre-cut and sectionalized framed houses) ranging in price from \$8,000.00 to \$45,000.00.

I was impressed with the thoroughness, economy of pre-cutting, packaging and quality of materials and workmanship being used in this operation. This firm is just coming up now (not yet on the market) with a 24' x 36', 3 bedroom and bath house with 287 cu. ft. of general storage area which they claim is designed to sell under the Farmers' Home Administration program for \$8,000.00, to the occupant, to go on his lot.

This firm is also "developing" a 4 bedroom and bath house which they "hope" to sell under the same program for \$9,000.00 to the occupant, to go on his lot. Two options are an additional half bath with ceramic tile floor for \$410.00 extra and an outside attached storage area for \$250.00 extra.

The President of the firm is Mr. M. O. Gustafson, and the business address of the plant is 1520 Kalamazoo Avenue, Griffin, Georgia, phone 404-228-8477.

Imperial Homes generally sells wholesale to local builders. These houses are packaged and delivered on flat bed trailers (one house per trailer for small houses). Truckage cost to Atlanta is only \$36.00. (This price appears to be symbolic of their entire operations.)

Mr. Johnson  
Page Two  
October 18, 1968

Mr. Gustafson claims that there is a reasonable profit in these houses for local builders and that normally a small house can be framed up in a day and trimmed out in another day.

The manufacturer states that all of these houses meet both FHA and VA standards and that FHA will insure the mortgages on these houses up to 40 years.

Mr. Gustafson has offered to undertake a sales promotional campaign direct to owners of existing vacant lots in Atlanta (where houses have been demolished under the housing code) if he is provided with a list (locations) of vacant residential lots in the central city, together with the names and mailing addresses of the owners. Many of these houses can be adapted so as to go end-wise on narrow lots.

It has occurred to me that this would be worth exploring for the Model Cities area. I have a catalogue in color of these houses and a set of plans on the \$8,000 and \$9,000 houses, which I will be glad to show to you and/or other members of your staff.

Sincerely,

Malcolm D. Jones  
Housing Coordinator

MDJ:fy

cc: ✓ Mr. Dan E. Sweat, Jr.  
Mr. Cecil A. Alexander

# CITY OF ATLANTA



*Mr. Sweet*

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

September 30, 1968

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

## MEMORANDUM

TO : Malcolm Jones, Housing Coordinator

FROM : R. Earl Landers, Administrative Assistant *REL*

With further reference to your memorandum of September 13 pertaining to Out Fall Sewer in the County Line Road area, this is to advise that Ray Nixon and I met with Carl Johnson, County Manager, and Turner McDonald, County Director of Public Works, to discuss the matter. Both of these gentlemen recognize the need and are agreeable to county participation. However, lack of funds will probably prevent their participation during this year.

Ray Nixon is drawing up a resolution, to be approved by our Public Works Committee, formally requesting Fulton County to participate in this venture.

*For your information*  
*MSJ.*

HOUSING RESOURCES COMMITTEE

August 7, 1968

Proposed Procedure for Selection of Sites for  
Public Housing Under the Turnkey Program

1. Promoters and developers should initially contact the Housing Authority (Mr. M. B. Satterfield or Mr. Gilbert Boggs) relative to proposed sites.
2. After consideration by the Housing Authority, if deemed suitable, the Housing Authority will request tentative approval from HUD (Housing Assistance Administration) as to site location.
3. If looked upon favorable by HUD the Housing Authority will then call upon the City in writing (Planning Director, with information copy to Housing Coordinator) for report as availability of facilities and if the proposed development is consistent with the Land Use Plan.
4. Planning Department will then determine from appropriate Departments and Agencies, without delay, if adequate facilities are available or can be made available during the development of the project to serve the project when completed; if proposed development is consistent with the Land Use Plan; and so inform the Housing Authority, in writing, with copy to the Housing Coordinator.
5. If the above is favorable, the Housing Authority will then entertain serious consideration of the site with the developer, who will be advised to apply for appropriate rezoning, if required.
6. The Planning Department (Zoning Division) will notify the Housing Coordinator when rezoning petitions have been filed for low-income housing developments and when plans are submitted for Planning Department approval on low-income housing projects.



October 1, 1968

Mr. W. R. Wofford, Building Official  
Building Department  
City Hall  
Atlanta, Georgia 30303

Dear Bill:

We are very interested in trying to get some tangible improvements made in Vine City. A non-profit group which appears to have promise, is interested in acquiring a number of the worst properties in the heart of the Vine City area and either rehabilitating them to meet both City and F.H.A. standards or demolishing them and erecting new structures in place of the old.

This group is currently negotiating with Joe Shaffer in an effort to obtain control of his current holdings in the Vine City area only.

In order to form a realistic basis for negotiation between the non-profit group and current owners of the property, I would appreciate it if you will have some of your people in the Housing Code enforcement prepare a list of all of the properties in the Vine City area (bounded by West Hunter Street, Sunset Avenue, Simpson Street and Northside Drive) which are known to be owned by Joe Shaffer and or any of his affiliated companies; and indicate the appraised value of each, as shown on Courthouse Tax Records.

As we are trying to move rapidly on this project, I would like to get the above indicated information as soon as feasible.

Sincerely,

Dan E. Sweat, Jr.  
Director of Governmental Liaison

DES/MDJ/mc

T O U R

Housing Resources Executive Committee and  
Housing Coordinating Group

\_\_\_\_\_  
Sponsored Jointly by HRC and EOA

Thursday, Oct. 3, 9:30-12:30

Itinerary

Start - In front of City Hall - Mitchell Street Entrance

Bedford-Pine Urban Renewal Project Area

Wheat Street Gardens (221 d (3)) - Unload - 10 minute stop

Lightning - Unload - walk through block

Vine City

Friendship Center - (221 d (3))

College Plaza - (221 d (3) LD)

Allen Temple - (221 d (3)) - Unload - 10 minute stop

London Towne Houses - (221 d (3) Co-op) - Unload - Inspection  
of Model Homes - 15 minute stop

McDaniel Street Public Housing Project

Return to City Hall

PROJECT DATA

Wheat Street Gardens - 221 d (3) - N-P Spon. - Wheat Street Baptist Church

NP & RS  
#1 280 units - all 2 Br. \$74.00 up Water Furnished  
\$71.00 down

(Completed before current program started)

#2 84 units - 48 1 Br. \$79.00  
36 3 Br. \$98.00

Cost \$10,912/U (FHA Com.)

#3 108 units 3 Br. \$140.00 (RS \$80.00/mo.)  
6% interest

Cost \$12,500/U (FHA Com.)

Friendship Center 221 d (3) N-P - N-P Spon. - Friendship Baptist Church

34 1 Br. \$87.50 Developer - Celotex Corp.  
208 units 95 2 Br. \$101.00 Builder - Rogers Const. Co.  
(16 U/A) 30 3 Br. \$115.00  
49 T.H. \$107.00

Central Air Conditioning  
Utilities Furnished  
Stove & Refrigerator Furnished  
Cost \$10,812/U (FHA Com.)

College Plaza 221 d (3) LD Builder- Randen Construction Co.  
96 units 96 Units all 2 Br. \$75.95 Water Furnished

Stove and Refrigerator Furnished  
Permit for Const. Cost \$8,255/U

Allen Temple 221 d (3) N-P N-P Spon. - Allen Temple AME Church

#1 151 units 100 2 Br. \$62.00  
50 3 Br. \$79.00  
1 Manager's Apt.

#2 222 units 142 2 Br. \$68.00  
80 3 Br. \$80.00

#3 208 units 2 Br. \$88.50  
3 Br. \$99.50

Cost \$11,566/U (FHA Com.)

London Towne Houses 221 d (3) Co-op N-P Spon. - FCH, Inc.  
Builder-Diamond & Kaye

200 units 8 1 Br. \$63.00  
#1 36 61 2 Br. \$69.00 Purchase Price  
#2 48 122 3 Br. \$84.00 (Incls. Tax, Insurance & Outside  
#3 48 9 4 Br. \$109.00 Maintenance)  
#4 68

6 Model Units to select from.  
Must sell before const. starts  
\$10.00 application fee  
\$135.00 Down Payment  
No. Closing Costs

Average Cost \$14,078/U (FHA Com.)

London Towne Houses (Cont.'d)

*Mortgage Interest	43%
*Real Estate Taxes	16%
Mortgage Principal	19%
Maintenance	12%
Reserve Funds	5%
Administration	5%
Landlord's profit	0%
	<u>100%</u>

\*tax deductible items

McDaniel Street - Public Housing

650 Units                    310 Completed 7-25-68  
                                  340 Under Construction

Built on Urban Renewal Land

Average Cost approximately \$14,500/U

## NOTICE

To: Property Owner and/or Agent

From: Department of Buildings, Housing Division

### Information

In connection with improving your property to meet requirements of the Housing Code, we suggest that you get three estimates from reputable contractors or home improvement firms before signing a contract for work. Free estimates can be obtained from the majority of contractors and home improvement firms without obligation on your part. As soon as all work is complete, call for approval by the Housing Division.

### Right to Appeal

Any owner or occupant receiving written notice to correct deficiencies, or receiving written notice that property has been placarded, may within thirty (30) days following the date of such notice enter an appeal in writing to the Housing Appeals Board and appear before the Housing Appeals Board at a specified time and place to show cause why he should not comply with said notice or why the property should not remain placarded. No appeal filed later than thirty (30) days after the date of such notice shall be acted upon by the Housing Appeals Board unless the Enforcement Official shall consent thereto.

The Housing Appeals Board shall normally hold hearings on appeals within thirty (30) days after they are filed and shall render its decision on each appeal in writing to the appellant and to the Enforcement Officer.

Appeals should be addressed to: Housing Appeals Board  
1402 City Hall  
Atlanta, Georgia 30303

N O T I C E

To: Property Owner and/or Agent

From: Department of Buildings, Housing Division

INFORMATION

In connection with improving your property to meet requirements of the Housing Code, we suggest that you get several estimates from reputable contractors or home improvement firms before signing a contract for the work to be done. Free estimates can be obtained from the majority of contractors and home improvement firms without obligation on your part. Ask your lawyer to explain any contract BEFORE you sign it. If you cannot afford a lawyer, free legal advice can be obtained from

ATLANTA LEGAL AID SOCIETY, INC.  
501 Fulton County Courthouse  
Atlanta, Georgia 30303  
Telephone - 524-5811

RIGHT TO APPEAL

Any owner or occupant receiving written notice to correct deficiencies, or receiving written notice that property has been placarded, may within thirty (30) days following the date of such notice enter an appeal in writing to the Housing Appeals Board and appear before the Housing Appeals Board at a specified time and place to show cause why he should not comply with said notice or why the property should not remain placarded. No appeal filed later than thirty (30) days after the date of such notice shall be acted upon by the Housing Appeals Board unless the Enforcement Official shall consent thereto.

The Housing Appeals Board shall normally hold hearings on appeals within thirty (30) days after they are filed and shall render its decision on each appeal in writing to the appellant and to the enforcement Officer.

Appeals should be addressed to: Housing Appeals Board  
1402 City Hall  
Atlanta, Georgia 30303

MEMORANDUM

DATE: 10/3/68

TO: Dr. E. D. Harrison

FROM: R. E. Winn

SUBJECT: Luncheon Meeting of the Construction and Design Panel, Housing Resources Committee, September 24, 1968, on the Georgia Tech Campus.

Those present were Vice Chairman Moreland Smith, Mr. Cecil Alexander, Colonel Malcolm Jones, Mr. Herman Russell, Mr. Henry Alexander, Mr. Robert C. Watkins, and Mr. D. P. Elliott. The following guests were also present: Mr. Malcolm Little, Director of City Planning, Georgia Tech; Mr. Johnny Johnson, Director of Model Cities Program, City of Atlanta; Mr. James Wright, Physical Planning Coordinator, Model Cities Program, City of Atlanta; and Mr. Wayne Moore, Metropolitan Planning Commission. Reverend John A. Middleton, Mr. James Moore and Dr. E. D. Harrison could not be present. Dr. Harrison was represented by Mr. Bob Winn.

Mr. Smith presided and called on Colonel Jones to review the status of the Housing Resources Committee and to state Chairman Alexander's recent charge to the Construction and Design Panel. Colonel Jones stated that as of now some 3,000 housing units have been completed and 5,000 are under construction which relate to the Committee's charge. A large number of units are now in planning and Colonel Jones feels some 6,000 of these may reach the construction stage. Colonel Jones stated they were hoping to analyze the program and future charges to the Housing Resources Committee with Mayor Allen within a few days.

Colonel Jones also commented on a joint meeting of the Housing Resources Committee with the Board of Aldermen's Planning and Development and Building Committees. The building codes of Atlanta were considered and Mr. Wofford, Building Official, was present. Mr. Wofford felt that the codes of the City of Atlanta were sufficient to meet the needs that exist.

The Housing Resources Committee has suggested that exceptions be made to the codes for specific needs. Mr. Wofford requested specific recommendations for changes or exceptions to the code be made rather than charges unsubstantiated by documentation. Accordingly, the Construction and Design Panel is now charged with examining the code situation, and with working with contractors, developers and others to draft these recommendations and remain in communication with all concerned regarding this work.

Mr. Cecil Alexander, Chairman of the Housing Resources Committee, stated that he felt the Model Cities Program is the keystone of our efforts and that he feels a major reason we have not as yet been chosen by HUD for experimental housing is because our codes are not liberal enough. He noted that a series of studies have been made by the Metropolitan Planning Commission and that Mr. Moore (present at this meeting) is willing to help on this most technical subject. Mr. Alexander felt that all we can do is to spot specific deficiencies and to make recommendations; that we cannot rewrite the codes. He suggested the following: (1) a review of code studies already performed; (2) communications with prefabricated housing manufacturers as to their experiences concerning codes; (3) communications with HUD concerning their requirements; (4) communications with the building inspectors, plumbing inspectors, electrical inspectors and so forth.

Mr. Johnny Johnson, Director of the Model Cities Program for the City of Atlanta, stated that he felt a need to create and innovate in housing is explicit in the Model Cities Program requirements. He feels that a part of the problem might well be in

✓ the interpretation of the existing codes rather than in the code itself in many cases. He feels that the Model Cities Program should be able to do some things which are different and that they need support for these. They will seek to receive some freedom through the Mayor's Office, Board of Aldermen and the Building Inspector's Office to innovate with new techniques and new materials.

Mr. Johnson noted that demonstration cities have not yet been named by HUD and that if Atlanta is named we must be ready to take advantage of this program. His office has engaged Eric Hill & Company to make a study of the modifications necessary in the codes of Atlanta to implement Model City Programs. A copy of their findings will be provided to the Panel.

Mr. Jim Wright of the Model Cities Program stated that so far the study by Eric Hill & Company has suggested three criteria for codes: (1) they should be based on performance as much as possible; (2) there should be as few specific restrictions as possible, and; (3) an "or equal" clause should be inserted whenever specifics are made a part of the code. He noted that these standards will be necessary to properly administer the Model Cities Program. Mr. Wright believes that New York City has such a code and possibly the City of Chicago also.

→ Mr. Johnson stated that some 7,000 housing units in the Model Cities area are substandard. Thus, six or seven thousand new units will be needed in the next several years in an area which comprises only 4% of Atlanta's land area just to relocate these residents.

{ Mr. Moore, of the Metropolitan Planning Commission, felt that writing codes is unnecessary and impossible. He stated that there are four model codes and that regardless of claims, the Atlanta code is not the same as national codes. He stated that they vary considerably and that the plumbing code in particular is far from any national code and that most provisions in it are arbitrary. These differences should be easy to detect and he feels the Plumbing Inspection Department should be required to justify the requirements which vary from National Standards.

Mr. Moore suggested that to make a quick step a recommendation should be made to go to one of the model codes because there is no provision in the plumbing code, for example, for ammendment except by action of the Board of Aldermen on each specific point.

→ Mr. Moore suggested that the Panel try to get the Southern Standard Code accepted and noted that the administrative offices for this code provide for professional evaluation of new methods. Mr. Malcolm Little stated that the Southern Code is better than the National Codes because the latter are not revised often and the Southern Code is.

{ Mr. Alexander commented on the experience of National Homes in the Thomasville Urban Renewal Area in seeking waivers or exceptions to the code. Basically two houses were to be built as demonstration units. One deficiency was that there were not enough electrical outlets. Another is that plastic waste lines and preassembled copper supply lines and fiberglass tubs and backsplashes were not in accordance with the code. The preassembled copper and plastic lines were fought because "plumbers should not be working in a factory, but outside where it is healthier." He noted, however, that the Building Inspection and Electrical Inspection units have both said that they would send inspectors to a factory at the expense of the manufacturer. The Plumbing Inspection Department so far has not agreed to send inspectors to a factory if the factory is located outside of the City of Atlanta.

(For Model Cities)



Mr. Alexander proposed we consider the slogan "Model Codes for Model Cities."

Colonel Jones noted that HUD has started on some experimental construction projects on low-cost housing units. One is at Ashburn, Georgia, and one is in Pinellas County, Florida. One deals with low-cost single family units and the other with "golden age" units for the elderly.

The following steps were decided to be necessary by the Panel:

1. Coordinate efforts of the Panel with the Model Cities Program.
2. Pursue the Southern Building Code idea for implementation in Atlanta.
3. Pursue the National Electrical Code (Southern Code does not have Electrical Code) for implementation in Atlanta.
4. Contact National Homes and other manufacturers concerning their experiences with codes here and elsewhere.
5. Contact major manufacturers who would be involved and get their views and enlist their support if possible.
6. Contact Mr. Wofford and other members of the Building Inspection Department. Keep them informed. Try to enlist them.
7. Follow up with Mr. Moore concerning the efforts of the Metropolitan Planning Commission in coordination with the Panel.

Mr. Johnson noted that the Model Cities Program in Atlanta is hoping to build a multi-unit condominium which is designed to meet the Southern Code Standards as well as other projects in Atlanta by March of 1969 as demonstration units. He noted that it will be necessary to provide housing for any residents displaced while construction is going on.

→ Mr. Little said that the School of City Planning will be doing a study of mobile type housing which will consider the attitudes of people toward living in that type of housing.

Mr. Smith adjourned the meeting and stated that he or Dr. Harrison would reconvene the Panel in the near future. In the meantime, he will be following up with various members concerning the items discussed today.

The meeting was adjourned.

Colonel Malcolm Jones provided this information for the record: It is his understanding that a state code has been adopted which applies to manufactured housing of the mobile home type and stated that additional information could be obtained from Mr. John B. Moreley, Jr., Executive Vice President, Southeastern Mobile Homes Institute, Inc., Suite A-1, 348 East Paces Ferry Road, N. E., Atlanta, Georgia, 30305. His telephone number is 261-6166.

Colonel Jones called me on Wednesday, September 25, and stated that a telephone conversation with representatives of National Homes has indicated that no code revision was necessary, nor any form of waiver, for installation of a number of installations in Chicago's low-income housing program. Mr. Schmidt of National Homes Acceptance Corporation, in Atlanta, gave this information. It originated with Mr. Price, Chairman of the Board of National Homes. Colonel Jones further stated that Mr. Willard Wirth of National Homes in Lafayette, Indiana, is making a study to see what changes would be necessary in the City of Atlanta's codes to make the same units used in Chicago acceptable in Atlanta.

cc: Mr. Moreland Smith  
Mr. Cecil Alexander  
Mr. Malcolm Jones ✓

# ACTION-Housing inc.

ALLEGHENY COUNCIL TO IMPROVE OUR NEIGHBORHOODS

NUMBER TWO GATEWAY CENTER • PITTSBURGH, PENNSYLVANIA • 15222

TELEPHONE 281-2102

October 7, 1968

Mr. Malcolm D. Jones  
Housing Coordinator  
City of Atlanta  
City Hall  
Atlanta, Georgia 30303

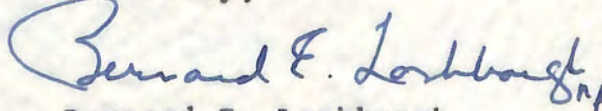
Dear Mr. Jones:

In response to your request of September 30, the "Cora Street" film is available and could be mailed to you on October 14. Please let me know as soon as possible if this date is satisfactory to you. If not, please suggest an alternate date.

Our rental for this film is \$10.00. We respectfully request that you return the film to us no later than five (5) days after you have received it. Furthermore, if the film is returned damaged in any way that it is no longer usable for proper screening, you must agree to pay ACTION-Housing the sum of \$160, the price of a new film. We also request that you insure the film for \$160 when you mail it back to us.

Please indicate your acceptance of the terms stated in this letter by signing below, and return one copy to me, along with your check for \$10.00.

Sincerely,



Bernard E. Loshbough  
Executive Director

ACCEPTED: \_\_\_\_\_

DATE: \_\_\_\_\_

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David H. Gambrell  
1st Vice President  
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John W. Brent  
Elmer L. Nash  
Larry B. Hooks  
D. Freeman Hutton

Michael H. Terry  
Edward L. Baety

ATLANTA LEGAL AID SOCIETY, INC.

501 FULTON COUNTY COURT HOUSE  
ATLANTA, GEORGIA 30303

TELEPHONES:  
(404) 524-5811  
(404) 577-2363

October 8th, 1968

Mr. James A. Smith  
Chief Housing Code Inspector  
City of Atlanta  
Office of Inspector of Buildings  
City Hall - 68 Mitchell Street, S. W.,  
Atlanta, Georgia 30303

Dear Mr. Smith:

Thank you for your letter of October 3rd enclosing copies of your new form 4-H-8. I think it is altogether satisfactory and look forward to cooperating with your office as warmly in the future as we have in the past.

Thank you for your assistance.

Cordially,

Michael D. Padnos  
Director

MDP/cj  
cc: Mr. Dan Sweat ✓  
Office of the Mayor

## MINUTES

### Housing Resources Executive Committee and Low-income Housing Coordinating Group Meeting

October 3, 1968

The regular monthly meeting of the Housing Resources Executive Committee and the Low-income Housing Coordinating Group was held at 9:30 a.m., on Thursday, October 3, 1968, as a tour through portions of the City of Atlanta to observe the different slum areas and some of the typical new low-income housing projects going up in the City. This tour was sponsored jointly by the HRC and EOA, Inc. The bus was arranged for by EOA.

List of those invited, with attendance indicated, agenda, project data and other related documents are attached to the file copy of these minutes only.

The first area visited on the tour was the Bedford-Pine Urban Renewal Area. Mr. Lester Persells, Associate Executive Director of the Housing Authority, acted as narrator during the tour through the Bedford-Pine area. This area is located near downtown Atlanta and is North, East and Southwest of the new Civic Center on Piedmont Avenue. This is one of our worst slums. The Urban Renewal project is still in the Planning stage, but is expected to get in execution soon, perhaps under the newly approved Neighborhood Development Program of the 1968 Housing Act. It will take about 2½ years from now to clear the land in the clearance portion. The reason for it taking so long is that it will have to be taken block by block. Many of the families in this area will have to be relocated. Some of the houses or buildings will not be demolished but will be rehabilitated. The West side of Parkway Drive, South of Forrest Avenue, in the Bedford-Pine area is to be used for Commercial development and the East side of Parkway Drive, South of Forrest Avenue, is intended for the Georgia Baptist Hospital Expansion program.

The people are working together to help clean up the areas and are working on a rat control program in the area.

The first stop was Wheat Street Garden Apartments in the Butler Street Urban Renewal area. This is a 221 d(3) project, Non-profit and Rent Supplement. The non-profit sponsor is the Wheat Street Baptist Church. The Pastor is Rev. William Holmes Borders. The Wheat Street Garden Apartments are being developed in three phases. In Phase I there are 280 units, which are all two bedrooms with the rent for the upstairs apartments at \$74.00 and the downstairs apartments at \$71.00. This section was completed just before the current accelerated low-income housing program started. Phase II of the project has 84 units with rent for a one bedroom apartment being \$79.00 and the rent on the 3 bedroom apartments being \$98.00. The cost per unit of Phase II was \$10,912 of FHA Commitment. In Phase III of the project there

are 108 units of three bedrooms at \$140.00 with \$80.00 a month Rent Supplement. The cost per unit of Phase III is \$12,500, FHA Commitment.

We then traveled to another section of the City which is commonly known as "Lightening". Lightening is located almost in the heart of the City between Northside Drive and Marietta Street. This area is zoned M-2 (Heavy Industry). Most of the housing is dilapidated and the streets are so narrow that it is almost impossible to get a car through them. Old, abandoned cars line most of the streets of the area, which hinder the safety of the area. People from this area and many of the other slum areas are being hired for \$1.60 an hour to clean up the streets and to work with the small children. Lightening is considered the worst slum in Atlanta.

A walk through portions of this area, brought the tour group into first hand contact with the slum conditions which exist in this and other similar areas. The realization of the need for clearance and rebuilding of something useful in this area was dramatic.

The bus then took us to and through the Vine City area. Vine City has long been considered for an Urban Renewal project. The main problem that lies here is lack of citizen agreement on participation. Here like in many of the other slum areas, the houses are built right next to each other, with roofs and floors about to cave in. Plumbing, which is not up to standard, is a hazard to the safety and health of people in this area.

We then traveled to the Friendship Center in the University Urban Renewal area. The Friendship Center is a 221 d(3) Non-profit project. The non-profit sponsor is the Friendship Baptist Church, Rev. Samuel Williams, Pastor. The developer is Celotex Corporation and the Builder was Rogers Construction Company. The Center has 208 units with the maximum allowable density for A-1 (Apartments) development of 16 units per acre. It has 34, 1 bedrooms at \$87.50, 95, 2 bedrooms at \$101.00, 30, 3 bedrooms at \$115.00 and 49 Towne Houses at \$107.00. The units are centrally air-conditioned, utilities, stove and refrigerator are furnished. The cost per unit is \$10,812, FHA Commitment.

Our next stop was at College Plaza Apartments located off Westview Drive, in the University Center U. R. Area. The College Plaza Apartments is a 221 d (3) Limited Dividend project. There are 96 units in the project, all having 2 bedrooms, which rent for \$75.95. Water, stove and refrigerator are furnished. The utilities have to be paid by the occupant. The total permit cost for construction was \$8,255 per unit.

We then took the bus to the Allen Temple Project. This project is located off Gordon Road, just beyond the ACRRR. Allen Temple is a 221 d (3) Non-profit project. The non-profit sponsor

is the Allen Temple AME Church. The project is being built in three phases. Phase I - Completed with 151 units. There are 100, 2 bedrooms at \$62.00, 50, 3 bedrooms at \$79.00 and 1 Manager's apartment, which is free. Phase II of the Allen Temple Project has 222 units with 142, 2 bedrooms at \$68.00 and 80, 3 bedrooms at \$80.00. Phase III of the project is now under construction with 208 units with rent for the 2 bedrooms at \$88.50 and 3 bedrooms at \$99.50. The total cost per unit is \$11,566, FHA Commitment. This project provides conclusive evidence that good management is the key to success of a well kept and successful project. This project is under the management of Williamson Realty Company.

The London Towne Houses were next on our itinerary. The London Towne Houses is a 221 d (3) Co-op Non-profit Sponsor project. The non-profit sponsor is FCH, Inc., a national professional non-profit sponsor, and the builder is Diamond and Kaye.

Two other 221 d (3) Co-op projects have been developed by the same group in the Atlanta area, Eastwiche Village off Highway I-20 in DeKalb County and Cambridge Square in Doraville. Both have been very successful.

The Towne Houses must be sold before construction starts. There are six model units to choose from. There is a \$10.00 application fee and \$135.00 down payment, but there is no closing cost. There are 200 units in the London Towne House project: 8, 1 bedrooms at \$63.00, 61, 2 bedrooms at \$69.00, 122, 3 bedrooms at \$84.00 and 9, 4 bedrooms at \$109.00. These purchase prices of the Towne Houses include taxes, insurance, and outside maintenance. The average cost per unit is \$14,078, FHA Commitment. The monthly payments cover the following:

*Mortgage Interest	43%
*Real Estate Taxes	16%
Mortgage Principal	19%
Maintenance	12%
Reserve Funds	5%
Administration	5%
Landlord's Profit	0%
	<u>100%</u>

\*tax deductible items

The 221 d (3) non-profit co-op development provides the most for the money of any of the low-income housing programs. It has been very successful nationally in providing a stabilizing influence in home ownership for low-income families.


We then rode through the McDaniel Street Public Housing project located on McDaniel Street between I-20 and Georgia Ave. Mr. Persells again acted as narrator as we went through this project. The project has 650 units with 310 completed on 7-25-68

and 340 units are under construction. This project was built on Urban Renewal land at an average construction cost of approximately \$14,500 per unit. According to Mr. Persells, the total cost per unit, including land and administrative expense, is in the neighborhood of \$18,500 per unit. The project includes approximately 149 high-rise apartments for the elderly, a community house and an administration and maintenance house.

We then returned back to City at 12:22 p.m. and the meeting was adjourned.

Editorial Comment: It was clearly obvious to those on this tour that various pockets of slum conditions of the worst sort still exist in Atlanta; that they can only be eliminated through positive and drastic action by the City; that reuse of the land in these areas, needs to be reanalyzed and change of current or anticipated zoning in some areas carefully considered to permit greater residential use; and that in general, current Federal assisted low-income housing projects are providing very creditable housing for low-income occupants.

Respectfully submitted,

  
Malcolm D. Jones  
Housing Coordinator

MDJ/mc

Encls: As stated (with file copy only)

## HOUSING RESOURCES COMMITTEE

September 23, 1968

## 1969 Budget Request

<u>Quantity</u>	<u>Item</u>	<u>Estimated Unit Cost</u>	<u>Amount</u>
<b><u>EQUIPMENT</u></b>			
1	Metal Supply Storage Cabinet	\$ 119.00	\$ 119.00
1	Five Drawer File Cabinet with lock (To match Globe-Wernicke Cabinet already in Office)	130.00	130.00
1	6 Leaf Swinging Map Board for standard size City maps. For mounting on the wall (similar to one in Mr. Sweat's office)	175.00	175.00
		Sub-Total	\$ 424.00
<b><u>OFFICE SUPPLIES</u></b>			
1000	Large Paper Clips	1.20 pkg.	1.20
1000	Small Paper Clips	1.20 pkg.	1.20
1 gross	Pencils (#2) City of Atlanta	9.90	9.90
3 boxes	Staples	1.00	1.00
1 doz.	IBM Electric Typewriter Ribbons	1.25	13.75
$\frac{1}{2}$ gross	3" x 5" Plain Note Pads	8.80	4.40
3 doz.	Legal Ruled Pads (Canary Economy Grade)	3.45	10.35
1 doz.	Ball Point Pens (Blue Ink)	1.25	3.75
3	Desk Calendar Pad Refills, 1969 for Success Dest Calendar No. 17	1.25	3.75
4	1969 Notebook Calendar (Monthly-Minders)	1.00	4.00
1 bottle	Dr. Scat Cleaner	.60	.60
1 pack	Ko-Rec-Type	1.19	1.19
3	Black Loose Leaf, 3 ring Notebook, Sheet size (8 $\frac{1}{2}$ " x 11")	5.80	17.40
10 sets of	8 Loose Leaf Indexes CI 213 - Clear (Aigner)	7.00	7.00
2 doz.	Stenographers Notebooks	.25	6.00
500	Manila Folders, 3/5 cut, (Legal Size)	25.00/1000	12.50
300	Manila Folders, 3/5 cut, (Letter Size)	23.00/1000	6.90
4 reams	Bond Paper, Plain (Legal Size)	4.50	18.00
4 reams	Bond Paper, Plain (Letter Size)	4.00	16.00
300	Manila Envelopes (Legal Size)	3.05	9.15
200	Manila Envelopes (Letter Size)	2.35	4.70
3000	Bond Typing Paper (with Printed Letterhead)		40.00
3000	Note Pads, $\frac{1}{2}$ sheet, with Printed Heading (100 sheets per pad)		25.00
3000	Huron Copysetts	3.50/500	21.00



4	Pendaflex Frames (for hanging files)	3.00	12.00
6	Paper Weights, glass, round, dome-shaped magnified, 3" diameter	.60	<u>3.60</u>
			Sub-Total \$ 256.64

OTHER

Temporary help (Senior Stenographer) 2 wks. (To provide overlapping for training purposes, if change should occur)		186.00
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Petty Cash Fund (Convenient for postage, return address postal cards, maps and occasional magazines for special articles)		10.00
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Subscriptions:

House and Home		6.00
Weekly Star		4.64

Active Membership in National Association of Housing and Redevelopment Officials (Hold current membership paid privately)		15.00
		Sub-Total \$ <u>221.64</u>

Grand-Total \$ 902.28

Additional Requests

TRAVEL

Attendance of Housing Coordinator at National Conference NAHRO		\$ 300.00
Attendance of Housing Coordinator at Regional Conference NAHRO		150.00
		<u>\$ 450.00</u>

PERSONNEL

Senior Typist Clerk Salary Range 37 Annual Cost (See attached justification)		\$4,641.00
Housing Consultant - 1 day each week (See attached justification)		2,500.00

Malcolm D. Jones  
Housing Coordinator

Encl: Justifications

### Justification For Senior Typist Clerk

Needed to gather, maintain and prepare the Status Report, on monthly basis, of the Low and Medium Income Housing Program. The report consists of three (3) Sections: Project Inventory, Summary and Index. It currently contains 109 separate projects and the number is constantly growing. The status of each project is constantly changing during planning and development, which in the large projects may extend several years.

It is very important that the Status Report on the Low-income Housing Program be maintained and kept current, as it is the only composite record of low and medium income housing in the City. The data is assembled from periodic reports specially requested from, and submitted by, the Planning Department, Building Division, Housing Code Division, Housing Authority and FHA, as well as information obtained directly from builders and developers; and from other Departments and Agencies on certain projects. Project sponsors, owners and managers should also be contacted to determine breakdown of units by bedroom composition and verification of rental prices, etc.

Detailed information such as number of units, with bedroom composition, rentals or purchase prices, extent of utilities furnished and status of development of each project is necessary for providing essential and timely information on the projects to Relocation Services and to the Public who may be interested in occupying the units.

Requirements are constantly increasing from the Public and government officials for information contained in this report. The information is also invaluable to the City in documenting annual revisions of the Workable Program and in providing data on relocation capabilities of the City in connection with applications for Urban Renewal and Neighborhood Development Program projects throughout the City, and especially as pertains to the Model Cities area.

The person charged with this function could be administratively assigned to another Department, but, to be most effective, should work directly with and under the supervision of the Housing Coordinator.

To date, this report has been prepared, only sketchily and produced much too infrequently, by the Housing Coordinator, who cannot devote the time to it which is required, and still perform his other promotional and coordinating functions in connection with the Low-income Housing Program.

If the Low-Income Housing Program should change direction soon to reflect expanding activities in the Model Cities program and the placing of greater emphasis in other directions, on more involved activities such as the Urban Coalition, it will be more important than ever that someone be available, familiar with and able to keep up the Low-income Housing Status Report on a current and continuing basis.

### Justification for Housing Consultant

Financial support for the services of Mr. W. W. Gates, former Chief Underwriter of FHA in Atlanta (and subsequently at national level) as a Housing Consultant to the HRC, has been provided thus far by Urban America, Inc. However, Urban America feels that the Atlanta program has advanced sufficiently so that its financial support for the services of Mr. Gates should now be withdrawn and be assumed by the City.

Mr. Gates' experience as a Chief Underwriter and trouble shooter for FHA, together with his many contacts with FHA officials on a personal basis and intimate knowledge of Metropolitan Atlanta, makes his services a very valuable asset to the Housing Resources Committee in a Consultant capacity for the Low-income Housing Program.

# CITY OF ATLANTA



September 12, 1968

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

## MEMORANDUM

To: Dan Sweat

From: W. W. Gates

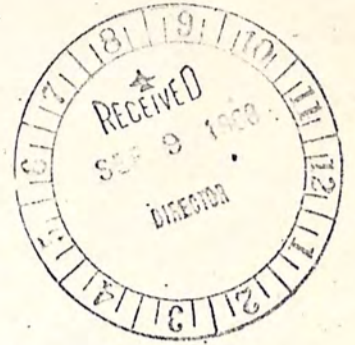
Mr. Carey Hooks, Director of Federal Housing Administration, requested that I leave this copy of ordinance used in Louisville, Kentucky with you and he stated that he would like to come over and talk to you at your convenience about the possibility of a similar ordinance for Atlanta.

Mr. Hooks can be reached at 526-6595 and is very anxious to discuss this matter with you.

WWG:fy

*Bill Gates*

ORDINANCE NO. 252 SERIES 1967



AN ORDINANCE TO EFFECT EQUAL HOUSING OPPORTUNITIES FOR ALL CITIZENS; DEFINING DISCRIMINATION IN HOUSING, AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF

WHEREAS, it is the public policy of the United States, the Commonwealth of Kentucky, the City of Louisville and the County of Jefferson to encourage fair treatment and equal opportunity for all persons regardless of race, color, religion or national origin; and

WHEREAS, discrimination against individuals because of race, color, religion, or national origin represents an affront to the dignity of the individuals against whom it is directed, intensifies group conflicts and is detrimental to the public health, safety and welfare; and

WHEREAS, discrimination in housing results in other forms of discrimination and segregation, including racial segregation in the public schools and other public facilities, which are prohibited by the Constitution of the United States of America, and are against the laws and policy of the Commonwealth of Kentucky, the City of Louisville and the County of Jefferson; and

WHEREAS, discrimination in housing adversely affects the continued redevelopment, renewal, growth and progress of the City of Louisville and County of Jefferson, and of its citizens:

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF LOUISVILLE, THAT:

SECTION ONE. DECLARATION OF POLICY. It is the policy of the City of Louisville to safeguard all individuals within the City from discrimination because of race, color, religion, ancestry, national origin or place of birth in connection with housing; thereby to protect their interest in

personal dignity and freedom from humiliation, to make available to the City their full productive capacities, to secure the City against strife and unrest which would menace its democratic institutions and to preserve the public safety, health and general welfare.

SECTION TWO. DEFINITIONS. When used herein:

(A) "Commission" means the Louisville and Jefferson County Human Relations Commission as authorized by Ordinance 193 of the 1966 Ordinances of the City of Louisville and the resolution of the Jefferson County Fiscal Court dated December 6, 1966.

(B) "Commissioner" means a member of the Louisville and Jefferson County Human Relations Commission.

(C) "Real Property" includes buildings, structures, real estate, lands, tenements, leaseholds, co-operatives, condominiums and hereditaments, corporeal and incorporeal.

(D) "Discrimination" means any difference in treatment based on race, color, religion, ancestry, national origin or place of birth, and includes segregation.

(E) "Person" includes an individual and any group of one or more natural persons such as, but not limited to, labor unions, joint apprenticeship committees, partnerships, associations, corporations, unincorporated organizations, mutual companies, joint-stock companies, trusts, legal representatives, trustees in bankruptcy, receivers, any individuals acting in a financial or representative capacity, either appointed by a Court or otherwise, the City and County or any of its agencies, and any other legal, governmental or commercial entity, as well as a natural person or persons. The term "persons", when applied to any of the foregoing, includes members, representatives, officers and directors.

(F) "Owner" includes a lessee, sublessee, co-tenant, assignee, managing agent or other person having the right of ownership or possession,

or the right to sell, rent or lease any housing accommodation.

(G) "Financial Institution" means any person, as defined herein, engaged in the business of lending money or guaranteeing losses.

(H) "Real Estate Broker" or "Real Estate Salesman" means an individual, whether licensed or not, who, for a fee, commission, salary or for other valuable consideration, or who with the intention or expectation of receiving or collecting same, lists, sells, purchases, exchanges, rents or leases any housing accommodation, including options thereupon, or who negotiates or attempts to negotiate such activities; or who advertises or holds himself out as engaged in such activities; or who negotiates or attempts to negotiate a loan, secured by a mortgage or other encumbrance, upon transfer of any housing accommodation; or who is engaged in the business of charging an advance fee or contracting for collection of a fee in connection with a contract whereby he undertakes to promote the sale, purchase, exchange, rental or lease of any housing accommodation through its listing in a publication issued primarily for such purpose; or an individual employed by or acting on behalf of any of these.

(I) "Housing Accommodation" means (1) any parcel or parcels of real property or lands, or any interest therein, whether contiguous or non-contiguous, located in the City of Louisville, used for the building of one or more housing or rooming units owned by, or otherwise subject to the control of, one or more persons; and/or (2) any real property, or any interest therein, located in the City of Louisville; and/or (3) any single family dwelling or multiple family dwelling, or any portion thereof, including a housing unit or a rooming unit, or any interest therein, located in the City of Louisville, which is used or occupied, or intended, arranged, assigned or designated to be used or occupied, as the home, homesite, residence or sleeping place of one or more persons.

(J) "Housing Unit" means a single room, suite of rooms or apartment, containing cooking and kitchen facilities, occupied, or intended for occupancy as living quarters, by a person, by a family or by a group of persons living together.

(K) "Rooming Unit" means any room or group of rooms forming a single, habitable unit used for living or sleeping, but which does not contain cooking and kitchen facilities.

(L) "Canvassing" includes door to door solicitation, or solicitation by the use of circular advertisements or any other means where the canvasser or his employer has not been requested by the owner, as defined herein, to obtain a listing of any housing accommodation or to confer with the owner regarding a transaction involving a housing accommodation.

(M) "Purchaser" includes any occupant, prospective occupant, lessee, prospective lessee, sublessee, prospective sublessee, tenant, prospective tenant, assignee, prospective assignee, buyer, prospective buyer or any other person seeking the right of ownership or possession, or any agent of any of these.

(N) "A member of his family" means the owner and his spouse and any son, daughter, parent or grandparent of the owner or his spouse.

SECTION THREE. UNLAWFUL PRACTICES. In connection with any of the transactions set forth in this Section which affect any housing accommodation on the open market, or in connection with any public sale, purchase, exchange, rental or lease of any housing accommodation, it shall be a prohibited, unlawful practice for a person, owner, financial institution, real estate broker or real estate salesman, or any representative of the above, to:

(A) Refuse to sell, purchase, exchange, rent or lease, or otherwise deny to or withhold any housing accommodation from a person because of his race, color, religion, ancestry, national origin or place of birth; or

(B) To discriminate against a person in the terms, conditions or privileges of the sale, purchase, exchange, rental or lease of any housing accommodation, or in the furnishing of facilities or services in connection therewith; or

(C) To refuse to receive or transmit a bona fide offer to sell, purchase, exchange, rent or lease any housing accommodation from or to a person because of his race, color, religion, ancestry, national origin or place of birth; or

(D) To refuse to negotiate for the sale, purchase, exchange rental or lease of any housing accommodation to a person because of his race, color, religion, ancestry, national origin or place of birth; or

(E) To represent to a person that any housing accommodation is not available for inspection, sale, purchase, exchange, rental or lease when in fact it is so available, or to refuse to permit a person to inspect any housing accommodation, because of his race, color, religion, ancestry, national origin or place of birth; or

(F) To print, circulate, post or mail, or cause to be printed, circulated, posted or mailed, any notice, statement or advertisement, or to announce a policy, or to sign or to use a form of application for the sale, purchase, exchange, rental, lease or financing of any housing accommodation, or to make a record of inquiry in connection with the prospective sale, purchase, exchange, rental, lease or financing of any housing accommodation, which indicates, directly or indirectly, any discrimination or any intent to make a discrimination.

(G) To offer, solicit, accept or use a listing of any housing accommodation for sale, purchase, exchange, rental or lease with the understanding that a person may be subjected to discrimination in connection with such sale, purchase, exchange, rental or lease, or in the furnishing of facilities or services in connection therewith; or



(H) To induce directly or indirectly, or attempt to induce directly or indirectly, the sale, purchase, exchange, rental or lease, or the listing for any of the above, of any housing accommodation by representing that the presence or anticipated presence of persons of any particular race, color, religion, ancestry, national origin or place of birth in the area to be affected by such sale, purchase, exchange, rental or lease will or may result in:

- (1) The lowering of property values in the area; or
- (2) An increase in criminal or antisocial behavior in the area; or
- (3) A decline in the quality of the schools serving the area; or

(I) To make any misrepresentations concerning the listing for sale, purchase, exchange, rental or lease, or the anticipated listing for any of the above, or the sale, purchase, exchange, rental or lease of any housing accommodation in any area in the City of Louisville for the purpose of inducing or attempting to induce any such listing or any of the above transactions; or

(J) To place a sign purporting to offer for sale, purchase, exchange, rental or lease any housing accommodation that is not, in fact, so offered; or

(K) To advertise for sale, purchase, exchange, rental or lease any housing accommodation which is non-existent, or which is not actually being offered for any of the above; or

(L) To engage in, or hire to be done, or to conspire with others to commit acts or activities of any nature, the purpose of which is to coerce, cause panic, incite unrest or create or play upon fear, with the purpose of either discouraging or inducing, or attempting to induce, the sale, purchase, exchange, rental or lease, or the listing for any of the above, of any housing accommodation; or

(M) To retaliate or discriminate in any manner against a person because he has opposed a practice declared unlawful by this Ordinance, or because he has filed a complaint, testified, assisted or participated in any manner in any investigation, proceeding, hearing or conference under this Ordinance.

(N) To aid, abet, incite, compel or coerce any person to engage in any of the practices prohibited by this Ordinance; or to obstruct or prevent any person from complying with the provisions of this Ordinance; or

(O) To obstruct or prevent a person from complying with the provisions of this Ordinance, or any order issued thereunder; or

(P) To resist, prevent, impede or interfere with the Commission, or any of its members or representatives, in the lawful performance of its or their duty under this Ordinance; or

(Q) To, by canvassing, do any of the unlawful practices prohibited by this Ordinance; or

(R) To otherwise deny to, or withhold any housing accommodation from, a person because of his race, color, religion, ancestry, national origin or place of birth.

SECTION FOUR. EXEMPTIONS. The provisions of this Ordinance shall not apply:

(A) To the rental or lease of any housing units in a housing accommodation which contains not more than four housing units, if the owner or a member of his family resides in the housing accommodation; or

(B) To the rental or lease of any rooming units in a housing unit, if the owner or a member of his family resides in the housing unit; or

(C) To the rental or lease of any rooming units in a house in which the owner of the entire house or a member of his family resides.

SECTION FIVE. POWERS OF THE COMMISSION. The administration and enforcement of this Ordinance shall be the responsibility of the Louisville and Jefferson County Human Relations Commission, and it shall have full operating responsibility for carrying out the provisions of this Ordinance. In addition to any powers or duties heretofore conferred on said Commission, it shall have the power and duty to:

(A) Meet and exercise its powers at any place within the City of Louisville;

(B) Employ attorneys, hearing examiners, clerks and other employees and agents, and to appoint and empower committees and divisions to assist in effecting the purposes and provisions of this Ordinance;

(C) Accept gifts or bequests, grants or other payments, public or private, to help finance its activities;

(D) Receive, initiate, investigate, seek to conciliate, hold hearings on and pass upon complaints alleging violations of this Ordinance;

(E) Administer oaths;

(F) Compel the attendance of witnesses and the production of evidence before it by subpoena issued by the Jefferson County Circuit Court;

(G) Issue remedial orders requiring cessation of violations of this Ordinance;

(H) Issue such affirmative orders as in the judgment of the Commission will carry out the purposes of this Ordinance. Affirmative action ordered may include, but is not limited to:

(1) The sale, purchase, exchange, lease or rental of any housing accommodation to a person who has been determined to have been discriminated against under the terms of this Ordinance;

(2) The cancellation and surrender to the Commission of a contract, deed, lease or other instrument

selling, purchasing, exchanging, renting or leasing any housing accommodation, which is the subject of a complaint of discriminatory practice, to a person who had knowledge or notice of said complaint prior to the transfer or the execution of the instrument;

- (3) Ordering execution and delivery of a contract; deed, lease or other instrument selling, purchasing, exchanging, renting or leasing any housing accommodation, which is the subject of an unlawful practice prohibited by this Ordinance, to any person aggrieved by said unlawful act;
- (4) Applying to the Jefferson County Circuit Court for such temporary or permanent relief as it deems necessary; where such relief is granted notice of same shall be promptly filed in the Office of the County Court Clerk of Jefferson County, Kentucky;

(I) Subject to approval of the Board of Aldermen, adopt, promulgate, amend and rescind rules and regulations to effectuate the purposes and provisions of this Ordinance, including regulations requiring the posting of notices prepared or approved by the Commission; and

(J) Exercise all other applicable powers as provided in the Kentucky Civil Rights Act (K.R.S. 344.320, 344.330, 344.340, 344.350).

#### SECTION SIX. PROCEDURE.

(A) Any person or persons claiming to be aggrieved by an unlawful practice prohibited by this Ordinance may file a written complaint in accordance with the rules and regulations of the Commission. The complaint must be filed within 30 days after the aggrieved person becomes aware of the alleged unlawful practice, and in no event more than 60 days after the alleged unlawful practice occurred. Any member of the Commission who has reason to believe an unlawful practice has occurred may file a complaint naming the Commission itself as the party complainant.

(B) Upon receipt of a complaint, the Commission shall serve the complaint and a written resume setting forth the rights of the parties and the procedures to be followed by the Commission in the investigation and

adjudication of the complaint upon the person or persons charged with a violation of this Ordinance, (hereinafter referred to as the 'respondent', whether one or more persons).

(C) Upon receipt of a complaint, the staff of the Commission shall conduct a preliminary investigation of the complaint and shall within 21 days after service of the complaint on the respondent render a written report to the Commission.

(D) The Commission shall within 10 days after receipt from the Staff of the Commission of the report of the preliminary investigation determine whether there is probable cause to believe that an unlawful practice has been committed:

- (1) If the Commission determines that there is no such probable cause, the complaint shall be dismissed.
- (2) If the Commission determines that there is such probable cause, the Commission shall make an effort to eliminate the unlawful practice by conference and conciliation, in accordance with the Rules and Regulations of the Commission.

(E) Within 30 days after the Commission has determined that probable cause exists, unless an order has been issued dismissing the complaint or stating the terms of a conciliation agreement, a hearing shall be called and held in accordance with the rules of the Commission.

(F) Any endeavors or negotiations for conciliation shall not be received in evidence, and shall be held confidential by the Commission and its staff.

(G) Upon the conclusion of the hearing, an adjudicative order shall be issued and served upon the complainant(s) and respondent.

(H) Proceedings may be re-opened upon petition of any aggrieved party, except that an application to re-open must be filed within 10 days of service of the adjudicative order upon such aggrieved party.

(I) In any proceedings under this Section, the respondent may file a written answer to the complaint and may appear at the hearing in person or otherwise, with or without counsel, and submit evidence and be heard. The Commission in conducting any hearing may permit reasonable amendments to any complaint or answer, and any testimony taken at the hearing shall be under oath and shall be fully transcribed. All relevant testimony shall be privileged to the extent that said testimony would be privileged in the courts of the Commonwealth of Kentucky.

(J) In connection with an investigation of a complaint filed under this Ordinance, the Commission, or its designated representatives, may at any reasonable time request access to the premises, records and documents relevant to the complaint and shall have the right to examine, photograph and copy evidence. If a person fails to permit access, examination, photographing or copying of records or documents relative to the complaint, the Commission may apply to the Jefferson County Circuit Court for an order requiring compliance.

(K) All hearings held under and pursuant to this Ordinance shall be open to the public.

(L) In computing time or periods of time under this Ordinance, Sundays and National holidays shall be excluded.

(M) All papers or pleadings required by this Ordinance to be served shall be served in accordance with the Kentucky Rules of Civil Procedure.

(N) At any time after a complaint has been filed, the Commission may file an action in the Jefferson County Circuit Court seeking appropriate temporary relief against the respondent, pending final determination of proceedings under this Section.

(O) At any time after a complaint has been filed, the Commission may file an action in the Jefferson County Circuit Court seeking such appropriate relief against any person as it may deem necessary to prevent any change of position between the complainant(s) and the respondent and/or to prevent the questions presented to the Commission from becoming moot.

(P) If the Commission determines that any respondent has committed an unlawful act prohibited by this Ordinance, and the said respondent refuses to comply with or obey the order issued by the Commission, the Commission may file an action in the Jefferson County Circuit Court seeking enforcement of said order.

(Q) The Commission may file suit in the Jefferson County Circuit Court seeking enforcement of any of its orders issued pursuant to this Ordinance.

SECTION SEVEN. APPEAL. Any respondent or complainant aggrieved by a final order of the Commission, or any complainant aggrieved by the dismissal of his complaint by the Commission, may obtain a review of such order in the Jefferson County Circuit Court by filing with the Clerk of said Court, within 30 days after service upon him of said order, a written petition in duplicate praying that such order be modified or set aside, and by serving a duplicate copy of the petition on the Commission. The Commission shall then cause to be filed in said Court a certified transcript of the record in the proceedings before it, including the pleadings, testimony and order.

SECTION EIGHT. PENALTIES.

(A) If the Commission finds that any person has committed an unlawful practice as defined in this Ordinance it may subject such person to a fine not exceeding \$100.00. The Commission may, if such person refuses to pay the fine, file an action in the Jefferson County Court for the collection thereof.

(B) If a real estate broker, a real estate salesman or an employee thereof has failed to comply with any order issued by the Commission, or has been found to have committed an unlawful practice in violation of this Ordinance, the Commission shall so notify in writing the Real Estate Commission of the Commonwealth of Kentucky.

(C) Should the Commission determine at any time that a complaint filed with it alleging a violation of this Ordinance was filed in bad faith, the Commission shall forthwith issue an order requiring the complainant(s) to pay to the respondent the amount of the reasonable expenses caused the respondent by the filing of said complaint, including reasonable attorney's fees; and such order may be enforced in the same manner as any other order issued by the Commission pursuant to the provisions of this Ordinance.

SECTION NINE. SEVERABILITY OF PROVISIONS. If any provision of this Ordinance or the application thereof to any eventuality or circumstance, should be held to be invalid, such invalidity shall not affect the other provisions or applications of this Ordinance, which shall be and continue in effect without the invalid provision or application; and to this end, the provisions of this Ordinance are severable.

SECTION TEN. EFFECTIVE DATE. This Ordinance shall take effect upon its passage and approval.

\_\_\_\_\_ C.B.A.

\_\_\_\_\_ P.B.A.

EFFECTIVE Dec. 26 1967

\_\_\_\_\_ MAYOR

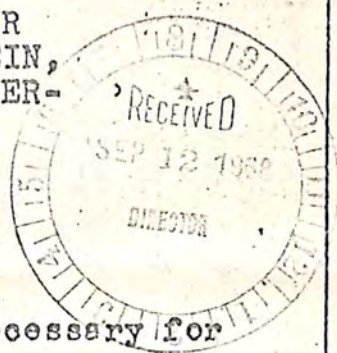


May 28-1968

ORDINANCE NO. 4549

0-2

AN EMERGENCY ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO MAKE IT UNLAWFUL TO DISCRIMINATE IN THE SALE OR RENTAL OF HOUSING, THE ADVERTISING OF SUCH SALES OR RENTALS, OR TO MAKE FALSE REPRESENTATIONS AS TO ENTRY INTO A NEIGHBORHOOD OR PARTICULAR PERSONS, TO DEFINE CERTAIN TERMS THEREIN, AND TO PROVIDE A METHOD OF EXCLUDING CERTAIN INDIVIDUALS AND GROUPS THEREFROM.



WHEREAS, an emergency exists in that it is necessary for the immediate preservation of the public peace, property, health and safety for this Ordinance to become effective immediately upon its passage.

WHEREAS, it is deemed in the best interest of the public of this City that housing be made available to all its citizens without regard to race, color, religion or national origin.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE:

SECTION 1: That the Code of the City of Knoxville, Tennessee is hereby amended by adding a section to, numbered \_\_\_\_\_, which said section reads as follows:

I

Definitions

For the purpose of this chapter the following words and terms shall have the meaning ascribed to them in this section:

"Dwelling" means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof."

"Family" includes a single individual.

"Person" includes one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint-stock companies, trusts, unincorporated organizations, trustees, trustees in bankruptcy, receivers, and fiduciaries.

"To rent" includes to lease, to sublease, to let and otherwise to grant for a consideration the right to occupy premises not owned by the occupant.

## II

Subject to the exceptions hereinafter set out it shall be unlawful for any person to do any of the following acts:

- (a) After a bona fide offer to sell or rent has been made, to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion or national origin.
- (b) To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion or national origin.
- (c) To make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion or national origin, or an intention to make any such preference, limitation, or discrimination.
- (d) To represent to any person because of race, color, religion, or national origin that any dwelling is not available for inspection, sale or rental when such dwelling is in fact so available.
- (e) For profit, to induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion or national origin.

## III

Nothing in the preceding section except sub-paragraph (c) is intended to apply to--

- (a) any single family house sold or rented by an owner or his agent, provided that the owner is the occupant of the house at the time it is offered for sale or rental.
- (b) any single family house sold or rented by an owner: PROVIDED, That such private individual owner does not own more than three such single family houses at any one time; PROVIDED FURTHER, That in the case of the sale of any such single family house by a private individual owner not residing in such house at the time of such sale or who was not the most recent resident of such house prior to such sale, the exemption granted by this subsection shall apply only with respect to one such sale within any twenty-four month period: PROVIDED FURTHER, That such bona fide private individual owner does not own any interest in, nor is there owned or reserved on his behalf, under any express or voluntary agreement, title to or any right to all or a portion of the proceeds

from the sale or rental of, more than three such single family houses at any one time: PROVIDED FURTHER, the sale or rental of any such single family house covered by this subsection shall be excepted from the application of Section II only if such house is sold or rented without the use in any manner of the sales or rental facilities or the sales or rental services of any real estate broker, agent, or salesman, or of such facilities or services of any person in the business of selling or renting dwellings, or of any employee or agent of any such broker, agent, salesman, or person. Nothing in this proviso shall prohibit the use of attorneys, escrow agents, abstractors, title companies, and other such professional assistance as necessary to perfect or transfer the title. For the purposes of this subsection, a person shall be deemed to be in the business of selling or renting dwellings if--

(1) he has, within the preceding twelve months, participated as principal in three or more transactions involving the sale or rental of any dwelling or any interest therein, or

(2) he has, within the preceding twelve months, participated as agent, other than in the sale of his own personal residence in providing sales or rental facilities or sales or rental services in two or more transactions involving the sale or rental of any dwelling or any interest therein, or

(3) he is the owner of any dwelling designed or intended for occupancy by, or occupied by, five or more families.

(c) Rooms or units in dwellings containing living quarters occupied or intended to be occupied by no more than four families living independently of each other, if the owner actually maintains and occupies one of such living quarters as his residence.

#### IV

Nothing in this section shall prohibit a religious organization, association, or society, or any nonprofit institution or organization operated, supervised or controlled by or in conjunction with a religious organization, association, or society, from limiting the sale, rental or occupancy of dwellings which it owns or operates for other than a commercial purpose to persons of the same religion, or from giving preference to such persons, unless membership in such religion is restricted on account of race, color, or national origin. Nor shall anything in this section prohibit a private club not in fact open to the public, which as an incident to its primary purpose or purposes provides lodgings which it owns or operates for other than a commercial purpose, from limiting the rental or occupancy of such lodgings to its members or from giving preference to its members.

SECTION 2: BE IT FURTHER ORDAINED, that this ordinance shall take effect ~~seven days~~ from and after its passage, the welfare of the <sup>public</sup> ~~City~~ requiring it.

---

Presiding Officer of the Council

---

Recorder





# CITY OF ATLANTA



July 19, 1968

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

## MEMORANDUM

To: Ann

From: Faye

*To Dan Sweat*

*Meeting held*

The meeting scheduled for 11:00 Monday morning is with Mr. Gary Abrams of the Kaiser Corporation. Col. Jones and Cecil Alexander have been asked to sit in on the meeting since it concerns the HUD experimental housing project.

Col. Jones says he gave the Mayor a memo on Monday regarding this project and this memo should be good background information for the meeting.

The Kaiser Corporation has been awarded the contract on the experimental housing program. They will make recommendations to HUD for the choice of cities to be included.

Johnny Johnson understands from Dan that 12 of the 20 cities to have these projects have been selected but Atlanta is not one of the 12. Johnny has had several calls from the Kaiser Corporation to get additional information on Atlanta and he thinks we are still being considered.

Johnny feels the Mayor should impress upon Mr. Abrams Atlanta's interest in being one of these 20 cities.



Summary of Situation re HUD's  
Experimental Housing Project  
July 15, 1968

April 22 - Mr. H. Ralph Taylor, Assistant Secretary of HUD, wrote Mayor Allen explaining the proposed project and asked if Atlanta wished to participate. The letter stated in part:

"These experiments will be carried out only in cities which are willing to cooperate in the development of innovative techniques aimed at generating a higher level of housing construction for low-income families", and

"The Department will be committing not only substantial research funds in this effort, but also tens of millions of dollars of program funds from several program sources."

May 6 - Mayor Allen replied to Secretary Taylor, stating that we definitely want Atlanta included among the cities to be selected for the Experimental Housing project and expressing desire to cooperate fully. (Atlanta's application for Model Cities stated that Atlanta is prepared to amend application of its codes and ordinances within the Model Cities area as appropriate.)

June 21 - Mayor Allen's letter of May 6 acknowledged by Secretary Taylor, assuring that every possible consideration will be given Mayor Allen's recommendation and he would be pleased to advise when final decision is reached.

May 8 - Study team of ABT-DMJM (ABT Associates, Inc., and Daniel, Mann, Johnson and Mendenhall) headed by Mr. Allan W. Cameron, visited Atlanta. Initial conference was held with Dan Sweat. Remainder of day, team was escorted about town by Malcolm Jones who made appointments with key individuals as requested by team and accompanied team representatives on visits. Team was provided all materials and records requested.

May 24-25 - Enlarged study team visited Atlanta. Dan Sweat's office made appointments in advance with those requested and his office was made available for use by the team. Malcolm Jones again escorted team members about town and arranged for additional interviews and materials requested.

May 27-28 - Malcolm Jones again assisted Mr. James B. Frisby, team consultant, in obtaining additional materials desired.

Every possible courtesy was shown the team and complete cooperation given its representatives by all concerned. The team expressed satisfaction and pleasure re reception and cooperation furnished in Atlanta and indicated that Atlanta would have high priority in its recommendations.

June 18 - Mr. Frank Shakelford of Alston, Miller and Gaines wrote to Senators Talmadge and Russell and to Representative Fletcher Thompson requesting their assistance in getting ABT-DMJM selected as contractor for Phase II and stating that Atlanta is one of the 15 cities selected. (This reference to Atlanta appears to be premature and in error, since the survey report was not due in HUD until June 15). All 3 recipients of Shakelford's letter contacted the Secretary of the Department of Housing and Urban Development in response to Shakelford's request.

July 2 - Shakelford wrote another letter to each of the above Members of Congress expressing distress over Atlanta not being included in the 12 cities selected and requested that HUD be urged to reconsider for selection of 15 instead of 12 cities and include Atlanta as one of those to be added. Fletcher Thompson has written to Secretary Weaver urging such reconsideration. Action of Senators Russell and Talmadge is not yet known.

(Apparently the basis of information on which Mr. Shakelford wrote letters on July 2 requesting reconsideration by HUD and inclusion of Atlanta in the list of selected cities) was result of telephone call from Mr. Francis Green in Washington, whose law firm was engaged as General Counsel by ABT-DMJM for its survey. Mr. Green accompanied the survey team to Atlanta on its second visit and consulted with Alston, Miller and Gaines at that time.

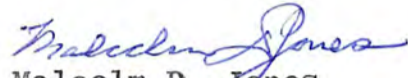


Summary

July 15, 1968

Page 2

According to reliable source, certain officials from Washington, D.C., in position to know the inside story, passed through Atlanta July 7 and advised a local person here interested in this project, that Atlanta would probably not be included among the cities to be selected for the Experimental Housing project because HUD was seeking cities in which the building codes are not too restrictive.

  
Malcolm D. Jones  
Housing Coordinator

MDJ/mac

June 10, 1968

Honorable Richard B. Russell  
United States Senator  
Senate Office Building  
Washington, D. C.

Dear Dick:

The Department of Housing and Urban Development has selected three contractor groups to undertake experimental low-cost housing projects within fifteen selected cities. Atlanta is one of these and our client, ADT Associates, Inc. of Cambridge, Massachusetts and Daniel, Mann, Johnson & Mendenhall, a contracting firm of Los Angeles, is one of the contracting groups. Phase I of the project has now been completed and the Department of Housing and Urban Development will now choose one or more of the contracting groups to proceed with the actual construction in the fifteen cities.

We seek your help as our Senator because we believe that ABT-DMJM is more qualified than Westinghouse or Building Systems Development, Inc. (of which Kaiser Industries is a prime consultant) to do the Atlanta project. ABT-DMJM has already sent a team consisting of an economist, sociologist, architect, engineer and lawyer to Atlanta as well as to the other fourteen cities chosen for a low-cost housing project. Its work has been splendidly supervised by former Mayor Collins of Boston who is responsible for that city's reconstruction program and who is presently professor of Urban Studies at MIT. We believe that both from the standpoint of cost and

Honorable Richard B. Russell

-2-

June 18, 1968

performance AEF-DEI should be awarded the Atlanta project and we would greatly appreciate your giving your support of this group to the Secretary of Housing and Urban Development.

We look forward to hearing from you and greatly appreciate any assistance you give us.

Sincerely,

FS:cb

Frank Shackelford

RICHARD D. RUSSELL, GA., CHAIRMAN  
JOHN STENNIS, MISS.  
STUART SYMINGTON, MO.  
HENRY M. JACKSON, WASH.  
SAM J. ERVIN, JR., N.C.  
HOWARD W. CANNON, NEV.  
ROBERT C. BYRD, W. VA.  
STEPHEN M. YOUNG, OHIO  
DANIEL K. INOUYE, HAWAII  
THOMAS J. MCINTYRE, N.H.  
DANIEL B. BREWSTER, MD.  
HARRY F. BYRD, JR., VA.

MARGARET CHASE SMITH, MAINE  
STROM THURMOND, S.C.  
JACK MILLER, IOWA  
JOHN G. TOWER, TEX.  
JAMES B. CLARSON, NANS.  
PETER H. DOMINICK, COLO.

WILLIAM H. DARREN, CHIEF OF STAFF  
CHARLES E. KIRLOW, CHIEF CLERK

# United States Senate

COMMITTEE ON ARMED SERVICES  
WASHINGTON, D.C. 20510

June 20, 1968

Honorable Frank Shackelford  
Alston Miller and Gaines  
Citizens and Southern National Bank Building  
Atlanta, Georgia 30303

Dear Frank:

Permit me to acknowledge and thank you for your letter with reference to construction work on the experimental low-cost housing projects financed by the Department of Housing and Urban Development in Atlanta and certain other American cities.

I am sure you know that I, as a Member of the Congress, have no direct authority in regard to decisions of this kind by an Executive Department, but I am anxious to be helpful. Accordingly, I have been glad to get in touch with the Secretary of Housing and Urban Development and express to him my strong interest in your behalf. I will advise you immediately when I receive some response.

With best wishes and personal regards, I am

Sincerely,



July 2, 1968

Honorable Richard B. Russell  
United States Senator  
Senate Office Building  
Washington, D. C.

Dear Dick:

We are distressed to learn that the Department of Housing and Urban Development has selected 12 instead of 15 cities for experimental low-cost housing projects and that Atlanta is not included among the 12 selected. We would greatly appreciate your urging the Department to reconsider its exclusion of Atlanta which, of all cities, is particularly well prepared for such a project. Such preparation stems from the aggressive support of low-cost housing by the Mayor and his administration and also from unusually careful planning along these lines.

We look forward very much to hearing from you and thank you again for your splendid assistance.

Sincerely,

FS:eb

Frank Shackelford

FLETCHER THOMPSON  
MEMBER OF CONGRESS

RICHARD ASHWORTH  
ADMINISTRATIVE ASSISTANT

1641 LONGWORTH  
WASHINGTON, D.C.

5TH DISTRICT, GEORGIA  
OLD POST OFFICE, ATLANTA

Congress of the United States  
House of Representatives  
Washington, D.C.

July 9, 1968


Secretary Robert Weaver  
Department of Housing and  
Urban Development  
Washington, D.C.

Dear Secretary:

Urge that you reconsider selection of 12 instead of 15 cities for experimental, low-cost public housing so as to include Atlanta, Georgia, which is particularly well-prepared for and in need of such a project.

Low-cost public housing has been aggressively sought and supported by Atlanta and I ask that you include Atlanta in this program.

Yours very truly,



FLETCHER THOMPSON  
Member of Congress

FT/m

cc: Mr. Frank Shackelford  
Alston, Miller & Gaines  
Attorneys at Law  
Citizens and Southern  
National Bank Building  
Atlanta, Georgia 30303

Honorable Ivan Allen, Jr.,  
Mayor  
City of Atlanta  
Atlanta, Georgia

MEMORANDUM

June 10, 1968

RE: HUD Low-Cost Housing Program

-----

HUD requested bidding to carry out its In-City proposal for the selection of approximately 20-25 cities out of 75 cities for In-City, low-cost housing construction. This is the first step related to President Johnson's request to Congress for support to produce 6,000,000 new or rehabilitated federally assisted housing units for lower income housing over the next ten years.

Out of 19 firms bidding, three were selected: A joint venture composed of ABT Associates, Inc. of Cambridge, Massachusetts, and Daniel, Mann, Johnson & Mendenhall of Los Angeles (ABT-DMJM), Kaiser Industries and Westinghouse. (A copy of the HUD announcement of May 8, 1968, is attached hereto.) Newspapermen and others have indicated that in actual fact the original intention of HUD was to select only ABT-DMJM, but that because of political pressures the award was postponed and the other two were then included in the award.

This possibility is reflected in the issue of May 16 of McGraw-Hill's Construction Weekly which stated:

"According to HUD, three contractors were chosen instead of one, as originally planned, to carry out the In-City proposal because each is approaching the problem in a different way. However, sources close to the project say that the ABT-DMJM group was selected first in a competition among 19 firms. Two weeks later, the sources say, Westinghouse and Buildings Systems Development received contracts and the three are in competition now for the second stage of the program. Building Systems Development has as one of its prime consultants Kaiser Industries. Edgar Kaiser, chairman of the board, also heads President Johnson's Committee on Urban Housing."

A copy of the entire McGraw-Hill article is attached hereto.

ABT-DMJM is submitting its proposal for the second stage on June 15. Indications received from HUD which has been following the progress of the three groups indicates full and complete satisfaction with the manner in which ABT-DMJM has gone about developing its proposal for Stage II of the program, i.e. the actual construction and rehabilitation of low-cost housing in certain selected cities.

Up to this point ABT-DMJM has applied no political pressure either in Stage I or for the award of the contract in Stage II. All it seeks is that Stage II of the project be undertaken on a non-political basis, and one which will assure that the taxpayers will receive the maximum benefit of the preliminary work which the ABT-DMJM group has already done in the list of cities attached hereto. It should be noted that for each of these cities ABT-DMJM sent a team consisting of an economist, sociologist, architect, engineer and lawyer. Its work has been supervised by former Mayor Collins of Boston, who is responsible for that city's reconstruction program and who is presently professor of Urban Studies at M.I.T.



CITY AND STATE

Albuquerque N.M.  
Atlanta, Ga.  
Baltimore, Md..  
Cleveland, Ohio  
Dayton, Ohio  
Detroit, Mich.  
East St. Louis, Ill.  
Gainesville, Ga.  
Hartford, Conn.  
Highland Park, Mich.  
Honolulu, Hawaii  
Houston, Texas  
Huntsville, Ala.  
Kansas City, Mo.  
Los Angeles, Calif.  
Manchester, N.H.  
Minneapolis, Minn.  
New Bedford, Mass.  
Norfolk, Va.  
Rochester, N.Y.  
Saginaw, Mich.  
Texarkana, Ark.  
Texarkana, Texas  
Tulsa, Okla.  
Waco, Texas  
Wilkes-Barre, Pa.  
Winooski, Vt.  
Worcester, Mass.

July 19, 1968

MEMORANDUM

To: Ann

From: Faye

The meeting scheduled for 11:00 Monday morning is with Mr. Gary Abrams of the Kaiser Corporation. Col. Jones and Cecil Alexander have been asked to sit in on the meeting since it concerns the HUD experimental housing project.

Col. Jones says he gave the Mayor a memo on Monday regarding this project and this memo should be good background information for the meeting.

The Kaiser Corporation has been awarded the contract on the experimental housing program. They will make recommendations to HUD for the choice of cities to be included.

Johnny Johnson understands from Dan that 12 of the 20 cities to have these projects have been selected but Atlanta is not one of the 12. Johnny has had several calls from the Kaiser Corporation to get additional information on Atlanta and he thinks we are still being considered.

Johnny feels the Mayor should impress upon Mr. Abrams Atlanta's interest in being one of these 20 cities.



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, D. C. 20410

JUN 21 1968

OFFICE OF THE ASSISTANT SECRETARY  
FOR DEMONSTRATIONS AND INTERGOVERNMENTAL RELATIONS

IN REPLY REFER TO:

Honorable Ivan Allen, Jr.  
Mayor  
Atlanta, Georgia 30303

To  
Dan Sneed

Dear Mayor Allen:

This is in response to your letter urging the inclusion of your city as one of the approximately 20 Model Cities in which the "In-City" housing experiment will be conducted.

The three major contractors selected for Phase I of the experiment submitted their findings on June 15. Review of these submissions has now begun. As a result of this review the Department will select a prime contractor and the cities in which to locate the experiments. I will be pleased to advise you when a final decision has been reached.

I appreciate knowing of your interest in having your city participate in the experiment and assure you that every possible consideration will be given to your recommendation.

Sincerely yours,

*David B. Carlson, Jr.*  
H. Ralph Taylor  
Assistant Secretary

# CITY OF ATLANTA



June 7, 1968

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

## MEMORANDUM

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

On May 8 and again on May 24 and 25 a team of consultants from ABT Associates and Daniel, Mann, Johnson and Mendenhall from Cambridge, Massachusetts, under contract with HUD, conducted a survey of Atlanta, as one of 25 cities, in interest of Experimental Housing, preferably in Model Cities areas, or at least in close proximity to Model Cities areas. Similar surveys were being conducted simultaneously by two other consultant teams, each assigned 25 additional cities, as Phase I of HUD's special Experimental Housing program.

The mission of the team is to report to HUD by June 15, 1968, its recommendations of cities and specific projects in those cities for HUD to invest \$60,000,000 during a two year period on Experimental Housing projects, to get underway as soon as possible, and in any event by Spring, 1969, at the latest. Phase II (development) of the program is to be carried out by a prime contractor to be selected by HUD.

On May 6, Mayor Allen responded to a letter from Mr. Ralph H. Taylor, Assistant Secretary of HUD, stating that Atlanta is interested in the Experimental Housing program; offered to cooperate with it; and requested that Atlanta be included in the list of cities to be selected for this project.

It is contemplated that the results of these experimental projects in selected cities will guide the direction for development, through HUD, of the President's program for 6,000,000 low-income dwelling units over a ten-year period, for which the Senate recently approved 5 billion dollars.

Mr. Sweat  
Page Two  
June 7, 1968

I escorted members of the survey team about the city on both visits and assisted in arranging interviews for them with various City officials and prominent businessmen in Atlanta. I have a list of most of those with whom they talked and notes on some of the interviews. I feel that the team accomplished as much as could reasonably be expected during such a short period and that its members were generally pleased with what they learned about conditions in Atlanta and progress being made in the low-income housing program here.

With respect to Model Cities, Mr. Johnson informed them that no specific site for new housing had yet been selected in the Model Cities area and that he was reluctant to even suggest a site, until such had been cleared with the Model Cities Executive Board.

In response to queries from the team as to when this could be done, Mr. Johnson further explained that if policy determination is made at top City level, he thought he could present the matter to his Executive Board and obtain its approval within a couple of days or so.

Mr. Johnson was definite that such site should not be acquired and developed through the Housing Authority under normal Urban Renewal processes; that to do so would require so much time and be involved so much in Federal red tape, he thought the entire idea might as well be abandoned.

During discussion with Mr. Gladin, Mr. Gladin told the consultants that any site to be selected for accelerated advance acquisition would have to be in the Cooper-Glenn area, as that area is slated to be the first Urban Renewal project in the Model Cities area.

I personally disagree with the theory that the first experimental housing project in Model Cities should be in the Cooper-Glenn area. I feel that a more centrally located and prominently situated site could and should be selected and obtained through some form of advance acquisition; and that this would give a greater boost to Model Cities and benefit the City as a whole more than selection of a site in the Cooper-Glenn area for this purpose.

Mr. Sweat  
Page Three  
June 7, 1968

Since Model Cities is to be developed under direct supervision of the Mayor and the City of Atlanta and not as a super Urban Renewal area; and due to the interest and pressure which HUD is now directing to experimental housing, I am of the opinion that authority could be obtained from HUD for early acquisition of almost any reasonable site which the City might designate in the Model Cities area.

I feel that (1) approximately a four block area (about 10 acres) centered on the intersection of Connally Place and Crumley Street, S. E. or (2) a similar size area centered on the intersection of Reed and Love Streets, S. E., would provide a suitable location for early acquisition for experimental housing and would cause a minimum of displacement (which will eventually have to be done anyway).


This is not likely to be done, however, without specific guidance and direction from the Mayor's Office.

Both of the locations indicated above have been shown to and discussed with Jim Wright of the Model Cities staff and their location marked on a map turned over to him.

In this connection I call your attention to marked portions (page 3 and 4) of the attached copy of Minutes of the Housing Resources Executive Committee meeting of May 2, 1968.

I recommend that the Model Cities staff be directed to cause selection soon of a site for housing (preferably experimental) and that formal request be made as soon as possible to HUD to authorize such acquisition, subject to eventual application of such Federal financial assistance as might eventually apply in the Model Cities area.

Sincerely,

  
Malcolm D. Jones  
Housing Coordinator

MDJ:fy

Encl: Minutes HRC meeting, May 2, 1968

## MINUTES

### HOUSING RESOURCES EXECUTIVE COMMITTEE AND LOW-INCOME HOUSING COORDINATING GROUP MEETING

May 2, 1968

The regular montly meeting of the Housing Coordinating Group and Housing Resources Committee Executive Group was held in Committee Room 2, City Hall, May 2, 1968, at 10:00 a.m.

Copies of the invitational notices, agenda, record of those attending and reference documents are attached to the file copy of these minutes.

Chairman Cecil A. Alexander presided.

Mr. Alexander opened the meeting by asking Mr. Archer Smith to give the Committee a report on school construction. Mr. Smith presented the following two proposals:

(1) Approach the State School Building Authority about them leasing school buildings and then sub-leasing them to the City. The State could lease the premises from the developer for 30/40 years and turn them over to the City of Atlanta on a sub-lease basis. It would take a political decision by the State to re-vamp procedures to allow this. One advantage to this proposal would be that it would apply to all school systems if they so desire. (This was considered perhaps the simplest course of action.)

(2) Have a local constitutional amendment passed allowing the City School Board to enter into leases on a long term basis. This local amendment would be the more solid way and the local amendment would be easier to pass.

Mr. Alexander asked if the School Board had been approached to see which course of action they would prefer? Mr. Smith stated that they had not, officially, but the School Board would probably go along with either method. Mr. Jones suggested that the Committee authorize the Legal Panel to contact the School Board and see which they would prefer and then pursue that course. A motion was made, seconded and adopted that the Legal Panel be so authorized.

Mr. John Chapman appeared before the Committee to discuss a proposal for building low-income housing. He said housing for the lowest income families would probably need to be financed by the Federal government; that housing for medium income families could be financed through private corporations. He was suggesting dwelling units with rent range-of \$70-\$80-\$90 for 1, 2 or 3 bedrooms respectively. He proposed forming a limited profit corporation, the members of which would each put up a certain amount of front money, with the intent of building developments which would produce 4-5% profit, instead of the customary 14-15% profit. He proposed using private conventional financing

entirely, with no connection with Federal assisted programs. He advised he would try to contact several private corporations about putting up money at a reasonable rate of interest and that if he got enough response from private corporations that this could be done, he would inform the Committee of the reaction he received from this idea.

Mr. Alexander commented on and referred to an article by Vincent T. Burke, in the Los Angeles Times, March 18, 1968, relating how certain Negro families in Washington had been assisted by a tiny non-profit "Home Buyers" group in obtaining home ownership without any assistance from Federal programs or organizations. (Copy of the article is attached to the file copy of these minutes.)

Mr. Persells reported to the Committee on the Honor Farm No. 1 Site proposed concept. He presented a map showing approximately 120 acres between the Federal Penitentiary and the Thomasville Urban Renewal Project that the Federal government proposes to turn over to the City for urban improvement, including housing. He explained that the portion of the property to be developed for housing and related commercial could be either turned over directly by HUD to developers, turned over to the City to put out for bids, or go to Atlanta Housing Authority for development through process of Urban Renewal. A meeting of the Aldermanic Planning and Development Committee is to be held to consider what should be done. Mr. Persells also advised that a new park area is to be developed and an Elementary School and a "Middle School" are to be constructed in the area. The question was asked about how housing could be developed in the shortest length of time. Mr. Persells responded we would be unable to start building until a street and sewer system was begun; that is the biggest delay. It was suggested that the land could be sold to a developer and he could put in the street system simultaneous with the housing development. Two choices were recommended:

(1) The City or developers could go in and put in the street and utilities at their expense of about \$270,000.00.

(2) Have streets put in by the Housing Authority as an Urban Redevelopment expense.

Mr. Persells explained that from a financial standpoint and time element, the most favorable solution would be to have the Housing Authority put in the street and sewer system at Urban Redevelopment expense, because the schools would have to be built any way, and the City would receive credit for the schools which would more than pay for the expense of putting streets and sewers in and that they could be put in while the developers were getting their plans approved by the Federal government.



Mr. Persells advised that topographical maps and surveys had already been made. He also reported that there was a small triangle of land the Federal government doesn't own; stated there were some title difficulties and the only sure way and quickest way to get clear title to the property would be condemnation proceedings through the Urban Renewal process. The Land to be developed for housing and related commercial is to be offered for sale on May 27, 1968, to developers, with proposals called for. Additional land, 17 single-family lots, is to be added to the Thomasville Urban Renewal Site for sale, with ground breaking between May 20-28. Approximately 50 acres of the 120 acre tract of land would be available for housing.

Mr. Archer Smith, made a motion that a formal resolution be drawn up that the Housing Resources Committee goes on record as urging the support of the New-Town-In-Town project concept conditioned upon a substantial portion of the project to be developed for lowest-income housing. If this condition is not met, then the Housing Resources Committee goes on record as opposed to the project as presently planned. Motion was seconded and unanimously adopted, with instructions that copies go to the Housing Authority, Mayor Ivan Allen, Jr., Members of the Board of Aldermen and to Mr. Baxter, of HUD.

Mr. Howland announced that the CACUR non-profit housing development corporation has now selected five units for rehabilitation under 221 (h) and expected to have them under way within 60 days.

Mr. Alexander then asked Mr. Jones to explain a proposal he had been working on for accelerated low-income housing development in the Model Cities area.

Mr. Jones explained the concept and stated that a development team was very anxious to get a tract of about 10 acres for an experimental housing development to start this summer. He read a letter just received by the Mayor from Mr. H. Ralph Taylor, Assistant Secretary, HUD, proposing a HUD sponsored experimental housing project in Model Cities area in selected cities to be carried out by a prime contractor to be selected by HUD; and inquiring if Atlanta desired to cooperate? Mr. Jones explained that this tied indirectly with the proposal he has been working on; that because of multiple ownerships, it is virtually impossible for private developers to acquire land in the Model Cities area for this purpose; that therefore he has studied the area and looked at certain sites, with others, including a representative of Model Cities, and has selected two tentative sites, having badly dilapidated housing which will in all probability be demolished any way, and has marked these on a map for consideration of the Model Cities staff.

Mr. Jones proposed "advanced land acquisition" to be requested in the Model Cities area on such a site to be selected so they would get started on construction of approximately a 10 acre site as soon as possible. A motion was made, seconded and adopted that the Housing Resources Committee recommends that a suitable site be selected in the Model Cities area for accelerated development of low-income housing (preferably under the experimental housing concept) and that application be made to HUD for authority to acquire the site under the "advance land acquisition" procedures; that copies be provided the Planning and Development Committee, Mayor and Board of Aldermen and HUD.

Mr. Persells stated that he concurred and that the Housing Authority would go in soon with a request that the entire Model Cities area be placed under a GNRP so that this could be done as part of an Urban Renewal Project within the Model Cities area. He requested support of the HRC to the Planning and Development Committee, the Mayor and Board of Aldermen and to HUD on that proposal so that the "advance land acquisition" could be legally implemented. The Committee agreed to support the GNRP proposal for this purpose.

Mr. Alexander informed the Committee of ground-breaking on the first Turnkey Housing project in Atlanta on Hollywood Road, N.W. at 2:00 p.m. on May 9, 1968. All were invited; that Mayor Ivan Allen, Jr., would officially break the ground for the 202-unit development. Copies of the announcement, prepared by the Housing Authority were distributed.

It was announced that the report from the Ad Hoc Committee on Low-income Housing Analysis will not be ready and that it would be discussed at a later date.

Mr. Alexander announced that a conference will be held May 29th at the Dinkler all day, consisting of debates and discussions on legal aspects, employment, workshops, etc., on equal opportunity in housing.

Mr. Alexander explained briefly the progress made on Package Zoning.

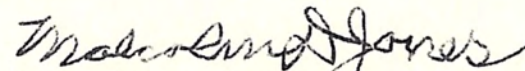
Question was asked if a formal resolution has been adopted by the HRC Executive Committee on the proposed Package Zoning Plan. The Committee was advised that such resolution had already been adopted supporting this plan. Mr. Alexander also stated it is anticipated that the plan would receive the support of numerous civic and business organizations and radio and television.

Mr. Alexander read a Press Release from HUD announcing authorization of trailers (mobile homes) for temporary housing in Urban Redevelopment projects.

Mr. Alexander also commented on the necessity for positive action soon for improvement in the NASH-BANS area, through Urban Renewal or otherwise.

The meeting adjourned at 12:00 noon.

Respectfully submitted,



Malcolm D. Jones  
Housing Coordinator

Encls: As stated (with file copy only)

*Mayer's file*

May 6, 1968

Honorable H. Ralph Taylor  
Assistant Secretary  
Department of Housing and Urban Development  
Washington, D. C. 20410

Dear Secretary Taylor:

Your letter of April 22 informing us of the proposed low-cost housing experiment by HUD in perhaps 20 cities having Model Cities grants is most intriguing. We definitely want you to include Atlanta on your list as one of the cities willing to cooperate in the development of innovative techniques, particularly in our extensive Model Cities area, in interest of generating increased levels and reducing construction costs of dwelling units for low-income families.

On May 2 our Housing Resources Committee adopted a Resolution recommending early selection and development for low-income housing, as soon as possible, of approximately a ten acre portion of the worst residential section of our Model Cities area, through "advance land acquisition" procedure.

We have also been approached by an Engineer, reputable local Contractor and Architect team which is anxious to obtain a site in our Model Cities area for construction of several hundred units of high density (40 units per acre) low-income housing, using a "patent applied for" concept of precast concrete general purpose angle slabs that can be cast on-site and installed with a minimum of equipment and using primarily untrained local labor.

The principal in this team, Mr. John McNamara, Engineer of Savannah, Georgia, I understand has already contacted a couple of your people in Washington about his concept - Mr. Porter Driscoll,

Secretary Taylor  
Page Two  
May 6, 1968

Director, Architectural Division, FHA in HUD, and Mr. Deman,  
Assistant Commissioner for Technical Standards in HUD.

We hope that you will keep us advised of the progress of this housing  
experiment and assure you of our desire to participate and willingness  
to cooperate in this venture.

Sincerely yours,

Ivan Allen, Jr.  
Mayor

IAJr:fy



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, D. C. 20410

*Handwritten notes:*  
Sweet  
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OB  
or

OFFICE OF THE ASSISTANT SECRETARY  
FOR DEMONSTRATIONS AND INTERGOVERNMENTAL RELATIONS

IN REPLY REFER TO:

APR 22 1968

Honorable Ivan Allen, Jr.  
Mayor of Atlanta  
Atlanta, Georgia 30303

*Handwritten signature:*  
To Dan Sweet

Dear Mayor Allen:

I want to take this opportunity to inform you of what I believe is a most exciting experiment in building new housing for low- and moderate-income families within the Inner-City. Within the next several weeks, a prime contractor, most likely a joint venture of several firms, will be selected by the Department of Housing and Urban Development. This prime contractor will be expected to supervise and manage a variety of low-cost housing experiments in perhaps as many as 20 cities, most of which now have Model Cities grants. These experiments will be carried out only in cities which are willing to cooperate in the development of innovative techniques aimed at generating a higher level of housing construction for low-income families.

The prime contractor will seek out, study and evaluate new design, construction and management techniques and systems, as well as materials and components to be used in the experiments. Based on analysis and after consultation with city officials and such interested private groups as labor unions, neighborhood organizations, builders, architects, sponsors and educators, the contractor will determine the kind of housing to be built in a specific neighborhood. The goal of the overall experiment is to obtain more housing value for each dollar spent in the development of good city housing for low-income families, and to identify the obstacles to building such housing.

Where such housing is to be built within a designated model neighborhood, the experiment will be carried out in the context of the Model Cities planning and program implementation process. In any case, it seems essential that the groups mentioned above be consulted if this bold experiment is to work. Following the selection of the prime contractor, HUD will work with him to select cities which seem to have the capacity and willingness to carry out an experimental project for low-income housing. The Department will be committing not only substantial research funds in this effort, but also tens of millions of dollars of program funds from several program sources.

With the full cooperation of all who become involved in this experiment to better the nation's housing, and to make government more responsive to the most pressing housing needs, I believe that this can be a most significant step toward meeting the goal of a decent home in a suitable living environment for every American family.

Sincerely yours,

*David H. Carlson, Jr., for*

H. Ralph Taylor  
Assistant Secretary

May 15, 1968

Honorable H. Ralph Taylor  
Assistant Secretary  
Department of Housing and Urban Development  
Washington, D. C. 20410

Dear Secretary Taylor:

On March 10, 1967, the City of Atlanta submitted its application for a Comprehensive City Demonstration grant under the Demonstration Cities and Metropolitan Development Act of 1966. The application was developed by the HUD guidelines for these purposes entitled "Improving the Quality of Urban Life". The total cost of the Atlanta program was estimated for planning purposes at \$500,690.00.

On November 15, 1967, HUD announced the selection of Atlanta along with 65 other cities as initial recipients of Model Neighborhood Program grants. However, Atlanta unlike many of the other 65 cities received less than complete direct Federal funding for this program. Atlanta's program as determined by HUD was to receive \$152,000 in direct Model Neighborhood Program grant funds (80/20 monies) with additional Federal monies to be made available through the CRP and 701 programs totalling \$127,000. The latter are matched on a 1/3 - 2/3 basis.

In addition, monies were also made available to Atlanta through the EDA program totalling \$100,000 but this was completely earmarked for economic planning purposes.

On the surface, this was an impressive outlay of Federal funds and appeared satisfactory at the time; even moreso with the overtures made by HUD to the internal operating procedures to be worked out



Secretary Taylor  
Page Two  
May 15, 1968

by HUD among its allied agencies relative to "cooperation", "Special processing and handling of materials pertaining to this program", etc. We, therefore, accepted this offer of Federal financial assistance in the spirit of innovative planning and financing on the part of HUD and proceeded to make known our intentions of retaining the original size and scope of the local program without alteration.

Obviously, such a new Federal program is fraught with difficulties in attempting to make it operational. Staffing arrangements alone at the local level are monumental to say nothing of the work elements to be undertaken. Being that as it may, HUD has since the inception of the program promulgated certain technical memoranda which provide a further detailing of "required" work elements. Meanwhile, our staff has struggled along attempting to work out the necessary applications and obtain the additional Federal monies under this circuitous financial arrangement.

On March 15, 1968, the City submitted its 701 Application for Model Neighborhood Program planning purposes - its status at present is still "under going review" by HUD. An Amendatory Application for CRP grant funds for Model Neighborhood Program planning purposes is pending submission to HUD. Combined, each has caused the City to spend an undue amount of time and effort in attempting to utilize this unique method of financing the Model Neighborhood Program in Atlanta.

Unfortunately, each application has had to be written to conform to the specifications of the reviewing agency of HUD thereby restricting and restraining maximum benefit to the Model Neighborhood Program. Neither of these applications provide us with the total flexibility and wherewithal needed by the City to undertake those work elements of the Model Neighborhood Program required by HUD in a satisfactory, proper and expeditious manner.

It is our understanding that there are supplementary Model Neighborhood Program grant funds available, and additionally, HUD is currently in the process of selecting its second round Model Neighborhood Program grant recipients. We feel that HUD would best do well to reconsider full, complete and direct Federal funding of those on-going Model Neighborhood

Secretary Taylor  
Page Three  
May 15, 1968

Programs prior to expanding this sort of malaise. With laborious and time consuming procedures necessary for obtaining CRP and 701 grant funds for Model Neighborhood Program planning purposes; with indications that the HUD agencies are not cooperating with each other; with no guarantee that the processing of applications has been given the highest priority other than the normal procedure; with the inequitable local non-cash matching requirements we have suffered under; we, therefore, appeal to HUD to reconsider our current financial arrangements relative to the preparation and undertaking of the Atlanta Model Neighborhood Program.

The City of Atlanta requests that HUD reserve and appropriate \$150,000 in Model Neighborhood Program grant funds in lieu of the 701 and CRP Federal grant funds to be used for planning purposes in the Atlanta Model Neighborhood Program. This additional \$150,000 in Federal grant funds would bring our base Model Neighborhood Program grant up from \$152,000 to \$302,000. The formidable obstacles we have faced to date and those that remain will be substantially reduced by favorable action on this matter on the part of HUD.

We respectfully request that this appeal be given your immediate and sincere consideration in order that sufficient funds might be made available for us to do a competent job and to improve the possibilities of achieving the goals of Model Neighborhood planning in Atlanta.

Sincerely yours,

Ivan Allen, Jr.  
Mayor

IAJr:fy

DRAFT

H. Ralph Taylor

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Page Two

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Obviously, such a new Federal program is fraught with difficulties in attempting to make it operational. Staffing arrangements alone ~~arrangements alone~~ at the local level are monumental to say nothing of the work elements to be undertaken. Being that as it may, HUD has since the inception of the program promulgated certain technical memoranda which provide a further detailing of "required" work elements. Meanwhile, our staff has struggled along attempting to work out the necessary applications and obtain the additional Federal monies under these circumstances financial arrangement.

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It is our understanding that there are supplementary Model Neighborhood Program grant funds available, and additionally, HUD is currently in the process of selecting its second round Model Neighborhood Program grant recipients. We feel that HUD would best do well to reconsider full, complete and direct Federal funding of those on-going Model Neighborhood Programs prior to expanding this sort of malaise. With laborious and time consuming procedures necessary for obtaining CRP and 701 grant funds for Model Neighborhood Program planning purposes; with indications

Page Four

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Sincerely yours,

Ivan Allen, Jr.

Secretary Taylor  
Page Three  
May 15, 1968

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Sincerely yours,

Ivan Allen, Jr.  
Mayor

IAJr:fy

Secretary Taylor  
Page Three  
May 15, 1968

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planning needs;*

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Sincerely yours,

Ivan Allen, Jr.  
Mayor

IAJr:fy



# CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

May 13, 1968

## MEMORANDUM

To: Mayor Ivan Allen, Jr.

From: Dan Sweat *DS*

Subject: Attached letter from Secretary Taylor

The team from ABT Associates, Inc. has already made their preliminary contacts in Atlanta and Col. Jones and I have seen that they have received all the information they requested.

The team leader, Mr. Merrill, stated upon his departure that he had already seen enough in Atlanta to convince him that Atlanta should be one of the cities selected for the implementation of this program. He indicated he will make the recommendation.

We have another follow-up group coming in next week and we have everything lined up for their work.

DS:fy



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, D. C. 20410

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OFFICE OF THE ASSISTANT SECRETARY  
FOR DEMONSTRATIONS AND INTERGOVERNMENTAL RELATIONS

IN REPLY REFER TO:

MAY 9 1968

Honorable Ivan Allen, Jr.  
Mayor of Atlanta  
Atlanta, Georgia 30303

Dear Mayor Allen:

Following up my letter of April 22, I am pleased to inform you that the following contractors have been selected by the Department of Housing and Urban Development for the first phase of the experimental program to develop new housing for low- and moderate-income families within the inner city:

ABT Associates, Inc., Cambridge, Massachusetts - Daniel, Mann,  
Johnson and Mendenhall, Los Angeles, California

Building Systems Development, Inc., San Francisco, California


Westinghouse Electric Corporation, Pittsburgh, Pennsylvania

Each of these contractors has been given a list of 25 cities. Your City is on the list for study by ABT Associates, Incorporated. A representative from this firm will be contacting your office within the next few days. He will need your help and the help of your staff in order to make an analysis and evaluation of the potential for carrying out a housing experiment in your City. The time pressures will be severe as the Department is determined to evolve solutions to the long standing problems which have prevented an adequate production of housing for low- and moderate-income families.

The contractors involved in this Phase I of the experiment will have not only to develop criteria for the selections of cities in which the housing will be built (the Department and the contractors will work together in final city selection), but also will have to seek out and analyze potentially successful building and management systems for the actual construction of the housing as well as an identification of the constraints which have tremendously hampered the construction of such housing and plan for overcoming these constraints. As you can see, this ambitious program will call for an extremely intensive level of work between now and mid-June when the contractors are expected to report back to the Department.

Each contractor will be working closely with Department personnel both in Washington and in the regional offices. If at any point you feel Departmental staff can be of direct service to you during this period of analysis, I suggest that your Model Cities Director or one of your principal assistants contact directly the Model Cities team captain in the appropriate HUD regional office.

Sincerely yours,

  
H. Ralph Taylor  
Assistant Secretary



# HUD NEWS

U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
WASHINGTON D.C. 20410

HUD-No. 68-1815  
Phone (202) 382-4433

FOR RELEASE  
Wednesday,  
May 8, 1968

## HUD PICKS THREE CONTRACTOR GROUPS TO LAUNCH "IN-CITY" HOUSING EXPERIMENT

Secretary Robert C. Weaver of the U. S. Department of Housing and Urban Development today announced the selection of three contractor groups to launch the national "In-City" experimental low-cost housing project.

Those named to conduct the first phase of the project are: ABT Associates, Inc., Cambridge, Mass., and Daniel, Mann, Johnson and Mendenhall, Los Angeles, Calif.; Building Systems Development, Inc., San Francisco, Calif.; and Westinghouse Electric Corporation, Pittsburgh, Pa.

"This national housing experiment," Secretary Weaver said, "is the most ambitious one ever undertaken in the country. The magnitude and urgency of the housing needs of our ill-housed demand bold action. Further, it is directly related to President Johnson's request to Congress for support to produce 6,000,000 new or rehabilitated federally assisted housing units for our lower income families over the next ten years."

According to T. F. Rogers, Director of HUD's Office of Urban Technology and Research, there are a number of design-construction concepts, new materials, and management techniques now available that can be used in the nation's cities to produce a large volume of housing rapidly, and at costs below current levels to meet the needs of lower income families.

The "In-City" project will involve a variety of low-cost housing sub-experiments. The overall experiment is expected to identify the

-more-



constraints on the use of new products, as well as innovations in design, financing, and construction or rehabilitation of low-cost housing. Emphasis will be on the character of the housing and its construction, as measured by the needs and desires of their occupants and the people in the neighborhood.

The three contractor groups, each with a sizeable and experienced professional staff, were carefully selected in a competitive process that saw 19 proposals submitted to HUD in response to its requests for proposals last March 14.

Mr. Rogers pointed out that because the three contractors showed an impressive understanding of the experiment, though submitting substantially different approaches, HUD decided to proceed competitively through the initial phase of the project.

"The unique quality of this new experiment," he said, "and the vital role it will play in the Department's overall housing plans suggested the diversified approach."

The experiments will be carried out only in those cities that indicate a willingness to build a large volume of housing for lower income families, using the flexible and innovative methods suggested by the contractors.

Mr. Rogers explained that the contractors have until June 15 to complete the first phase of the "In-City" project, which comprises four main items. The contractors will:

1. Study the various Model Cities, and others if appropriate, to establish specific criteria for final selection of the cities for the housing sub-experiments.
2. Identify, study and rank-order new design, construction and management techniques and systems, including industrialized systems, materials, components, etc., to be used.
3. Work with appropriate city officials, residents, and labor, industrial and professional groups to pin-point the more important needs and constraints; arrive at conclusions regarding the opportunities and estimated cost and time of carrying out useful housing sub-experiments.

4. Suggest to HUD the cities that should be considered for the overall national experiment.

Upon conclusion of phase one, each of the contractors will give HUD a detailed proposal for the conduct of phase two. HUD will then contract to complete the project, determine how the actual work will begin, and select the specific cities in which the sub-experiments will take place.

Mr. Rogers pointed out that the actual construction or rehabilitation to take place in phase two will be locally initiated and sponsored, and financed largely through HUD programs. The Department's Regional Administrators and the officials and residents of the selected cities are all expected to take active roles in the project.

# # #

May 9, 1968

Honorable John F. Collins  
55 Wheeler Street  
Cambridge, Massachusetts 02138

Dear John:

Thank you very much for involving Atlanta in the In-City Low Cost Housing Experiment. We are very happy that we will have your assistance in this first phase.

Dan Sweat of my office has met with your representatives, Mr. Merrill, Mr. Baycu and Mr. Frisby, and is making sure that they obtain all the information and materials which you require.

We are very excited about this project and hope that we can get the Atlanta phase moving and completed in the minimum time schedule.

I am attaching a copy of a letter to Ralph Taylor in connection with this project.

Sincerely yours,

Ivan Allen, Jr.  
Mayor

IAJr:fy

joint venture of  
DANIEL, MANN, JOHNSON and MENDENHALL  
and  
ABT ASSOCIATES, INC.  
55 wheeler street, cambridge, massachusetts 02138  
telephone 617-492-7100

May 5, 1968

Hon. Ivan Allen, Mayor  
Atlanta, Georgia

Dear Ivan:

*Dear Ivan  
What is this?*

As you may be aware, yours has been one of the candidate cities selected to participate in the first phase of the In-City Low Cost Housing Experiment to be undertaken by the Department of Housing and Urban Development. The Department has also selected as the contractor to conduct this Project in Atlanta a joint venture of two firms, Abt Associates Inc. and Daniel, Mann, Johnson and Mendenhall, for whom I am the project director. We are looking forward to working closely with you in the weeks and months ahead.

This new program is an opportunity for the cities to develop methods and will lend to the mobilization of substantial additional Federal funds as part of our increased national effort to deal with our urban problems. Your city may be able to take advantage of these opportunities of the first phase if the project is successfully completed. That first phase is a planning step which involves the development of new technology for the construction of low cost housing and the development of new patterns of organization both in the public and private sectors of the low cost housing area.

This initial phase must be completed by June 15th of this year. In order to begin work immediately, an advance team from our organization will be in Atlanta on May ~~ten~~ and will contact your office. Enclosed with this letter are several copies of a list of topics on which we hope to begin compiling information during this initial visit. It would greatly facilitate this part of our effort if you would circulate these copies to informed members of your administration so that our initial efforts will be as fruitful as possible and create the least possible burden on your staff.

There are two other important tasks we hope to accomplish next week during our visit. The first is to have our advance team begin to make arrangements for a much more intensive visit by our staff within two or three weeks. The second and still more important task is to have them answer any and all questions that you or your administration might have about the project.

I am sure that you are as gratified as I am that programs such as this, long urged by many of us, are now being undertaken. Unfortunately a prior commitment keeps me out of town for the next day or two, but please do not hesitate to call either Mr. Richard H. Rosen or Mr. Marc J. Roberts at 617/492-7100 if there is any information we can give you about the enclosed list of subjects or about any other aspects of the program.



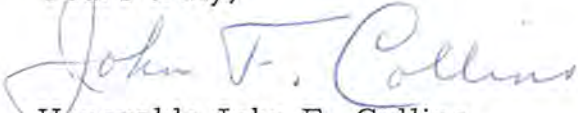
Hon. Ivan Allen, Mayor

-2-

May 5, 1968

I am looking forward to being in contact with you again soon. Let me close by saying that this is a tremendous opportunity, but that time is short so that we must all work together in order to bring this phase of the project to a successful conclusion.

Yours truly,



Honorable John F. Collins

JFC:jrl

To: Mayor, Candidate City for In-City Low Cost Housing Experiment

From: John F. Collins, Project Director

Re: Information Goals of the Initial City Visit

As mentioned in my letter, the following is a list of subjects of particular concern to us, subjects about which we would like to acquire information on our visit to your city this week. Several copies of this memorandum have been enclosed with my letter, so that you may circulate them to the key members of your administration. We hope that you will be able to arrange for our team to meet with these members of your government so that they will be able to discuss the following topics.

#### Status of Model Cities Program

- 1.1 What progress has been made since the designation of your city in the program?
- 1.2 Have any model cities projects advanced to the design or construction stage?
- 1.3 Have any projects had specific HUD approval for program concept, and economics?
- 1.4 Have there been any basic changes in your model cities program since approval by HUD?
- 1.5 Has any of the model cities project land been acquired by the City or Community Renewal Agency since approval of your program?
- 1.6 Besides model cities projects, do any other low rent housing projects, whether government or privately sponsored, currently exist or have progressed well along into the design stage?

#### Building Codes, Zoning and Planning Regulations

- 2.1 Does the City use any regional building or planning Codes?
- 2.2 Is a variance or other procedure used for minor adjustment to fit specific conditions?
- 2.3 What are the agencies and procedures involved in code administration and enforcement?
- 2.4 When was the last year in which the several codes were substantially updated?
- 2.5 Is there a regular mechanism for code review and amendment?

#### Local Government Housing Structure

- 3.1 What local agencies are involved in the planning and development of low-cost housing? What are their respective roles and their relationship to each other?

- 3.2 Which of these agencies are in practice most important to the housing process?
- 3.3 In particular, is there a local Public Housing Authority and is it currently operating any projects?

#### City Population Characteristics

- 4.1 What are the principal ethnic and racial groups in your City?
- 4.2 Are any of these groups concentrated in particular areas of the city?

#### Construction Industry: Contractors and Trade Unions

If there is no one in your administration who is particularly knowledgeable about these somewhat technical matters we would appreciate it if you could arrange for our people to contact a few informed individuals, experienced on building and construction.

- 5.1 Is there a active local trade association in which the majority of general building contractors participate?
- 5.2 What role has the building construction industry and the design profession in your city played in the introduction or new construction methods and techniques?
- 5.3 What has been the history of jurisdictional disputes among construction industry unions?
- 5.4 Is there an organized Buildings Trades Unions Council or comparable body?
- 5.5 How much construction is done under union jurisdiction?
- 5.6 What is the racial composition of the building trades union membership?
- 5.7 Have the trade unions played a role in any recent consideration of building code revisions?

#### Planning Institutions

- 6.1 Is there a community or regional master plan; if so, when was it adopted? When was it last revised (updated)?
- 6.2 What organization, if any, is responsible for the implementation and modification of this plan?

#### Finance

- 7.1 What state or local government funds are available for low income housing? Are there any time limits on this availability?
- 7.2 Are there any significant amounts of private funding available locally for low-cost housing, and if so, from what sources?

### Land Availability

- 8.1 Is there any land whether vacant or built up under public ownership available for low income housing? How much of this land is available and where in the city is it located?
- 8.2 Is this land suitable for rehabilitation, for new construction or for some combination of both?
- 8.3 Is there any land under private ownership available for low income housing and where is it located?
- 8.4 What is the approximate current market value in dollars per square foot of the various types of land available?
- 8.5 Is there any characteristic (geologic or locational) which limits (or encourages) the type of use to which this land might be put?

### Property Taxation

- 9.1 Is there a property tax based on some type of assessed valuation?
- 9.2 Is it applicable to all property including government-owned property and property owned by non-profit organizations?
- 9.3 How are assessments set and reviewed?
- 9.4 What is the effect on property tax levies of undertaking a rehabilitation project?
- 9.5 What tax incentive or abatement programs apply in the case of low-cost housing?
- 9.6 What is the annual tax rate per \$1,000 of real market value? How is this broken down into tax rate per dollar of assessed valuation and the relationship of assessed to real value?
- 9.7 What local, state, county or special district government organizations are supported by the property tax?

To: Mayor, Candidate City for In-City Low Cost Housing Experiment

From:: John F. Collins, Project Director

Re: Information Goals of the Initial City Visit

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May 13, 1968

MEMORANDUM

To: Mayor Ivan Allen, Jr.

From: Dan Sweat

Subject: Attached letter from Secretary Taylor

The team from ABT Associates, Inc. has already made their preliminary contacts in Atlanta and Col. Jones and I have seen that they have received all the information they requested.

The team leader, Mr. Merrill, stated upon his departure that he had already seen enough in Atlanta to convince him that Atlanta should be one of the cities selected for the implementation of this program. He indicated he will make the recommendation.

We have another follow-up group coming in next week and we have everything lined up ~~for~~ their work.

DS:fy



ITINERARY  
ABT ASSOCIATES, INC. AND DMJM  
May 24 and 25, 1968

Friday, May 24:

- 9:00 a. m.            Collier Gladin, Planning Director, 700 City Hall
- NOTE: Alderman Rodney Cook will meet in Mr. Gladin's office at 9:30 and will only be available until 10:00.
- 10:00 a. m.            Johnny C. Johnson, Model Cities Director, 565 Hill Street, S. E.
- 1:00 p. m.            Cecil A. Alexander, Chairman, Housing Resources Committee, and Col. Malcolm D. Jones, Housing Coordinator - 44 Board Street
- 2:00 p. m.            William R. Wofford, Building Official, 801 City Hall
- 2:30 p. m.            Lester Persells, Associate Executive Director, Atlanta, Housing Authority, 824 Hurt Building
- NOTE: M. B. Satterfield, Executive Director is out of the city until June 1

Saturday, May 25:

- 10:00 a. m.            Alderman Q. V. Williamson, 855 Hunter Street, N. W.

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ABT ASSOCIATES, INC. & DANIEL, MANN, JOHNSON and MENDENHALL  
A JOINT VENTURE  
201 ALEWIFE BROOK PARKWAY, CAMBRIDGE, MASSACHUSETTS 02138

May 16, 1968

Mr. Dan Sweat  
Office of the Mayor  
Atlanta, Georgia

Dear Mr. Sweat:

As I indicated to you in our telephone conversation this afternoon, our team will be in Atlanta on Friday and Saturday of next week (May 24 and 25) to gather detailed information on the needs, problems and ideas relevant to low-cost urban public housing in your City. As you already know, our current project is the production of a study recommending experiments in housing to be conducted, during the next two years, in approximately twenty model cities.

There are a great many people with whom we would like to speak, of whom the most important are those in the city government. Since it is not necessary that our entire team talk to each of them, we can probably cover more ground than during our first visit; and, in fact, we found the first visit so profitable that our task for the second visit is considerably simplified.

We would be very appreciative if you could arrange for us to meet with the people I have listed below during the day on May 24. I have arranged them into groups so that one of our team members can work with a group which can provide him with the information needed to fulfill his own requirements.

- |                        |                        |
|------------------------|------------------------|
| 1) Mr. Collier Gladden | 2) Mr. Malcolm Jones   |
| Mr. William Wofford    | Mr. M. B. Satterfield  |
|                        | Mr. Lester A. Percells |
|                        | Mr. Cecil Alexander    |
|                        | Mr. J. J. Johnson      |

You will note that the above listing includes the people we talked to during our first visit. We do wish to talk to them again since we have more specific information needs on this trip.

We would, in addition, appreciate the opportunity to talk with any members of the Board of Aldermen who are concerned with housing problems, particularly, Mr. Rodney Cook and Mr. Q. N. Williamson. We would be happy to talk with them at their convenience during the two days or, if necessary, on Monday the 27th.

We would, of course, appreciate the opportunity to talk with you and the Mayor at some stage if it is convenient to do so. It would probably be better to do that later in the visit rather than earlier. Finally, if you have any suggestions for people in the city government or in the community with whom we might profitably establish contact we would appreciate your advice.

Mr. Dan Sweat  
Office of the Mayor  
Atlanta, Georgia

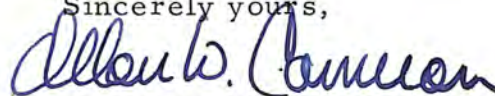
Page 2

If there are any questions or problems which arise, I hope you will feel free to contact me here (Area Code 617 876-4663 - Collect). If I am not available, please feel free to contact Mr. Richard Rosen or Mr. Marc Roberts of our senior staff. And, in any event, after the team leaves here at the first of the week, the office will know how to reach us.

We will arrive in Atlanta on the evening of May 23, and will check by your office first thing in the morning of the 24th. I will let you know as soon as I find out where we will be staying in Atlanta.

Thank you for your help and cooperation. We look forward to our visit to Atlanta.

Sincerely yours,



Allan W. Cameron  
Consultant  
Atlanta Study Team

AWC:bjr

ABT ASSOCIATES, INC. & DANIEL, MANN, JOHNSON and MENDENHALL  
A JOINT VENTURE  
201 ALEWIFE BROOK PARKWAY, CAMBRIDGE, MASSACHUSETTS 02138

*copy  
to  
Malcolm Jones*

May 18, 1968

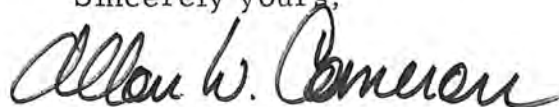
Mr. Dan Sweat  
Office of the Mayor  
Atlanta, Georgia

Dear Mr. Sweat:

For your information in the event you wish to contact us in Atlanta prior to the morning of May 24, the ABT-DMJM field team will arrive on the evening of May 23. We will be staying at the Holiday Inn, Howells Mill Road, with reservations under my name.

Looking forward to seeing you next week, I remain

Sincerely yours,



Allan W. Cameron  
Consultant  
Atlanta Study Team

AWC:mp

# CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING

COLLIER B. GLADIN, Director

March 4, 1968

Mr. Robert Dobbs, Chairman  
Northwest Perry Homes Citizens  
Neighborhood Advisory Council  
2455 Abner Place, N. W.  
Atlanta, Georgia 30318

Dear Mr. Dobbs:

As the time draws nearer for the next zoning hearing in July on the Browntown public housing, it is worthwhile at this point to determine the progress which the City has made in improving community facilities in the N. W. Perry Homes area. This letter lists specific improvements designated for this year by the Parks and Construction Departments.

The various improvements include:

## Parks

### 1) Development of Gun Club Park

This includes \$200,000 from the Parks Improvement Fund for the construction of a recreation building, bathhouse, and swimming pool at the Gun Club Park site.

### 2) Redevelopment of Center Hill Park

\$40,000 has been allocated from the Parks Department's State Aide funds for the general redevelopment of Center Hill Park. The improvements will include: site preparation and drainage, driveway and parking spaces, paved court area, a children's area, and the relighting of the existing ball field.

## Sewers

### 3) Expansion of Hollywood Road Lift Station

This expansion will allow for increased population development along Proctor Creek.

4) Bellwood Sanitary Relief Sewer

This project includes the construction of a sanitary outfall sewer from Ashby to Proctor Creek to relieve the existing overload of the Bellwood Sanitary sewer.

Regarding the school situation, as of this date the Board of Education has made no plans for a spring bond issue. From what I can gather they are expecting some bond money to be generated by the state legislature in November. Of course, the expansion of Archer High School is a first priority item as soon as the bond money is acquired by the School Department.

As you probably know, I am working with the N. W. Perry Homes Neighborhood Center on improvements in the scheduling and routing of buses. If there are any other matters which you feel deserve our attention, please let me know.

Sincerely yours,

Peter Labrie

PL/cm

Enclosures

NORTHWEST PERRY HOMES SERVICE CENTER  
1927-29 Hollywood Road, N.W.  
Atlanta, Georgia 30318  
799-9322

---

March 13, 1968

PLANNING COMMITTEE MINUTES

The Planning Committee of the Northwest Perry Homes Service Center Citizens Neighborhood Advisory Council (CNAC) held their monthly meeting Wednesday night, March 13, 1968 at the Northwest Perry Homes Service Center.

INVOCATION

The committee was led in prayer by Mrs. Josie Wynn of Bolton Hills.

The meeting was opened with a Progress Report by Peter Lebric, of the City Planning Department. He listed the various improvements to take place in the area.

PARKS

- (1) The Development of Gun Club Park - \$200.00 have been reserved for the improvement of Gun Club Park. Funds for construction of a recreation building, bathhouse and swimming pool.
- (2) Redevelopment of Center Hill Park - \$40,000 have been allocated from the Parks Department's State Aide Funds for the general redevelopment of the Center Hill Park. The improvements will include: site preparation and drainage, driveway and parking space, paved court areas, a children's area and the relighting of the existing ball field.

SEWERS

The expansion of Hollywood Road Lift Station. This expansion will allow for increased population development along Proctor Creek.



BELLWOOD SANITARY RELIEF SEWER

This project includes the construction of a Sanitary Sewer from Ashby to Proctor Creek to relieve the existing overload of the Bellwood Sanitary Sewer.

SCHOOLS

Regarding the school situation, as of this date, the Board of Education has made no plans for a spring board issue.

Mrs. Hill of Lincoln Homes, stated that the Atlanta Constitution carried an article which reported that the Walter George High School was a first priority item, whenever bond money is acquired by the Board of Education.

After a short discussion regarding the educational situation in the area, Mr. Williams, Extension Manager, stated that we should go on record, stating our position in this matter. A letter would be sent to Doctor Letson, Superintendent of schools and Mrs. Mitchell, a member of the Board of Education. Copies of this letter will be sent to Peter Lebric, City Planner and Doctor Horace E. Tate, a member of the Board of Education.

Mr. Dobbs stated the needs for looking at the overall picture of the northwest area. He listed the sets for additional apartments in the area, and the importance of attending the rezoning meeting Friday, March 15, 1968.

The Planning Committee at this point expressed displeasure in the improvements being made in the area by the City. Most of all, the position taken by the YMCA. Mrs. Pullens and Mrs. Wynn both stated that there has been no genuine efforts shown by this organization and

Alderman, Q. V. Williamson, Board member of the YMCA in assisting the citizens in trying to plan a better community.

Mr. A. Smith, of Perry Heights, expressed disapproval in the rate in which recreational facilities were being developed - "There is no way in which the City can complete the swimming pool in Gun Club Park by June"-and if they don't the citizens of this community will be upset again. Everything goes to other communities but nothing comes here!"

Mr. Williams, told the group of the efforts that are being made to provide better bus services for the community. He mentioned the conferences that have been held regarding re-routing or extending the bus route to Hollywood Road, and made some provisions for setting up a cross community route. After the report Mr. Williams asked that a committee on transportation be set up to deal with this problem, Mrs. Lillian Sheppard of Lincoln Homes was selected chairman of this committee.

After a heated discussion, regarding the summer programs and the changing name of the Center the meeting was adjourned.

Allen Williams, Recorder

AW/gbb

Another aspect of this situation is that various city and county service agencies very rarely plan projects 5-10 years ahead. Of course, it would be ideal if they were involved in long-range planning so that they could anticipate problems rather than respond to them as they occur. But due primarily to limited funds, the agencies are more or less compelled to respond pragmatically to community problems.

The value of this report then is that it tends to make up for the lack of long-range planning for various city services. Through its assessment of community needs and its recommendations, it can be of invaluable assistance to public officials by pointing out what needs to be done to meet existing problems and foreseeing future needs in the Browntown Area.

#### RECOMMENDATIONS

In order to eliminate existing deficiencies and bring about orderly growth in the N. W. Browntown Area, it is recommended:

##### Schools

- NO** (1) That a vertical addition to Archer High which would increase its capacity to 2000 students be placed on a bond issue by Spring, 1968.  
*- no spring bond issue*
- ?** (2) That an elementary school site be included for any new housing projects approaching 300 units or more in size.  
*- developers are willing to provide space for site, but School Board lacks funds for building*
- NO** (3) That planning be started now for the construction of a new high school in the area as population increase demands it.
- NO** (4) That plans be started now for the construction of a junior high school on the already acquired site located west of James Jackson Parkway as population increase demands it.

##### Parks and Recreation

- YEC NO** (1) That a request for a neighborhood park for Lincoln Homes be placed on the next bond issue.  
*- no spring bond issue*
- YEC ?** (2) That the City find a means of paying all of the personnel costs needed to maintain recreational services in Perry Homes.

YES (3) That plans be started for securing funds to build a community club house and fully equip Gun Club Park as a community park. - *Swimming pool + bathhouse to be completed this summer*

*yes* (4) That plans be started for the development of a community park to the west of James Jackson Parkway as population increase demands it.

*yes* (5) That plans be started for the development of at least one more neighborhood park in addition to the two already proposed for the area.

YES, *partly* (6) That the Parks Department be prepared to expand and improve upon existing parks and recreational facilities as population increase demands it. *Parks + Sewers City Planning Dept. have developed master plan for park improvement for*

YES (1) That the Sandy Creek Improvements Project be initiated as soon as possible in order to bring about the major solution to most of the sewage and flooding problems in the area. *Construction Dept. is making all possible efforts to implement this project*

YES (2) That until the Sandy Creek Improvements Project is initiated whatever temporary solutions are feasible be implemented to alleviate sewage conditions before large new housing projects are constructed. *two projects have been funded for this year: expansion of Hollywood Road Lit + Station + Bellwood Sanitary Relief Sewer*

NO (3) That a plan of action be developed to identify and aid the owners of those homes which are too poorly situated near Proctor Creek for anything economically feasible to be done about their sewage and flooding problems.

Other Facilities

YES (1) That a public transportation study be made to specify problems faced by residents in terms of access to library, health, and employment facilities and to recommend feasible alternatives for resolving the situation. *Planning Dept., Perry Homes Center, + Atl. Transit system have been working on bus improvements*

NO (2) That the City make a concentrated effort to upgrade street and traffic facilities in the area, including the erection of traffic facilities at needed intersections, the construction of street lights in unlighted residential areas, and the general maintenance of clean and well paved streets.

*TOO DIFFICULT TO GET EARLY RESULTS*

(3) That efforts be made to attract to nearby industrial areas firms that would generate employment opportunities for local residents.

*NOT POSSIBLE* (4) That the City require that developers of any public housing projects in in the area hire local residents first in recruiting workers.

General

YES (1) That local community groups establish the necessary organizational machinery to direct their complaints and requests to the appropriate public agencies and to follow through and see that their complaints and requests are acted upon. *Perry Homes Center has been working on this*

YES (2) That the public service agencies act upon complaints and requests from local community groups and give the groups a clear explanation if they are unable to meet a requested service. *City departments are showing greater willingness to communicate with neighborhood groups*

TOO EARLY  
TO TELL (3) That every effort be made to develop a healthier mixture of low and middle income housing types throughout the City so that public housing does not become further overconcentrated in the Northwest Browntown.  
*- efforts are being made, but it is too early to determine results.*

STATUS OF RECOMMENDATIONS IN BROWNTOWN STUDY  
MAY 14, 1968

Schools:

1. That a vertical addition to Archer High which would increase its capacity to 2,000 students be placed on a bond issue by Spring, 1968.

No bond issue has been scheduled. However, the School Department has planned for the improvements to Archer High out of other funds which are being made available. These improvements will be ready in ample to serve the community including the proposed Browntown housing development when it is completed in about two years.

2. That an elementary school site be included for any new housing projects approaching 300 units or more in size.

The developers of the Browntown site are willing to provide space for the elementary school. This is being coordinated with the Housing Authority and Board of Education. The School Board presently lacks funds for construction of an elementary school at this location.

3. That planning be started now for the construction of a new high school in the area as population increase demands it.

No plans are in progress.

4. That plans be started now for the construction of a junior high school on the already acquired site located west of James Jackson Parkway as population increase demands it.

No plans are in progress.

Parks and Recreation:

1. That a request for a neighborhood park for Lincoln Homes be placed on the next bond issue.

This request is on file and a neighborhood park is planned for Lincoln Homes in the comprehensive park development plan which will be proposed in the next bond issue.

2. That the City find a means of paying all of the personnel costs needed to maintain recreational services in Perry Homes.

A comprehensive summer recreation program is being planned for the Perry Homes area. The policy question on the City assuming costs of recreation programs in Perry Homes has not been resolved to date.

3. That plans be started for securing funds to build a community club house and fully equip Gun Club Park as a community park.

The swimming pool and bath house are scheduled to be completed this summer. They should be completed within a very few days.

4. That plans be started for the development of a community park to the west of James Jackson Parkway as population increase demands it.

Plans for the development of this community park have been started as part of the comprehensive parks plan for the city.

5. That plans be started for the development of at least one more neighborhood park in addition to the two already proposed for the area.

These plans have also been started as part of the comprehensive plan.

6. That the Parks Department be prepared to expand and improve upon existing parks and recreational facilities as population increase demands it.

The Parks Department and the Planning Department have developed a master plan for park improvement for the entire city. The Northwest area is included in this parks plan.

Sewers:

1. That the Sandy Creek Improvements Project be initiated as soon as

possible in order to bring about the major solution to most of the sewage and flooding problems in the area.

The Construction Department is making efforts to implement this project.

2. That until the Sandy Creek Improvements Project is initiated whatever temporary solutions are feasible be implemented to alleviate sewage conditions before large new housing projects are constructed.

Two projects have been funded for this year; expansion of the Hollywood Road Lift Station and the Bellwood Sanitary Relief Sewer. The Lift Station is under construction.

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# CITY OF ATLANTA



May 14, 1968

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

Mr. Robert Dobbs, Chairman  
Citizens Neighborhood Action Committee  
Northwest-Perry Homes Service Center  
1927 Hollywood Road, N. W.  
Atlanta, Georgia

Dear Mr. Dobbs:

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The deferral and continued delay of this project has been based on the objections of the community to deficiencies in several areas of community services.

As a result of the rezoning application and concern by the community leadership of the Northwest area, two City planners were assigned to your committee to help document problems in your area and recommend solutions.

It was my understanding that the community was not objecting to the construction of the housing per se, but to the lack of adequate services and facilities and the overcrowding of existing facilities.

The City and the community, through your committee, have exercised very encouraging cooperation and coordination in identifying problems, examining alternatives for their solution, and, in many cases, instigating actions which have resulted in immediate solutions.

Mr. Dobbs  
Page Two  
May 14, 1968

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A survey of the status of implementation of the recommendations contained in the Browntown Area Report has recently been made and it was found that many of the recommended improvements have already been accomplished, others have been initiated and are now being carried out, while plans are in existence for making additional improvements as soon as circumstances and funds permit. A copy of this status report is attached.

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If Atlanta is to continue to progress and provide decent housing for all of its citizens, we cannot afford to wait indefinitely for all desirable improvements. Many of these will have to be developed simultaneously with development of the housing to serve the areas involved. The City of Atlanta is committed to such a program.

I feel that both the City and the community have acted in good faith in our joint effort for improvement of the Northwest area.

I further feel that these efforts should continue and I am confident they shall.

In the meantime, it is my feeling that the City's program to provide decent housing for the poor must go forward. I hope that you and

Mr. Dobbs  
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May 14, 1968

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I will be glad to meet with you and the committee to discuss the status of our program if you desire.

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Dan Sweat

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Mr. Eddie Billips  
Mr. Collier Gladin  
Mrs. Odessa Hill  
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A traffic light has been at Perry Blvd & Kerry Drive as a result of community protest

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August 16, 1968

Hon. Ivan Allen, Jr.  
Mayor - City of Atlanta  
City Hall  
68 Mitchell Street, S. E.  
Atlanta, Georgia 30303

Re: Browntown Rd/"Turnkey" Housing Site.

Dear Mayor Allen:

This is to briefly review our past efforts and future plans as regards rezoning for multi-family development the 51-acre tract known as the "Browntown Road" public housing site. Bill Woodward and myself, as agents for the Whiting-Turner Contracting Company, appeared before the Aldermanic Zoning Committee on August 10, 1967 to present our reasons why we felt the subject property should be rezoned. Our request was denied at that time, however, our case was again heard in November of '67 with the Committee's decision being deferred until July 1, 1968 to determine what could be done by the City in response to the recommendations contained in the "Northwest Area Study".

While waiting for this final decision, it was recommended by the Housing Resources Committee and the Planning and Zoning Department that we not request this decision but rather include this site in the "package" of sites recommended for rezoning for low and moderate income housing development. It now appears that this "package" approach is not feasible and the recommendation is to present our case again on an individual basis.

Our major concern, considering further delay, is our ability to continue to make this property available for "Turnkey" development. Understandably, the property owners have become more reluctant to continue holding their property in abeyance based on possible rezoning for this purpose. Considering this, we are anxious for a final decision as early as possible. Therefore, it is our intention to speak informally with the Aldermanic Zoning Committee after their next scheduled public hearing on Thursday, August 22,

Hon. Ivan Allen, Jr.

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August 16, 1968

At that time we will review what positive action has been taken by the City in response to the recommendations contained in the before-mentioned area study and will ask that the Committee act favorably upon our request for rezoning.

Realizing your personal concern in the area of low and medium income housing for Atlanta, we sincerely hope that you and your office continue to support our efforts in this regard and will do all within your power to influence a favorable decision from the zoning Committee.

Yours very truly,



Robert W. Cousins

RWC:lb

cc: Mr. Dan Sweet  
Col. Malcomb Jones  
Mr. Cecil Alexander  
Mr. Matthew Bystry  
Mr. Hamilton Douglas  
Mr. English Robinson  
Mr. Jack Izzard

Honorable John M. Flanigan  
Honorable G. Everett Millican  
Honorable Rihhard D. Freeman  
Honorable Rodney M. Cook  
Mr. Tom Shuttleworth  
Mr. Bill Woodward

**WOODWARD-THOMPSON CO.**

COMMERCIAL-INDUSTRIAL-ACREAGE SALES

SUITE 113 - 1705 COMMERCE DRIVE, N.W. - ATLANTA, GEORGIA 30318

June 20, 1968

Mr. Jack IZARD, Attorney  
King & Spalding  
434 Trust Company of Georgia Bldg.  
Atlanta, Georgia

Re: Browntown Property

Dear Jack,

The enclosed letter from Malcolm Jones indicates that we should delay going before the Aldermanic Rezoning Committee until, at least, the latter part of July.

We have met with Tom Shuttleworth and Malcolm Jones and have also discussed the timing of the application with Everett Millican and Richard Freeman. Everyone agrees that the recent flooding of Proctor Creek, and the presence of other controversial apartment rezoning requests create an inopportune time for the Browntown rezoning to be acted on favorably.

By mid-July, it would seem to me that we can determine the prospects of the proposed package rezoning plan. If it appears that this plan is not going to be successful, we will go a separate route with the Browntown application.

Sincerely,

*Bill Woodward*  
William H. Woodward (en)

WHW/lm

Encl: Letter from Malcolm Jones

Copies: English Robinson, Matt Bystry,  
Bob Cousins, Dan Sweat, Malcolm Jones  
Hamilton Douglas

**HOUSING RESOURCES COMMITTEE**

**ROOM 1204, CITY HALL**

**June 14, 1968**

**Mr. William H. Woodward  
Woodward-Thompson Company  
Suite 113-1705 Commercial Drive, N. W.  
Atlanta, Georgia 30318**

**✓ Mr. Bob Cousins  
Adams-Cates Company  
Hurt Building  
Atlanta, Georgia 30303**

**Gentlemen:**

In reference to the proposed rezoning of the Browntown Rd. Site, which was deferred by the Zoning Committee until July, 1968, two developments have occurred recently which lead me to believe that this is not a good time right now to take the matter up again with the Zoning Committee.

These are (1) the recent flooding of Procter Creek, which the City is now attempting to correct to the extent of a \$50,000 improvement project, and (2) article by Alex Coffin which appeared in the Atlanta Constitution June 13, 1968, which will probably fan the fires of opposition.

The City definitely wants and needs this project in the low-income housing program. This Committee is working diligently on a proposed "package rezoning" plan which includes the Browntown Rd. site; and which we expected to present to a joint meeting of the Planning and Development Committee and the Zoning Committee of the Board of Aldermen during the latter half of July.

It is my opinion that the rezoning of the Browntown Rd. site, as part of the "package rezoning" will arouse less opposition and be more palatable politically to the Aldermen, than if attempt is made to push it through now as a lone project.

Therefore, if your potential developers are in a position and willing to wait for the package rezoning attempt, success of which should be pretty well indicated by the end of July, I suggest that such course of action be followed.

**Very truly yours,**

**Malcolm D. Jones  
Housing Coordinator**

# CITY OF ATLANTA



May 14, 1968

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Tel. 522-4463 Area Code 404

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