



HOUSING AUTHORITY OF THE CITY OF **ATLANTA, GEORGIA**

824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

February 5, 1969

Mr. R. Earl Landers
Administrative Assistant
City Hall
Atlanta, Georgia

RE: 4 Building Lots
Parcels 44, 50, 54 and 55
West End Urban Redevelopment Area
Project Georgia R-90

Gentlemen:

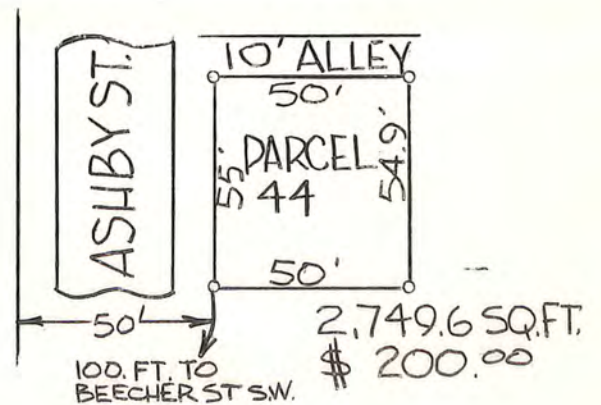
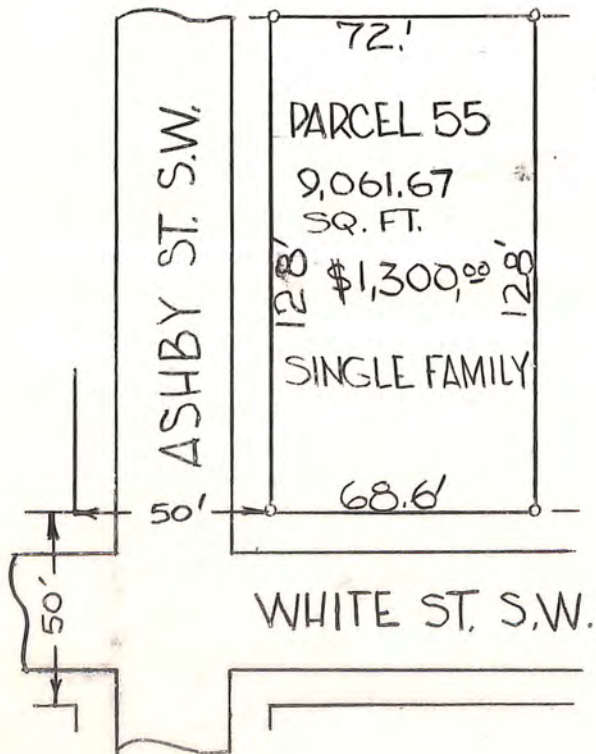
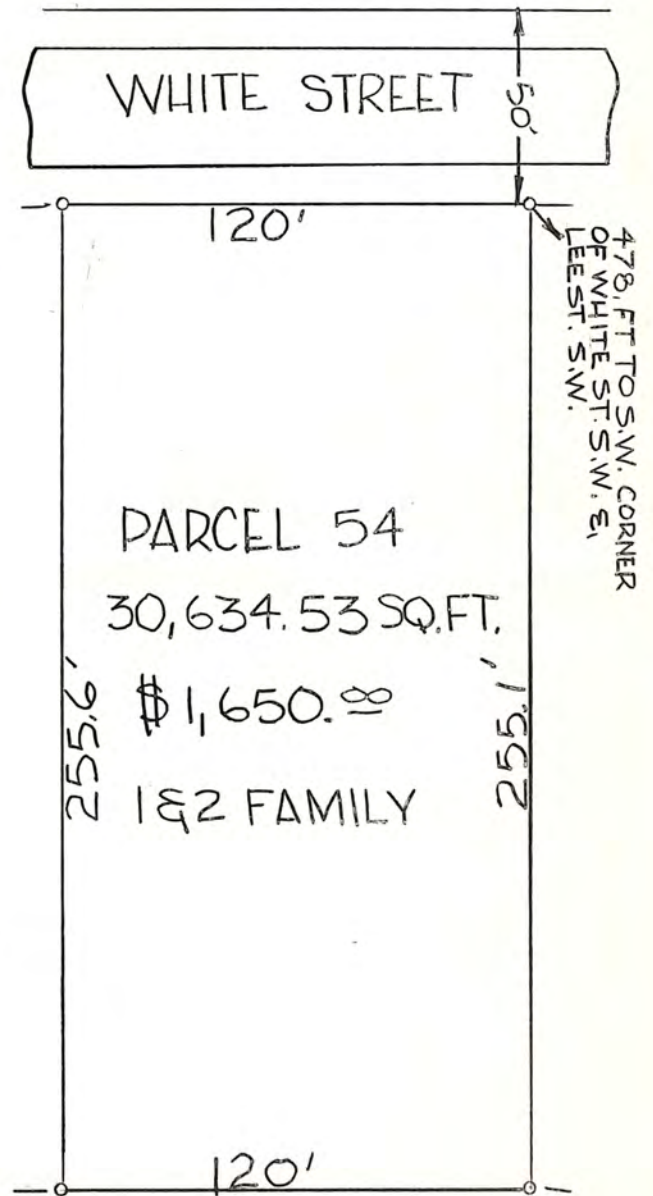
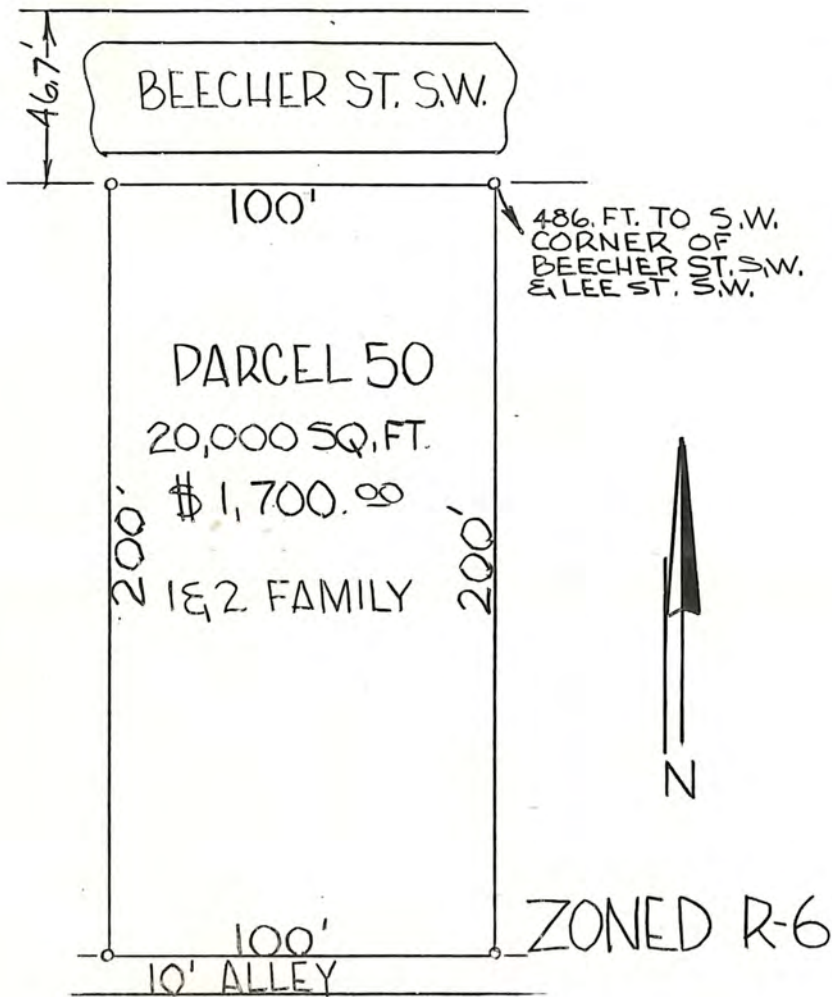
On January 24, 1969 we sent you a letter announcing the offering of four building lots in the West End Urban Redevelopment Area, along with an incomplete drawing of the parcels involved.

We are attaching to this letter a completed drawing which gives the zoning, number of units permitted, and better location information for each parcel.

Very truly yours,

Philip E. Vrooman
Philip E. Vrooman, Chief
Real Estate Disposition Branch

PEV:hcn
Enclosure





HOUSING AUTHORITY

OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

January 20, 1969



Mr. R. Earl Landers
Administrative Assistant
City Hall
Atlanta, Georgia

Re: 6 Multi-family Building Lots
West End Urban Redevelopment Area
Project Georgia R-90

Gentlemen:

We are attaching a sales brochure which gives the details of this new offering of six fully developed multi-family building lots in our West End Urban Redevelopment Area. The sizes vary from 2 permitted units to 76.

Proposals for the purchase and redevelopment of one or more of these lots are to be opened at 10:00 A. M. o'clock on March 25, 1969. If acceptable proposals for all of these lots are not received, we shall continue to receive proposals and to open them as received for a period of twelve months or until all of these lots are sold. Proposals must be made on our forms which are available upon request.

The pre-established sales prices as set forth in the sales brochure are very reasonable and are the values that will be attributed to the lots for FHA mortgage insurance purposes.

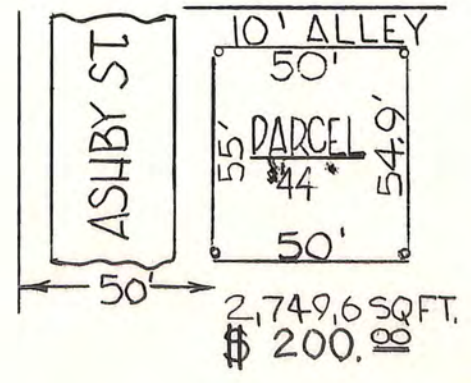
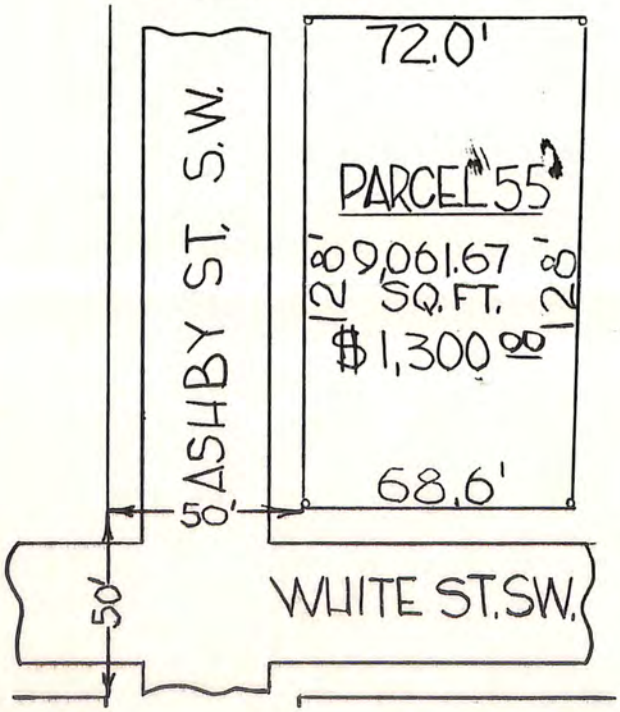
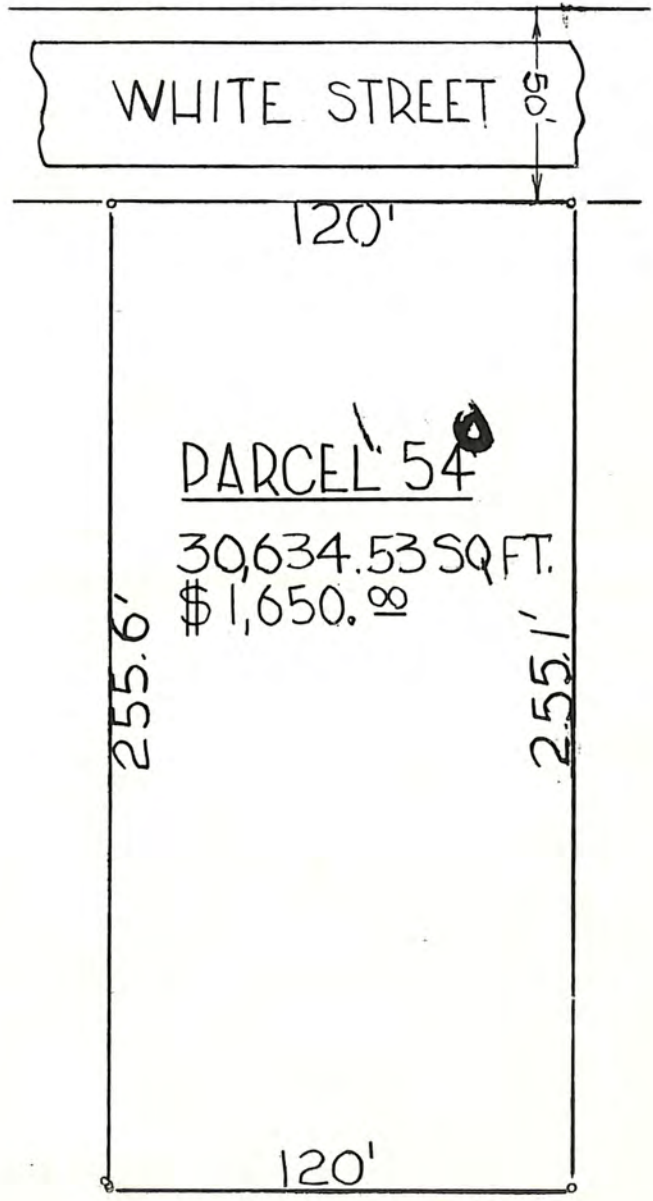
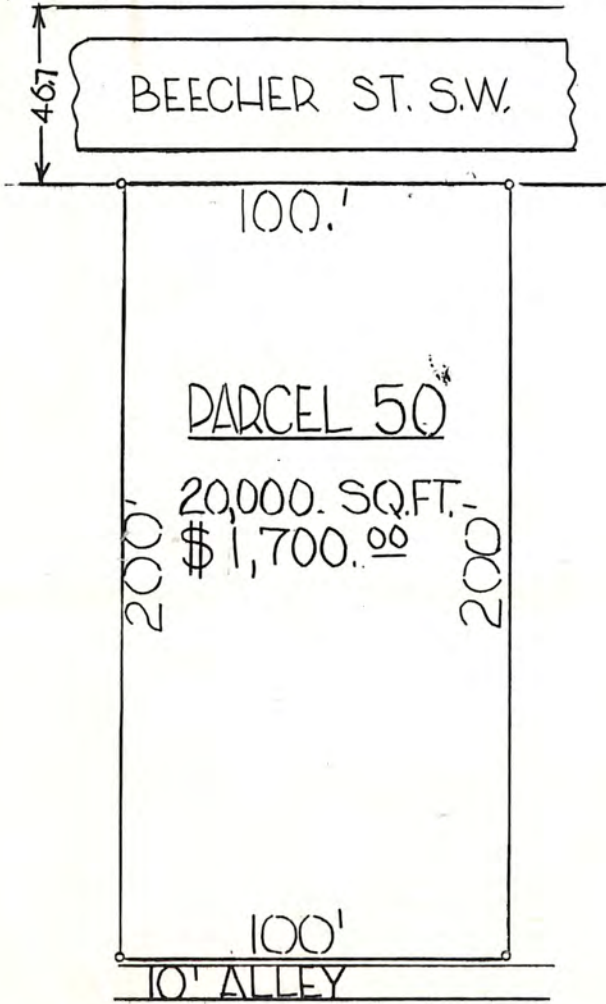
If you would like the proposal forms or need additional information, please advise us.

Remember, we shall gladly pay a sales commission in accordance with the schedule suggested by the Atlanta Real Estate Board.

Very truly yours,

Philip E. Vrooman, Chief
Real Estate Disposition Branch

PEV:hcn
Enclosure





HOUSING AUTHORITY OF THE CITY OF **ATLANTA, GEORGIA**
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

January 24, 1969

Mr. R. Earl Landers
Administrative Assistant
City Hall
Atlanta, Georgia

RE: 4 Single Family Building Lots
Parcels 44, 50, 54 and 55
West End Urban Redevelopment Area
Project Georgia R-90

Gentlemen:

We are attaching a drawing which gives the details of this new offering of four fully developed single family building lots in our West End Urban Redevelopment Area.

Proposals for the purchase and redevelopment of one or more of these lots are to be opened at 10:00 A. M. o'clock on April 23, 1969. If acceptable proposals for all of these lots are not received, we shall continue to receive proposals and to open them as received for a period of twelve months or until all of the lots are sold. Proposals must be made on our forms which are available upon request.

The pre-established sales prices as set forth in the sales brochure are very reasonable and are the values that will be attributed to the lots for FHA mortgage insurance purposes.

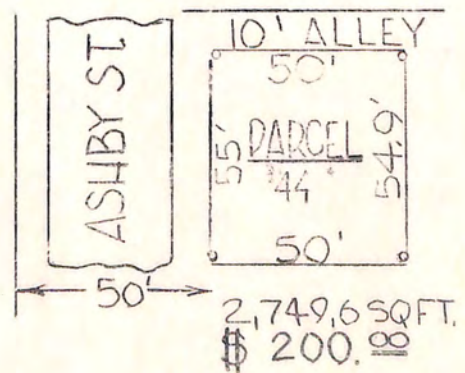
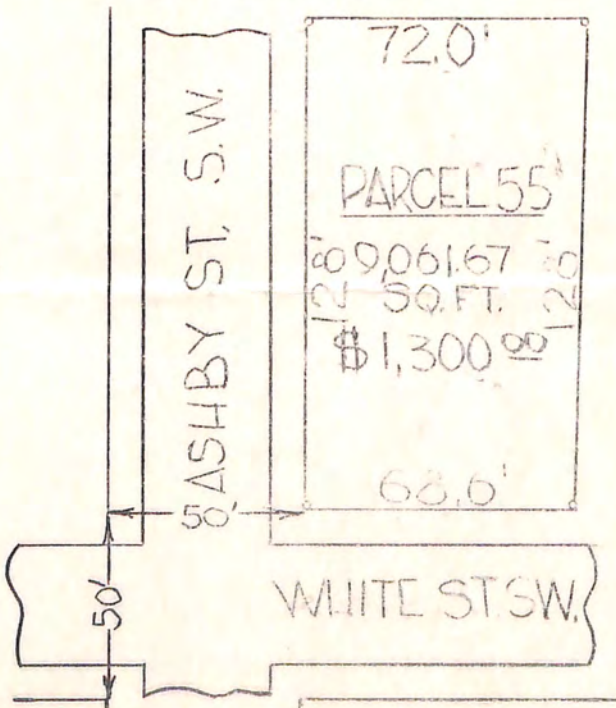
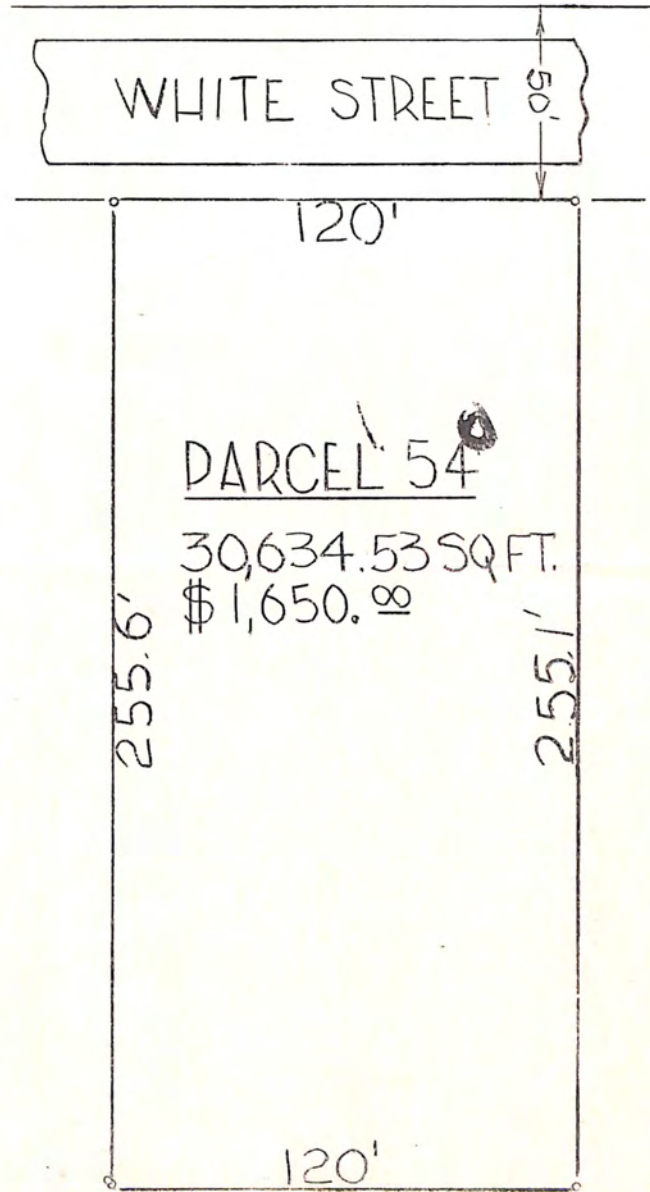
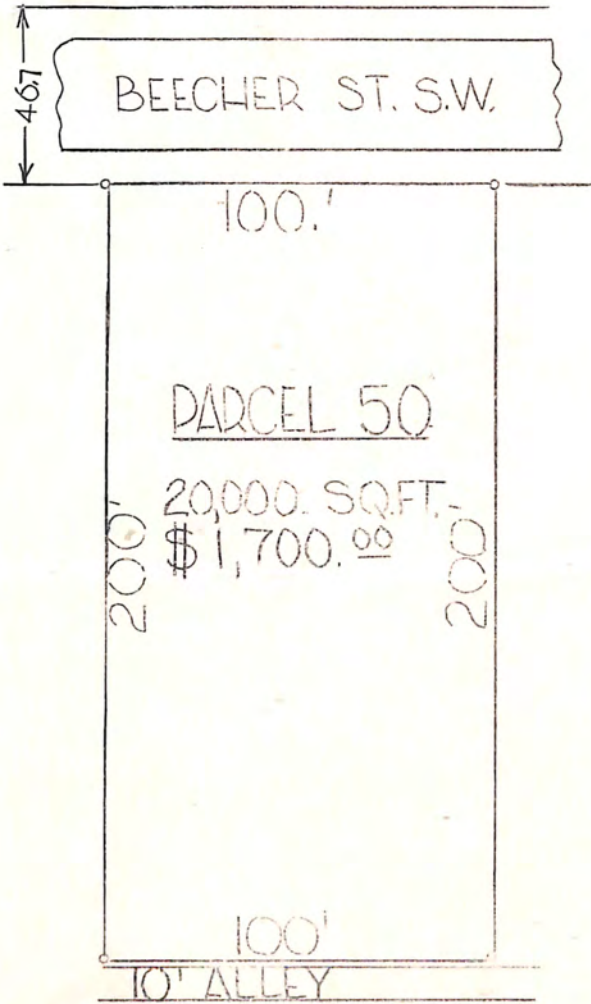
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Remember, we shall gladly pay a sales commission in accordance with the schedule suggested by the Atlanta Real Estate Board.

Very truly yours,

Philip E. Vrooman, Chief
Real Estate Disposition Branch

PEV:hcn
Enclosure



ATC - Housing
Authority

March 11, 1969

Mr. Michael D. Padnos
Director
Atlanta Legal Aid Society, Inc.
153 Pryor Street, S. W.
Atlanta, Georgia

Dear Mr. Padnox:

Since receipt of your letter, I have communicated with Mr. Edwin Sterne, Chairman of the Atlanta Housing Authority, and he has assured me that his board will be glad to arrange for a meeting with representatives of TUFF, SCLC and the Atlanta Legal Aid Society in reference to the conditions in Atlanta Housing Authority units. I urge you to meet with the Authority at the earliest possible date and see if the differences can be resolved.

Should this course not be satisfactory to you, I will be glad to ask the Community Relations Commission to intervene in this matter. It appears to me that this Commission has been established for the purpose of resolving issues of this type, and they are thoroughly qualified.

I would be glad to hear from you regarding your opinion of either of these courses of action.

Sincerely,

Ivan Allen, Jr.

IAJr:am

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1st Vice President
Sarah Frances McDonald
2nd Vice President
Clifford Oxford
Secretary
William H. Alexander
Treasurer

ATLANTA LEGAL AID SOCIETY, INC.

153 PRYOR STREET, S. W.

ATLANTA, GEORGIA 30303

March 6th, 1969

TELEPHONES:
(404) 524-5811
(404) 577-5260

STAFF

Michael D. Padnos
Director
Nancy S. Cheves
General Counsel
Richard Harris
Community Education
L. Rosser Shelton
Virginia A. Bips
Bettye H. Kehrer
Evelyn S. Fabian
Eugene S. Taylor
John W. Brent
Elmer L. Nash
Larry B. Hooks
D. Freeman Hutton
Cynthia T. Beattie
Melvin E. Thompson, Jr.

Honorable Ivan Allen, Jr.,
Mayor, The City of Atlanta
City Hall, 68 Mitchell Street, S. W.,
Atlanta, Georgia 30303

Dear Mayor Allen:

As you may know, our client TUFF and the Southern Christian Leadership Conference jointly sponsored a mass meeting at the Carver Homes Community Center on March 4th to protest the policies of the Atlanta Housing Authority. Approximately 750 people attended the meeting, and I think I am safe in saying that every single one of these people had a specific complaint against the Atlanta Housing Authority.

Seven weeks ago, on January 16th, TUFF presented to the Board of the Atlanta Housing Authority a "Tenants' Bill of Rights" which, if adopted, would go far towards alleviating many of the tenants' complaints. (The Bill of Rights has been endorsed by such diverse groups as Good Government Atlanta and Metropolitan Atlanta Summit Leadership Conference.) From January 16th to today we have had no response from the housing authority on the subject of that Bill of Rights; and judging by Mr. Attridge's irresponsible denigration of a lawsuit recently filed by this office against the Atlanta Housing Authority as "harrassment", and Mr. Satterfield's recent attempt to block Legal Aid's funding, we would be foolish to expect voluntary action from the Atlanta Housing Authority on this or on any other matter designed to benefit tenants.

The refusal of the Atlanta Housing Authority to respond to the legitimate demands of tenants can only harm our city, for as you will see from the enclosed copy of Dr. Abernathy's remarks last night, the tenants are beginning to escalate their demands.

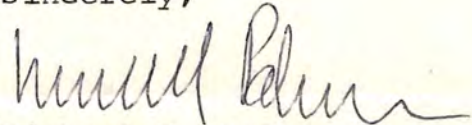
Mayor Ivan Allen, Jr.,
March 6th, 1969
Page #2.

If we continue along the present road the Atlanta Housing Authority and TUFF will find themselves on a collision course.

When TUFF first demonstrated early in November at the Marriott Hotel, you offered to use your good offices to help the tenants with their problems. On other occasions Messrs. Sweat and Robinson of your office have re-affirmed their support of TUFF and its rightful demands.

In my opinion it is now urgent that you intervene in this matter on behalf of the tenants. Unless the tenants are granted some relief from the arbitrary policies of the housing authority, and unless they are given some power to control their own lives, the present conflict will deepen, and, I fear, broaden. May I implore you to join with TUFF, the Southern Christian Leadership Conference and the Atlanta Legal Aid Society in seeking a fair solution to the problems of tenants in Atlanta public housing.

Sincerely,



Michael D. Padnos
Director

MDP/cj
✓ Enclosure.

We are here tonight to tell Atlanta, Georgia to STOP treating poor people in the housing projects like slaves.

STOP making mothers in Grady Homes leave their babies at six in the morning and go take care of the rich white man's children in Buckhead. STOP paying those maids only 30 dollars a week and raising their rent.

STOP making men in Perry Homes work for slave wages. STOP evicting their families or dimming their lights when they can't get the rent on time. STOP making them pay fines they don't deserve and bills they are not responsible for.

STOP conditions in Carver Homes that let rats go after children. STOP lying to people about not having their applications.

And STOP, Atlanta, bragging about what you are doing for poor people, because you aren't. Atlanta, you don't even have Grady Homes, Perry Homes and Carver Homes. You have Grady Slums, Perry Prisons, and Carver Ghettoes! And that's where hungry children, unemployed men, and poor mothers live.

We say to Atlanta, Georgia, that if you don't STOP all this, we are going to STOP you from doing it. SCLC and the Tenants United For Fairness ---that means TUFF -- are going to get tough with you, and we mean everyone from Mayor Ivan Allen on down.

WE DEMAND the Bill of Rights for Public Housing Tenants. We are sick and tired of the Mayor and the Board for the Atlanta Housing Authority delaying action on our Bill of Rights. The injustices to poor people in the

housing projects have been going on for years and years, and we will not stand for more delays and more studies. We have studied the Atlanta Housing Authority, and we have found that the Atlanta Housing Authority, starting with Mr. Satterfield (the director) had better get right or get lost. And the Board needs some new blood that represents poor people, not bankers and real estate interests.

We especially demand that the Atlanta Housing Authority tell us exactly why it doesn't reduce rents instead of raising rents. WE DEMAND that they tell us what they are doing with every penny of poor people's money for security deposits when they move into housing projects. Where is the money? Do the banks get it? The white banks? What does the Housing Authority do with the poor people's money? Do they get interest on the money and reduce rents? NO! Do they fix up the housing projects? NO! the tenants have to pay for that. Do they provide more electricity and heat? NO! they dim the lights and the homes get cold. Do they use the money to buy more slum properties? Do they use the money to pay their own salaries? WHERE IS THE MONEY? We demand that the money be controlled by the tenants and used as the tenants determine for improvements in their homes.

WE ALSO DEMAND that public housing be turned over to the tenants so that the tenants can manage their own homes and control admissions, discipline, fines, clean-up, and hiring for maintenance. Do you know that this has been done in projects in Baltimore, Maryland, and Cleveland, Ohio? Why not Atlanta, if Atlanta is so great and so progressive?

WE ALSO DEMAND THAT each housing project have a hearing panel -- made up of tenants and management, and controlled by the tenants. This panel must have the power to veto the rules of the Atlanta Housing Authority. This panel could decide who manages their project and who gets jobs in management and custodial work. The tenants themselves would have first choice. That is a way to really fight poverty by giving poor people jobs. Housing projects don't need managers who come from other communities. We don't need managers who dig up the flower gardens that the poor people planted, as they did at one project here in Atlanta. We don't need managers and government employees breaking into homes and searching property when the tenants aren't there. We don't want dictator managers fining us and putting us into the streets with out money for rent or food.

WE ALSO DEMAND that the Atlanta Housing Authority recognize TUFF as the official bargaining agent for tenants and stop intimidating people in tuff.:

These are our demands, and we want simple answers -- like YES or NO -- and we want answers NOW.

Martin Luther King Jr. and Ralph David Abernathy started fighting for poor people and black people 14 years ago in Montgomery, Alabama. They have assassinated Dr. King, but if anyone thinks I am going to let them forget about it or stop fighting for my brothers and sisters -- they got a lesson to learn, starting right here in Atlanta, Georgia.

#####

File
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CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

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FRANK G. ETHERIDGE

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824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

M. B. SATTERFIELD
EXECUTIVE DIRECTOR AND SECRETARY

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ASSOCIATE EXECUTIVE DIRECTOR

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

February 14, 1969

Mr. R. Gregory Griggs
UR Committee Board of Aldermen
691 Woodland Avenue S. E.
Atlanta, Georgia 30316

Dear Mr. Griggs:

Recently you asked Mr. Openshaw for information concerning the property bounded by Georgia Avenue, Capitol Avenue, Bass Street, and Washington Street. Approximately a half of this area is in the Rawson-Washington Urban Renewal Project, and the other half is in the 1969 clearance area in the Model Cities portion of the Neighborhood Development Program.

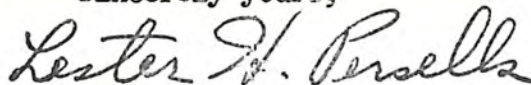
If the Rawson-Washington Project is to close before December 31, 1969, the sale of this land would take place through two simultaneous offerings. Under the present approved land use, the land can only be used for commercial, and would be offered in such a way that a Developer could buy the entire area with Crew Street to be closed, or buy either or both blocks to keep Crew Street open. Under the Model Cities Land Use Plan, the block bounded by Crew, Georgia, Capitol, and Bass is designated for park use, which is, of course, public. If this portion of the area were to be used for public purposes, amendments to each of the two Programs would be necessary.

In any event, the land would have to be appraised by two competent appraisers, with a price to be concurred in by the Renewal Assistance Administration. The appraisals would be the same for either commercial or public use, because property to be sold for public purposes must be appraised at its highest and best alternate use. We have not, of course, had appraisals made. Based on our experience, our Real Estate people estimate that the price per sq. foot would not be less than \$3.00 or more than \$5.00. Land for commercial uses must be sold under competitive procedures. Land for public purposes, however, can be sold without advertising. If the land were used as a park, the price of the land would be eligible as a non-cash grant-in-aid credit to the extent that the park served and supported the Project. If it were used for office space, no credit would be available. If part were used for one purpose

and part for another, the above provisions would apply. If the area were to be a Park with temporary use for office space, the matter would have to be negotiated with the Renewal Assistance Administration, and probably receive Washington concurrence or approval.

It is my hope that this will clarify the questions you have. If not, please let me know and we will try to provide further information.

Sincerely yours,



Lester H. Persells
Associate Executive Director

cc: Mr. John T. Edmunds
Mr. Earl Landers ✓
Mr. Collier Gladin
Mr. Rodney M. Cook
Mr. Johnny Johnson

LHP:sd

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William J. Brennan, Jr.
George Howell
Sondra Goldenfarb
Reuben Bussey
Kendric Smith

ATLANTA LEGAL AID SOCIETY, INC.

153 PRYOR STREET, S.W.
ATLANTA, GEORGIA 30303
March 6th, 1969

TELEPHONES:
(404) 524-5811
(404) 577-5260

Honorable Ivan Allen, Jr.,
Mayor, The City of Atlanta
City Hall, 68 Mitchell Street, S. W.,
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March 6th, 1969
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MDP/cj
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#####

AAA

March 20, 1969

Mr. Mills B. Lane
President
The Citizens & Southern National Bank
Atlanta, Georgia

Dear Mills:

I am returning your map on the airport property. I certainly would like to build low income housing on this land if such was possible.

Unfortunately, the law is perfectly clear that property acquired through public condemnation for airport purposes, can only be used for airport purposes. This is the issue we are constantly faced with in acquiring additional land for the airport.

Secondly, this land is in Clayton County, and I do not think the Atlanta Housing Authority would under any circumstances have the authority or capability to build in Clayton County.

They have all the ropes stretched around our necks, and they are pulling them tighter every day.

Regretfully,

Ivan Allen, Jr.

laj:am

The Citizens and Southern National Bank

P. O. BOX 4899

Atlanta, Georgia 30302

March 19, 1969

MILLS B. LANE, JR.
PRESIDENT

PHONE
404-588-2225

The Honorable Ivan Allen
Mayor, City of Atlanta
206 City Hall
Atlanta, Georgia 30303

Dear Ivan:

I'm sending along a topographical map of part of the airport property. We've drawn a line around a piece of it that lies adjacent to I-285 and I-75.

This might be an ideal spot if available for a housing development. I understand that the airport has no use for it, but that it is owned by the City.

We're ready to go.

Sincerely,



Mills B. Lane, Jr.

Enc/



ALL SAINTS' CHURCH

AHA

634 West Peachtree
Atlanta, Georgia 30308

The Honourable Ivan Allen
Mayor's Office
City Hall
Atlanta, Georgia

Dear Mayor Allen:

It was good to read of the changes in policies of the AHA in this morning's paper and especially to learn of your active interest in doing something about the out-dated paternalistic approaches.

You have struck many powerful blows for liberty. We are all indebted to you.

Warmest regards.

Sincerely yours,

A handwritten signature in blue ink that reads "Frank M. Ross". The signature is written in a cursive, flowing style.

Frank M. Ross
Rector

March 19, 1969
FMR/a

Z AHA

March 19, 1969

Mrs. Pauline H. Harper
511 Johnston Street, N. W., Apt 438
Atlanta, Georgia 30314

Dear Mrs. Harper:

I am most grateful for your kind letter expressing your views on the manner in which the Herndon Homes are being operated.

I am taking the liberty of passing your comments along to the Atlanta Housing Authority, as I am sure they will appreciate your opinions also.

Sincerely,

Ivan Allen, Jr.

IAJr:am

OFFICERS

James W. Dorsey
President
Ferdinand Buckley
1st Vice President
Sarah Frances McDonald
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ATLANTA LEGAL AID SOCIETY, INC.

153 PRYOR STREET, S. W.

ATLANTA, GEORGIA 30303

March 31st, 1969

TELEPHONES:
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STAFF

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Cynthia T. Beattie
Melvin E. Thompson, Jr.

Mr. Edwin L. Sterne, Chairman
Board of Commissioners
Atlanta Housing Authority
Ware, Sterne & Griffin
639 Trust Company of Georgia Building
Atlanta, Georgia 30303

Michael H. Terry
Edward L. Baely
William J. Brennan, Jr.
George Howell
Sondra Goldenfarb
Reuben Bussey
Kendric Smith

Dear Mr. Sterne:

Over the past several months, we have become increasingly aware of the hardships worked on applicants by the one year residency requirement for Atlanta public housing. In our opinion, this requirement is bad public policy and is probably unconstitutional. I, therefore, urge the Board of Commissioners to consider its complete elimination.

As you may know, durational residency requirements in the area of public welfare have been attacked recently in the courts. Indeed, a three-judge Federal District Court for the District of Columbia has ruled that such a prerequisite for welfare benefits is unconstitutional.

The District of Columbia case, along with others, is currently pending before the United States Supreme Court. It is likely that a decision voiding residency requirements for welfare applicants will be rendered in the near future.

The argument before the Supreme Court in the welfare cases is equally applicable to public housing. No legitimate purpose of the Federal or State public housing program is served by a durational residency requirement, since the twelve month rule merely forces poor newcomers to Atlanta to live in the slums or to pay excessive rent (and perhaps skimp on other necessities) until they have been in the City a full year.

Mr. Edwin L. Sterne, Chairman
Board of Commissioners
Atlanta Housing Authority

March 31st, 1969
Page #2.

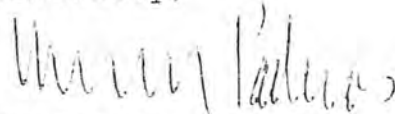
Furthermore, denial of public housing in Atlanta serves to limit severely a Georgia citizen's fundamental rights to freedom of movement and association.

Because of the likelihood of a Supreme Court decision outlawing durational residency requirements for welfare applicants, we are loathe to devote time and effort to litigating a similar requirement in public housing. If our clients' interests cannot be served without litigation, we shall, of course, be obliged to move forward through the courts. But I would urge the Authority's Board to reconsider its position in this matter.

It is our understanding that Mayor Allen has taken a personal interest in the residency requirement. I am, therefore, sending him a copy of this letter and urging him to support our request for a change in the rule.

I shall look forward to hearing from you soon concerning this matter.

Sincerely,



Michael D. Padnos
Director

MDP/cj

cc: Honorable Ivan Allen, Jr.,
Mayor, the City of Atlanta.

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Kendric Smith

ATLANTA LEGAL AID SOCIETY, INC.

153 PRYOR STREET, S. W.

ATLANTA, GEORGIA 30303

March 31st, 1969

TELEPHONES:
(404) 524-5811
(404) 577-5260

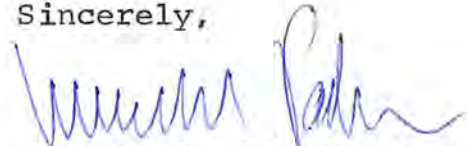
Honorable Ivan Allen, Jr.,
Mayor, The City of Atlanta,
City Hall, 68 Mitchell Street, S. W.,
Atlanta, Georgia 30303

Dear Mayor Allen:

I have enclosed a copy of a letter I sent today to Mr. Edwin H. Sterne, Chairman of the Board of Commissioners of the Atlanta Housing Authority. I send you a copy of this letter because I seek your support in achieving a change in AHA policies.

The enclosed copy of letter is self-explanatory. I can only add to it the fact that Atlanta, largely as a result of your leadership, has led the nation in dealing with the problems of the low-income community. I would hope that Atlanta can once again lead the country on the important question of durational residency requirements in public housing.

Sincerely,



Michael D. Padnos
Director

MDP/cj
✓Enclosure (copy).

full
AHP

April 10, 1969

Mr. Michael D. Padnos
Director
Atlanta Legal Aid Society, Inc.
153 Pryor Street, S. W.
Atlanta, Georgia 30303

Dear Michael:

May I acknowledge receipt of your letter of March 31st,
and apologise for not having tendered you an answer sooner.

I sincerely hope that you realize that the housing efforts
of the City of Atlanta must be directed for the benefit of
the people of Atlanta first. Every reasonable caution must
be taken to see that Atlanta citizens be given priority in the
use of this subsidized housing.

I further sincerely hope that you will recognize that the
City of Atlanta must protect itself and its people from
constant encroachment by other political subdivisions in
their efforts to force their poor into the city.

I certainly do support reasonable residential requirements,
and I sincerely hope that you are not going to create an issue
over this matter purely to have an issue.

Sincerely,

Ivan Allen, Jr.

IAJr:am
cc: Mr. Edwin H. Sterne

Office of the Mayor

ATLANTA, GEORGIA
PHONE 522-4463

*File
AHA*

From Captain Morris Redding

Ann

Miss Surt was living
with Don Black at 195 Pine St
apt 458.

Don Black has left town
because the police are looking
for him.

Don was a pimp for
Miss Surt and his wife.

Office of the Mayor

ATLANTA, GEORGIA

From — Mrs. Ann M. Moses

Harris —

See me

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

April 10, 1969

MEMORANDUM

TO : Ivan Allen, Jr.

FROM : Ann Moses *Ann*

I talked to Gilbert Boggs at the Atlanta Housing Authority and he offered the following information: Mr. and Mrs. Don Blacks moved in Techwood Homes in September 1968. He was listed as a produce salesman and his rent was \$45.00 per month. He moved on March 26 of this year, and left owing \$19.90. The records show that the apartment was raided in February of 1969, and two men and two women were arrested.

He said that there is no record of Miss Grist, or a Grist family living there. She must have been living with someone else. He said they would like for the Police Department to find out who she was living with in order that that family may be removed and/or prosecuted.

Date: April 11, 1969

AAA

MEMORANDUM TO: ALL PERSONS CLAIMING ANY INTEREST IN THE
PROCEEDS OF THE FOLLOWING CONDEMNATION CASE:

RE: THE HOUSING AUTHORITY OF THE CITY OF ATLANTA,
GEORGIA v. Sara M. Sanford, et al.

Case No. B-42830, Project No. R-90
Parcel No. 49-7

This is to notify you that on the 9th day of April, 1969
\$ 2,200.00 was paid into the Registry of the Court in the
above styled case.

Any unpaid taxes or other valid claims must come out of this
award. As you know, the property owner may pay the taxes or other
claims himself and take the full amount of the award himself or take
the award less the unpaid taxes and other claims. In any event,
after the taxes have been paid, tax proration may be obtained from
the Housing Authority, and you may contact Mr. William Swanson,
523-6074 concerning this.

By: A. J. Jenkins, Jr.
A. Felton Jenkins, Jr.

CC: Sara M. Sanford
The Honorable Arthur K. Bolton, Attorney General
The Honorable Harold Sheats, Fulton County Attorney
Mr. Jack Camp, Tax Commissioner for City of Atlanta & Fulton County
Mr. W. S. McGinnis, Revenue Collector for City of Atlanta
Mayor Ivan Allen ✓
Mr. William Eugene Harrison
Miss Julia B. Elliott
Mr. William R. Greenleaf
Fulton Federal Savings & Loan Assn.
Benjamin Franklin Savings Assn.
C. R. Hartrampf
Eugene Gunby, Ordinary



COMMUNITY RELATIONS COMMISSION

ESTABLISHED BY THE MAYOR AND THE BOARD OF ALDERMEN, NOVEMBER, 1966
1203 CITY HALL, ATLANTA GEORGIA 30303 TELEPHONE 522-4463 EXT. 433

April 11, 1969

Mr. Edwin L. Sterne, Chairman
Atlanta Housing Authority
Hurt Building
Atlanta, Georgia 30303

Dear Mr. Sterne:

As you are well aware, since mid-fall, the Atlanta Housing Authority has had an extremely serious problem in regard to relations with tenants.

The Community Relations Commission wishes to commend you and your fellow Board members for recognizing the gravity of this problem. Your holding meetings in several of the projects since December was a very constructive move. Your Board showed the capacity to listen and to respond.

Although tensions have lessened, the Community Relations Commission believes that relations between the Authority and the tenants remain the paramount problem of the Atlanta Housing Authority at this time. The Commission encourages your Board to continue periodic meetings in your housing projects.

We wish to commend the appointment of Mr. Les Percells as the new Director. He is a man of compassion and many years of experience in the housing field.

The Commission is on call when it can be of service to the Atlanta Housing Authority.

Sincerely,

Nat Welch

NW:gdm

cc: Mayor Ivan Allen, Jr. ✓

AWA

OFFICERS

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President
Ferdinand Buckley
1st Vice President
Sarah Frances McDonald
2nd Vice President
Clifford Oxford
Secretary
William H. Alexander
Treasurer

✓ ATLANTA LEGAL AID SOCIETY, INC.

153 PRYOR STREET, S. W.

ATLANTA, GEORGIA 30303

April 11th, 1969

TELEPHONES:
(404) 524-5811
(404) 577-5260

STAFF

Michael D. Padnos
Director
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Larry B. Hooks
D. Freeman Hutton
Cynthia T. Beattie
Melvin E. Thompson, Jr.

Honorable Ivan Allen, Jr.,
Mayor, The City of Atlanta
City Hall, 68 Mitchell Street, S. W.,
Atlanta, Georgia 30303

*Scrub
Calm te
Ed Steine
AHA*

Dear Mayor Allen:

Thank you for your letter of April 10th on the subject of AHA's residency requirement.

As an Atlantan I am entirely sympathetic with the problem you and the city have encountered. I know of your efforts to persuade county officials to build public housing outside the city limits, and I know how frustrating it is to deal with officials who coldly and calmly throw all of their problems onto our shoulders.

A residency requirement for public housing, however, punishes only low-income people. It does not work to force out-of-city officials to build public housing, because poor people are politically weak (especially in non-urban areas) and invariably ignorant about asserting such power as they may have.

The dilemma faced by Atlanta, of course, is grave. Irresponsible officials force people into our city, and irresponsible legislators deny us the funds to deal with the problems their jurisdictions have imposed upon us.

But this dilemma cannot be solved by residency requirements, which are both unconstitutional and unwise. I presume we must attempt to solve our problems by continuing our search for federal and state funds to build new housing.

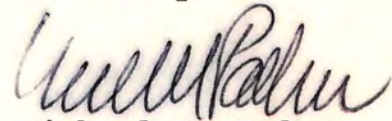
Michael H. Terry
Edward L. Baety
William J. Brennan, Jr.
George Howell
Sondra Goldenfarb
Reuben Bussey
Kendric Smith

Mayor Ivan Allen, Jr.,
April 11th, 1969
Page #2.

And while I know it is no answer to the problem you and the city face today, I must point out that Atlanta has built its justifiably brilliant national reputation in large part on the concern you and your administration have shown for the humane resolution of urban problems. Anyone can find an angry solution to the 20th Century: it takes an Ivan Allen to find a calm one.

Legal Aid now has a number of clients who have suffered as a result of AHA's policy. (I understand you discussed one of these clients with Eugene Taylor, a lawyer on this staff.) As I am sure you know I wrote to you and Mr. Sterne not out of any desire to "create an issue," but in the hope of resolving, without litigation or publicity, a very real problem facing a number of clients of this office.

Sincerely,



Michael D. Padnos
Director

MDP/cj

cc: Mr. Edwin L. Sterne,
Chairman, Board of Commissioners
Atlanta Housing Authority

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON

FRANK G. ETHERIDGE

JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

M. B. SATTERFIELD
EXECUTIVE DIRECTOR AND SECRETARY

LESTER H. PERSELLS
ASSOCIATE EXECUTIVE DIRECTOR

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

March 21, 1969

Honorable Ivan Allen, Jr.
Mayor
101 City Hall
Atlanta, Georgia 30303

Re: Bedford-Pine NDP Area
Acquisition of "Hardship" Parcels

Dear Mayor Allen:

Following the meeting in your office on March 14, 1969 relative to the acquisition of vacant, dilapidated structures in the Bedford-Pine NDP Area, I requested a policy decision from the Department of Housing and Urban Development. A copy of the HUD letter, dated March 20, 1969, outlining procedures relating to the use of project funds under a Neighborhood Development Program (NDP) for the acquisition of properties not scheduled to be acquired during 1969, is attached.

We have, this date, submitted a request to HUD for authorization to obtain title search and appraisals on all of the properties which Mr. Wofford has furnished this office. Following a field inspection, the Housing Authority has added additional properties containing vacant, dilapidated structures, in addition to eleven properties whose owners have requested early acquisition due to hardship.

The Authority has previously secured HUD approval to acquire the city-owned property at 203 North Avenue, and will proceed with the demolition of that structure as soon as the City conveys title to the Authority (authorized by the Board of Aldermen on March 17, 1969).

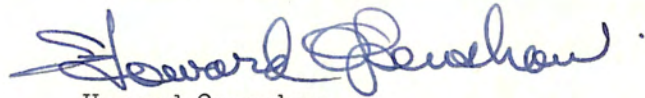
The Authority is proceeding with appraisals of 278 and 288 Pine Street, as these properties are included in the NDP acquisition program for 1969.

Honorable Ivan Allen, Jr.
March 21, 1969
Page Two

While the acquisition of 57 additional properties will require adjustments of the approved NDP budget and additional staff time in re-vising title and appraisal contracts, we strongly believe that the program must be flexible enough to remove structures found to be hazardous to the health and safety of the community, and responsive to the expressed needs of the people.

We want to thank you for calling this matter to our attention.

Very truly yours,



Howard Openshaw
Director of Redevelopment

HO/Mc

Enclosure

cc: Mr. Edwin L. Sterne
Mr. Rodney M. Cook
Mr. Collier Gladin
Mr. W. R. Wofford



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PEACHTREE SEVENTH BUILDING, ATLANTA, GEORGIA 30323

REGION III

March 20, 1969

IN REPLY REFER TO:
3RF

Mr. M. B. Satterfield
Executive Director
Housing Authority of the
City of Atlanta
824 Hurt Building
Atlanta, Georgia 30303

Dear Mr. Satterfield:

Subject: Project No. Ga. A-2
Acquisition of "Hardship" or "Opportunity"
Parcels in NDP

Mr. Howard Openshaw has asked as to our policy on the use of project funds under a Neighborhood Development Program for the acquisition during the "Action Year" of land not scheduled for acquisition during that year. His specific question relates to the acquisition of about 40 scattered parcels on which are vacant, dilapidated structures, located in the Bedford-Pine area. The Activity Program for the NDP anticipated that these parcels would not be acquired this year, but instead in a subsequent year.

The NDP offers flexibility in the acquisition of land, so that an LPA can purchase land in hardship cases or opportunity cases, even though the land was not scheduled for acquisition in the Action Year. A contingency amount is put in the annual budget for this purpose.

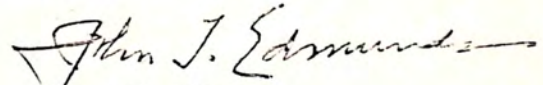
Of course, no land can be purchased unless it meets the area eligibility requirements of Georgia and Federal law, and unless it is in an area for which there is an urban renewal plan which has been approved locally and by HUD. The Bedford-Pine area meets these requirements; most other areas in Atlanta's NDP do not.

We believe that the money in an NDP as a contingency for land acquisition, and even money included for land acquisition in specified areas, may be used for purchasing parcels not designated for acquisition in the Action Year. However, such parcels must be either "hardship" or "opportunity" parcels, and the owners must be willing to sell for the offering price; eminent domain should not be used for policy reasons.

You should obtain our approval for the purchase of each of the "hardship" or "opportunity" parcels. Our approval will authorize your securing appraisals and a title search of the property and its purchase later, at a concurred-in price. We will follow a liberal policy in granting approvals, and will not superimpose our judgment as to what constitutes a "hardship" or "opportunity" on the judgment of your Authority. Nonetheless, we must determine that the acquisition of these parcels does not take money, staff time, relocation housing, or other resources to such an extent that the programmed accomplishments of the Action Year cannot be met.

This policy should provide sufficient latitude for your Authority to change its acquisition program to meet changed circumstances during the year.

Sincerely yours,



John T. Edmunds
Assistant Regional Administrator
for Renewal Assistance

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON
FRANK G. ETHERIDGE

JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

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GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

March 21, 1969

Mr. John T. Edmunds, Jr.
Assistant Regional Administrator
for Renewal Assistance
Department of Housing and Urban Development
645 Peachtree-Seventh Building
Atlanta, Georgia 30323

Re: Project No. Ga. A-2-1
Acquisition of "Hardship" or
"Opportunity" Parcels in the
Bedford-Pine NDP Area

Dear Mr. Edmunds:

Pursuant to your letter of March 20, 1969 outlining the procedures to follow relative to acquisition of "Hardship" or "Opportunity" parcels in an NDP area, this is a request for authorization to obtain title search and appraisals for the following parcels of land in the Bedford-Pine Urban Redevelopment Area, Project No. Ga. A-2-1, said parcels being located outside of the scheduled acquisition areas in the NDP Action Year:

<u>Parcel No.</u>	<u>Address</u>
Group 1 - (43 parcels):	
LZ-43	320 Forrest Avenue
CC-3	241 Forrest Avenue
CC-4, 27	245 Forrest Avenue
LKK-6, 7	323 Hilliard Street
LZ-63	428 Hilliard Street
LJJ-11	333-337-339-341 Felton Street
LZ-28	401 Longview
	315-317-321 Currier Street
LZ-27	322-324 Currier Street

R-5	258 Merritts Avenue
R-6	262 Merritts Avenue
M-16	181 Linden Avenue
L-9	217 Linden Avenue
R-27	235 Linden Avenue
N-3	186 Linden Avenue
M-14	191 Linden Avenue
P-10	281 North Avenue
P-24	223 North Avenue
P-25	219 North Avenue
N-12	201 Inman Avenue
Q-39	217 Inman Avenue
P-3	240 Inman Avenue
Q-32	241 Inman Avenue
Q-29	251-253 Inman Avenue
Q-27	261-263 Inman Avenue
Q-24	277-279 Inman Avenue
DD-26	250-252 Clifton Place
DD-25	254-256-258-260- 264-266 Clifton Place
DD-24	268-270-272-274 Clifton Place
DD-20	286 Clifton Place
EE-8	247 Clifton Place
FF-20	270 Fort Street
FF-26	248 Fort Street
FF-27	236 Fort Street
LLL-38	On Alley
H-5	198 Pine Street
L-3,4,5	222-224 Box Alley
R-32	535 Butler Street
S-5	246 Pine Street
EE-34	246 Baker Street
EE-29	262 Baker Street
EE-26	270 Baker Street
EE-25	272 Baker Street
LLL-16	302 Highland Avenue

Group 2 - (3 parcels):

H-24	175-179 Merritts Avenue
Q-5,6	220-224 Linden Avenue
LLL-8,9	293-301 Fort Street

Group 3 - (11 parcels):

M-1	559 Piedmont Avenue
H-12	495 Piedmont Avenue
H-4	188-192 Piedmont Avenue

Mr. John T. Edmunds, Jr.
March 21, 1969
Page Three

CC-5	251-253 Forrest Avenue
CC-26	250-252 Vernon Place
DD-7	245 Vernon Place
EE-17	285 Clifton Place
LLL-26,27	274-276 Hilliard Street
LY-3	403 Bedford Place
LZ-21	421 Bedford Place
LMM-28	304 Parkway Drive

Group one contains forty-three parcels containing vacant, dilapidated structures, many of them placarded by the City Building Inspector's office as unfit for human habitation. Mayor Ivan Allen has requested the Housing Authority to acquire and demolish these structures as quickly as possible, as these structures are hazardous to the health and safety of the community.

Group two contains three parcels on which are located vacant, dilapidated structures as indicated in group one. However, these parcels also contain substandard, occupied structures designated for future clearance. In order to remove the vacant, hazardous structures without incurring severance damages, the Housing Authority proposes to acquire and demolish the total parcels.

Group three contains eleven parcels, the owners of which have requested early acquisition to avoid further undue hardship. The Housing Authority staff has made a judgment that the documentation submitted by the owners of these properties does in fact constitute a "hardship".

Upon receipt of your authorization to proceed with a title search and appraisals of the above-listed properties, the Authority will proceed at once to obtain title through negotiation. The Authority will notify the Regional Office in the event we are unable to secure title through negotiation.

The Authority has also determined that the acquisition of these 57 properties does not take money, staff time, relocation housing, or other resources to such an extent that the programmed accomplishments of the 1969 NDP Action Year cannot be met. The acquisition of these properties will be undertaken in accordance with the terms of the NDP Funding Agreement, consistent with the Urban Redevelopment Plan for the Bedford-Pine Urban Redevelopment Area adopted by the City and approved by HUD, with sufficient funds available within the NDP budget to undertake these activities.

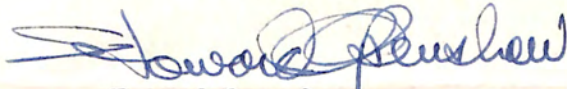
We urgently solicit your early approval of this request for authorization to obtain title search and appraisals of these 57 properties

Mr. John T. Edmunds, Jr.
March 21, 1969
Page Four

constitution^{ing} a "hardship" or "opportunity", in order that acquisition and demolition of the structures may proceed at once.

Your continued cooperation in these matters is very much appreciated.

Very truly yours,



Howard Openshaw
Director of Redevelopment

HO/Mc

cc: Area Coordinator

Mayor Ivan Allen, Jr. ✓

Mr. Edwin L. Sterne

Mr. Rodney M. Cook

Mr. Collier Gladin

Mr. W. R. Wofford

ATA

April 29, 1969

Mr. Edwin L. Sterne
Chairman
Atlanta Housing Authority
Atlanta, Georgia

Dear Edwin:

Please express my regrets that I cannot be present at the dinner honoring M. B. Satterfield for his years of service on the Atlanta Housing Authority, and his additional years of service in the low income housing field beginning with the Techwood Project in Atlanta in 1936.

I am sure that Satt has a warm feeling of real accomplishment when he looks back over the years of his satisfactory work in providing housing for the poor. All of the good that he has done could be multiplied by the number of days of pleasant existence which thousands of Atlanta families have enjoyed.

Atlanta stands at the very top in America in recognizing the fundamental need for low income housing. On a relative basis, we have outstripped the other national cities in building these fine units; and, Mr. Satterfield has been the Executive Director during this period of greatest accomplishment, and he is entitled to the grateful appreciation of the people of Atlanta.

Please express my gratitude, personally and officially, to Satt for his major contribution during these dynamic years.

Sincerely,

Ivan Allen, Jr.

IAJr:am

Fell Housing Authority



AFFILIATED COMPANIES:
ETHCO, INC.
RESIDENTIAL
LAND DEVELOPMENT

FRANK ETHERIDGE, INC.
COMMERCIAL & INDUSTRIAL
FINANCING - LEASING

Etheridge & Company, Inc.

Realtors · Mortgages · Insurance · Financing

3100 MAPLE DRIVE, N. E., ATLANTA, GEORGIA 30305 PHONE 404 / 261-1690

May 13, 1969

The Honorable Ivan Allen
Mayor, City of Atlanta
City Hall
Atlanta, Georgia

Dear Ivan:

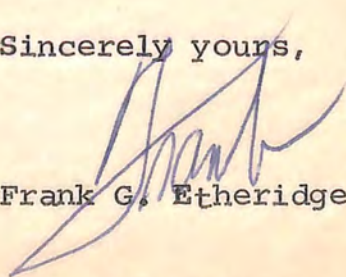
The article which I saw with reference to the County's lack of cooperation in connection with housing alarmed me somewhat. I hope that we shall be able to proceed to work out a workable and cooperative program with Fulton County.

For the record, the writer and Mr. Jack Izard met with the County Commissioners and their staff approximately one year ago on this subject. We officially represented the Housing Authority on this matter. I reported back to the Atlanta Housing Authority that the County Commissioners were most cordial and cooperative and they had assured us that while they had no money or means for sponsorship themselves, they would cooperate and work with the Atlanta Housing Authority and staff in the development of housing in Fulton County. Mr. Izard and I reported the details of this to the Board and staff of the Housing Authority, and this has been followed up from time to time. Unfortunately, I am afraid a bog-down has occurred somewhere which resulted in this misunderstanding.

I sincerely hope that this can be cleared up and we can begin to make progress in this undertaking.

With best regards, I am

Sincerely yours,


Frank G. Etheridge

FGE/sr

cc: Mr. Walter M. Mitchell, Chairman, Fulton County Board of Comm.
Mr. Edwin L. Sterne, Chairman, Atlanta Housing Authority
Mr. John Izard, Attorney for Atlanta Housing Authority

Office of the Mayor

ATLANTA, GEORGIA
PHONE 522-4463

Linda Price

Jim Smith brought
this by - please
let him know if
you have any questions -



INFORMATION AND ECONOMIC DEVELOPMENT ROOM 403 • 165 CENTRAL AVENUE, S. W. 30303 • 572-2862

FOR RELEASE IMMEDIATELY

May 13, 1969

STATEMENT OF THE BOARD OF COMMISSIONERS
OF FULTON COUNTY

The repeated attacks by Mayor Allen criticizing the Fulton County Government for failure to develop a low-cost housing program are unfortunate, unfair and unjustified. They come at a time when City-County cooperation is at an all-time high and many joint projects are being planned for the future by the two governments.

Low-cost housing is largely a problem where masses of people reside. In spite of that, however, the Fulton County Commissioners have on two occasions, met with committees from the Atlanta Housing Authority and Atlanta Chamber of Commerce. It is a matter of record that at both times, we told these representatives that we would like to cooperate insofar as we could and that we certainly had an open mind as far as low-cost housing is concerned. We asked both groups to indicate areas where they thought public housing in the County should be considered. As yet, this has not been done.

(Continued)

The Brookings Institution



1775 MASSACHUSETTS AVENUE N.W. / WASHINGTON D.C. 20036 / CABLES: BROOKINST / TELEPHONE: 202 HUDSON 3-8919

Visiting Scholar Programs

January 23, 1969

Mayor Ivan Allen, Jr.
City of Atlanta
City Hall
Atlanta, Ga. 30303

Dear Mayor Allen:

I want to thank you for the interview on urban renewal which I had with you during my recent visit to Atlanta over the Christmas holidays. Your summary of what urban renewal is accomplishing in Atlanta and some of the problems it is encountering is most helpful in my project on the history of the program.

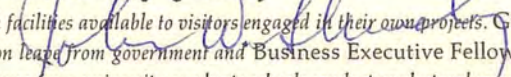
I also appreciate the discussions I had with Mr. Sweat, Col. Jones, and Mr. Satterfield and other staff of the Housing Authority. I have just finished converting my notes to tape and find that these discussions, together with the written materials furnished me, give me a current and comprehensive view of the Atlanta urban renewal program.

Anyone who has been to Atlanta at different times over the last quarter century, as I have, cannot fail to be impressed by the tremendous progress that has been made in both the city's physical and social development. The primary role that you have assigned to urban renewal is therefore most gratifying. This is particularly so in view of the attacks which have been leveled against the program in the last several years.

The most recent is the chapter, "From Slum Clearance to Urban Renewal," in the report of the National Commission on Urban Problems, which has just been released. I understand that this chapter was written personally by Senator Paul Douglas, chairman of the Commission. Unfortunately Senator Douglas's attack is based in large part on a distorted and inaccurate version of the legislative history of the program. My conclusion is based on the opinions of others who participated in this history, my observations over two decades of close participation in the legislative and policy development of the program, and the review of events leading to the original enactment in 1949 which I have just concluded as part of my project.

Programs like that in Atlanta and the support they have from the community are undoubtedly better answers to that kind of criticism than any attempts I or others can make to straighten out the record. So I wish you and your associates continued success in your new efforts which have just been announced.

Sincerely yours,


John W. Shively

VISITING SCHOLAR PROGRAMS: Brookings makes its research facilities available to visitors engaged in their own projects. Guest Scholars on leave from other institutions pursue their own research. Federal Executive Fellows on leave from government and Business Executive Fellows on leave from positions in private employment engage in studies of public policy problems. Research Fellows from university graduate schools conduct predoctoral or postdoctoral research in Washington.

*George Berry:
How do we resolve this ridiculous
situation? Dan*

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON

FRANK G. ETHERIDGE

JACK F. GLENN



LESTER H. PERSELLS
EXECUTIVE DIRECTOR AND SECRETARY

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

July 23, 1969

Mr. Charles L. Davis
Director of Finance
City of Atlanta
City Hall - 68 Mitchell St. S. W.
Atlanta, Georgia 30303

Dear Mr. Davis:

The Atlanta Housing Authority has for a long time been eager to have the City Parks Department supply recreation leadership to residents in public housing projects. In our conferences with representatives of the Parks Department, it develops that they are equally eager to supply these services to the citizens of Atlanta who live in public housing.

From these conferences, it appears that the only reason that such services are not supplied to these citizens is that a definition of city services has been made that prevents City funds from being expended for this purpose. As you know, the Atlanta Housing Authority is prevented from supplying face to face leadership by Federal regulations. It appears that these citizens of Atlanta are prevented from receiving full city services simply by virtue of where they live. It is our hope that this situation can be corrected at the earliest possible date since the Atlanta Housing Authority, in contrast to most other property owners, has outdoor and indoor space which can be made available for recreation purposes at no or little cost to the city.

I would be grateful if you would call this to the attention of the necessary individuals so that a favorable ruling can be obtained.

Sincerely yours,
Lester H. Persells

Lester H. Persells
Executive Director

LHP:sd

- cc: Honorable Ivan Allen, Mayor
✓ Mr. Dan E. Sweat, Jr., Governmental Liaison
Mr. James W. Mills, Asst. Reg. Admin. HAA, HUD
Mr. Milton G. Farris, Chairman Finance Committee
Mr. Charles Leftwich, Chairman Parks Committee



HOUSING AUTHORITY OF THE CITY OF **ATLANTA, GEORGIA**
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

January 24, 1969

Mr. Dan E. Sweat, Jr.
City Hall
Atlanta, Georgia 30303

RE: 4 Single Family Building Lots
Parcels 44, 50, 54 and 55
West End Urban Redevelopment Area
Project Georgia R-90

Gentlemen:

We are attaching a drawing which gives the details of this new offering of four fully developed single family building lots in our West End Urban Redevelopment Area.

Proposals for the purchase and redevelopment of one or more of these lots are to be opened at 10:00 A. M. o'clock on April 23, 1969. If acceptable proposals for all of these lots are not received, we shall continue to receive proposals and to open them as received for a period of twelve months or until all of the lots are sold. Proposals must be made on our forms which are available on request.

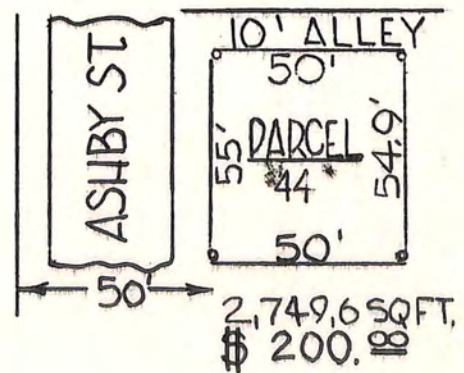
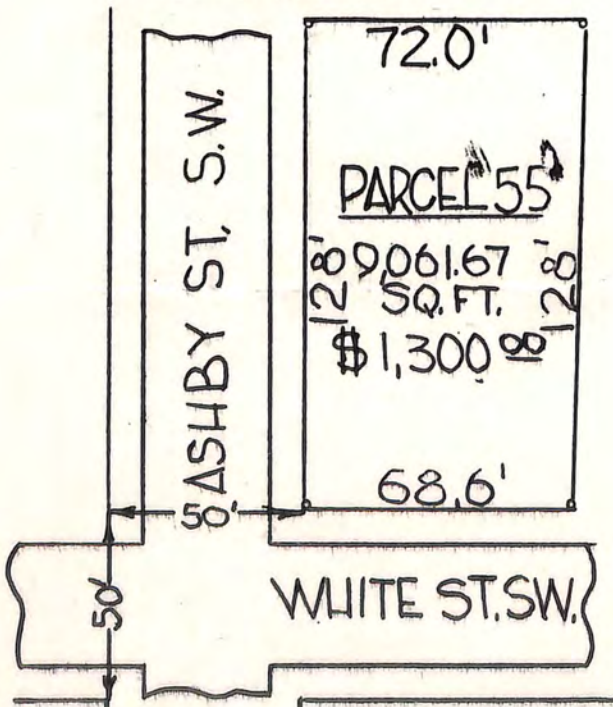
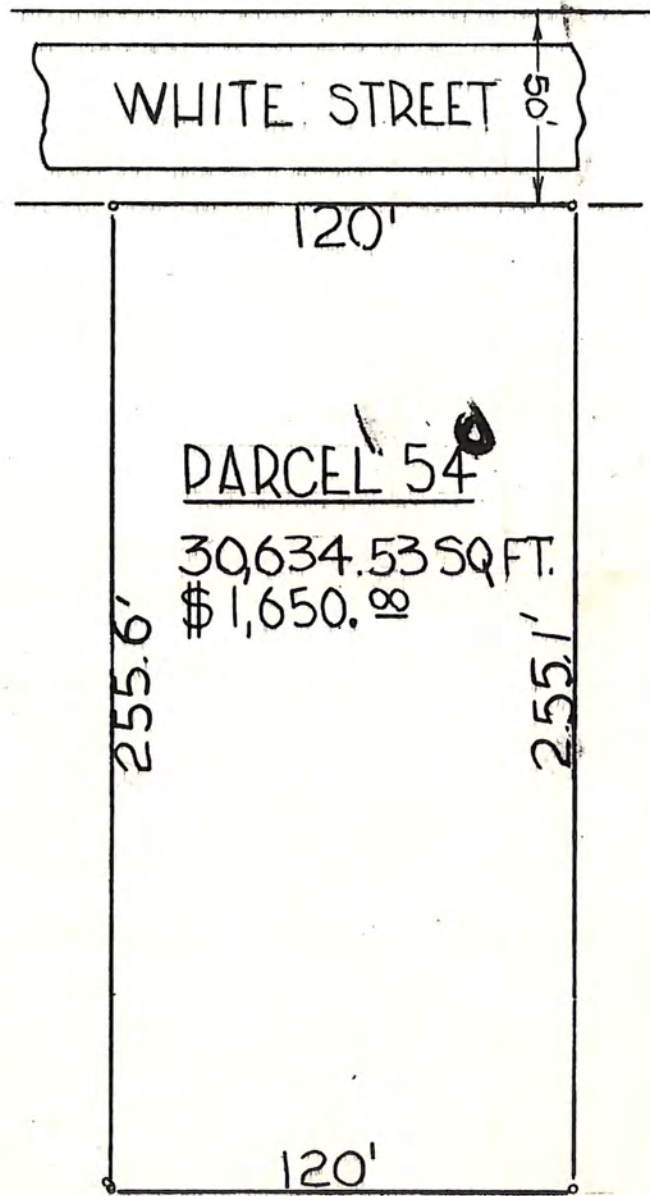
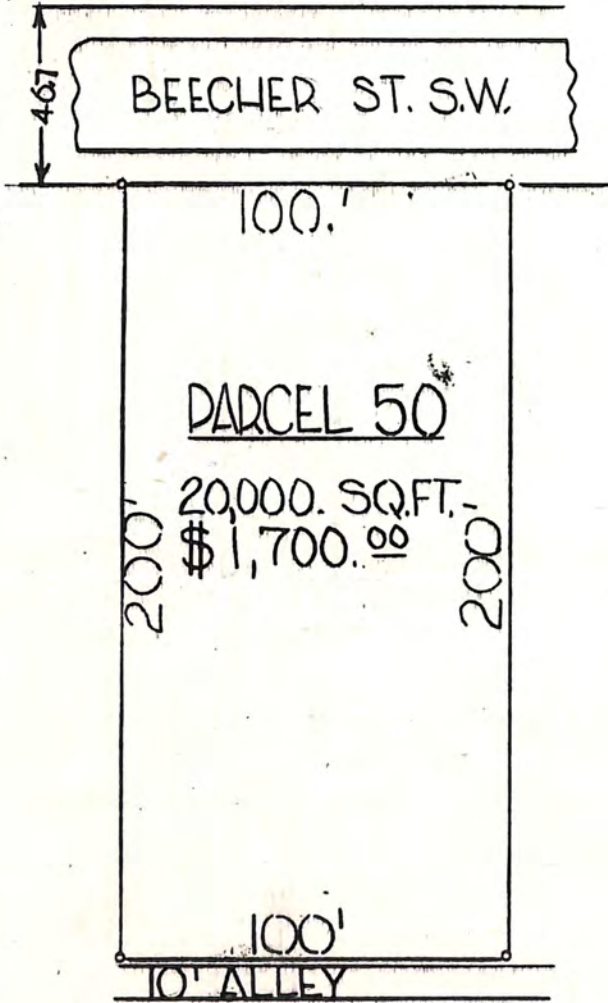
The pre-established sales prices as set forth in the sales brochure are very reasonable and are the values that will be attributed to the lots for FHA Mortgage insurance purposes.

If you would like the proposal forms or need additional information, please advise us.

Very truly yours,

Philip E. Vrooman, Chief
Real Estate Disposition Branch

PEV:hcn
Enclosure



Office of the Mayor

ATLANTA, GEORGIA

From - Dan E. Sweat, Jr.
Director of Governmental Liaison

Earl Landers:

what now?

I would like to see
us preserve this land. I believe
HUD would let us use it
temporarily for model cities buildings
and park later and give
us credits outlined by Les,

Dan

Earl
to
Landers

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON

FRANK G. ETHERIDGE

JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

M. B. SATTERFIELD
EXECUTIVE DIRECTOR AND SECRETARY

LESTER H. PERSELLS
ASSOCIATE EXECUTIVE DIRECTOR

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

February 14, 1969

Mr. R. Gregory Griggs
UR Committee Board of Aldermen
691 Woodland Avenue S. E.
Atlanta, Georgia 30316

Dear Mr. Griggs:

Recently you asked Mr. Openshaw for information concerning the property bounded by Georgia Avenue, Capitol Avenue, Bass Street, and Washington Street. Approximately a half of this area is in the Rawson-Washington Urban Renewal Project, and the other half is in the 1969 clearance area in the Model Cities portion of the Neighborhood Development Program.

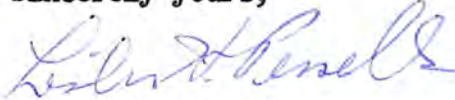
If the Rawson-Washington Project is to close before December 31, 1969, the sale of this land would take place through two simultaneous offerings. Under the present approved land use, the land can only be used for commercial, and would be offered in such a way that a Developer could buy the entire area with Crew Street to be closed, or buy either or both blocks to keep Crew Street open. Under the Model Cities Land Use Plan, the block bounded by Crew, Georgia, Capitol, and Bass is designated for park use, which is, of course, public. If this portion of the area were to be used for public purposes, amendments to each of the two Programs would be necessary.

In any event, the land would have to be appraised by two competent appraisers, with a price to be concurred in by the Renewal Assistance Administration. The appraisals would be the same for either commercial or public use, because property to be sold for public purposes must be appraised at its highest and best alternate use. We have not, of course, had appraisals made. Based on our experience, our Real Estate people estimate that the price per sq. foot would not be less than \$3.00 or more than \$5.00. Land for commercial uses must be sold under competitive procedures. Land for public purposes, however, can be sold without advertising. If the land were used as a park, the price of the land would be eligible as a non-cash grant-in-aid credit to the extent that the park served and supported the Project. If it were used for office space, no credit would be available. If part were used for one purpose

and part for another, the above provisions would apply. If the area were to be a Park with temporary use for office space, the matter would have to be negotiated with the Renewal Assistance Administration, and probably receive Washington concurrence or approval.

It is my hope that this will clarify the questions you have. If not, please let me know and we will try to provide further information.

Sincerely yours,



Lester H. Persells
Associate Executive Director

cc: Mr. John T. Edmunds
Mr. Earl Landers
Mr. Collier Gladin
Mr. Rodney M. Cook
Mr. Johnny Johnson

LHP:sd

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON
FRANK G. ETHERIDGE

JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

M. B. SATTERFIELD
EXECUTIVE DIRECTOR AND SECRETARY

LESTER H. PERSELLS
ASSOCIATE EXECUTIVE DIRECTOR

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

March 6, 1969

The Honorable George Cotsakis
Police Committee, Board of Aldermen
City of Atlanta, City Hall
Atlanta, Georgia 30303

Dear Mr. Cotsakis:

After receiving your inquiry concerning the possibility of establishing Authority-paid special project police forces, this matter was discussed verbally with the Federal Agency and later a request for information was made by letter on February 18, 1969.

I am enclosing a copy of the reply received today from the Housing Assistance Administration which is self-explanatory.

Sincerely,

M. B. Satterfield
Executive Director

MBS:dw

Enclosure



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PEACHTREE SEVENTH BUILDING, ATLANTA, GEORGIA 30323

Room 645

March 5, 1969

REGION III

Housing Assistance Office

MAR 8 1969

IN REPLY REFER TO:
3HO-A

Mr. M. B. Satterfield, Executive Director,
The Housing Authority of the
City of Atlanta, Georgia
824 Hurt Building
Atlanta, Georgia 30303

Dear Mr. Satterfield:

This will refer to your letter of February 18, 1969, regarding the establishment of Authority-paid special project police forces.

The Cooperation Agreement between the Atlanta Housing Authority and the City of Atlanta states that the City shall furnish or cause to be furnished to the Local Authority and the tenants of such projects public services and facilities of the same character and to the same extent as are furnished from time to time without cost or charge to other dwellings and inhabitants in the municipality. This provision, of course, includes police service and the City should therefore provide services required at the projects to insure the safety of its residents.

This office does not approve funds to be used to provide protective services as a matter of course. Only where highly unusual circumstances existed have we authorized funds to employ project police or security guards. In such rare instances, approval involved very small numbers of personnel and for temporary periods of time.

At this time, we are not aware of circumstances in Atlanta which require special protective services over and above those presently being provided by the municipality under the provisions of the Cooperation Agreement.

Under no circumstances would we be willing to approve an arrangement which in effect would replace services which the City performs in accordance with the Cooperation Agreement.

Sincerely yours,

James W. Mills
Assistant Regional Administrator
for Housing Assistance



824 Hurt Building
Atlanta, Georgia 30303
Telephone 523-6074

April 30, 1969

Mr. John T. Edmonds
Assistant Regional Administrator
For Renewal Assistance
Department of Housing and Urban Development
645 Peachtree-Seventh Street Building, N.E.
Atlanta, Georgia 30323

Re: Project Ga. R-11
University Center Redevelopment Area
Part I Amendment to the Urban Renewal
Plan and the Loan and Grant Contract

Dear Mr. Edmonds:

In accordance with the HUD Handbook and Regional Office Memorandum No. 64, we are herewith transmitting five (5) binders of a Part I Amending Application to the Urban Renewal Plan and the Loan and Grant Contract for the University Center Project.

The purpose of this amendment is to delete certain parcels of land from acquisition and to change the land use of certain disposition parcels in order to provide more housing in the project area.

This Amendment increases the Total Federal Capital Grant by \$271,868 from \$5,246,985 to \$5,518,853 and increases the Project Temporary Loan by \$78,700 from \$8,643,951 to \$8,713,651.

We are confident that this Amending Application will receive your earliest consideration to enable the Authority to proceed expeditiously with our redevelopment efforts in University Center.

Very truly yours,

Howard Openshaw
Director of Redevelopment

HD:vw

cc: Mr. Rodney Cook
Mr. Charles Davis
✓ Mr. Dan Sweet
Area Coordinator

C O P Y

OFFICERS

James W. Dorsey
President
Ferdinand Buckley
1st Vice President
Sarah Frances McDonald
2nd Vice President
Clifford Oxford
Secretary
William H. Alexander
Treasurer

ATLANTA LEGAL AID SOCIETY, INC.

153 PRYOR STREET, S. W.

ATLANTA, GEORGIA 30303

March 27th, 1969

TELEPHONES:
(404) 524-5811
(404) 577-5260

STAFF

Michael D. Padnos
Director
Nancy S. Cheves
General Counsel
Richard Harris
Community Education
L. Rosser Shelton
Virginia A. Bips
Bettye H. Kehrer
Evelyn S. Fabian
Eugene S. Taylor
John W. Brent
Elmer L. Nash
Larry B. Hooks
D. Freeman Hutton
Cynthia T. Beattie
Melvin E. Thompson, Jr.

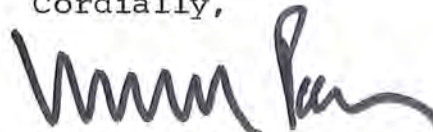
Mr. Dan E. Sweat, Jr.,
Director of Governmental Liaison
City of Atlanta
City Hall, 68 Mitchell Street, S. W.,
Atlanta, Georgia 30303

Dear Dan:

Many thanks for sending me the applications of those two college students. Unfortunately, I only hire second-year law students during the summer, so I am unable to help them. If you hear of any exciting law students I would very much appreciate knowing about them.

You mentioned on the telephone the other day your high regard for Les Persells. I would very much like to hear the argument in favor of his appointment to succeed Satterfield. My own impression is very strong that he is tied up so closely with present policies as to gravely diminish the chances for significant reform in the Housing Authority. My opinion about his appointment has been sought by a number of people. I would like to hear your comments in order that mine can be more intelligent.

Cordially,



Michael D. Padnos
Director

MDP/cj



CITY OF ATLANTA

DEPARTMENT OF FINANCE
501 CITY HALL
ATLANTA, GEORGIA 30303

July 25, 1969

CHARLES L. DAVIS
DIRECTOR OF FINANCE
EDGAR A. VAUGHN, JR.
DEPUTY DIRECTOR OF FINANCE
W. ROY SMITH
DEPUTY DIRECTOR OF FINANCE

Mr. Lester H. Persells
Executive Director
Department of Housing Authority
City of Atlanta
824 Hurt Building
Atlanta, Georgia 30303

Dear Mr. Persells:

Reference is made to your letter of July 23, 1969, in which you inquire about the possibility of the City furnishing recreational services to citizens of Atlanta who live in public housing. I believe perhaps that the conclusion you have reached, that is, "that the only reason such services are not supplied to these citizens, is that a definition of City services has been made that prevents City funds from being expended for this purpose" is not correct.

As you are aware, the City is in dire need of additional financial resources, and it is for this reason that the City Parks Department is limited as to areas into which they can place recreation personnel.

The Parks Department and its employees are doing a marvelous job with what resources they have available, and they must consider the needs of the entire City as it relates to recreation and not to a given area or selected group of citizens. I am sure that there will never be enough money to finance a private recreation center in each of the housing projects whether they be publicly owned such as low rental housing units of the housing projects owned by the Authority or privately owned.

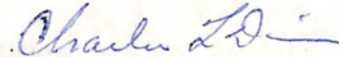
I am sure that if you desire a special recreation center within each of the housing projects, that the Parks Committee, Finance Committee, and the Board of Aldermen would look with favor in establishing such for the Authority under

Mr. Lester H. Persells
Page Two
July 25, 1969

a contractual arrangement, whereby the City would be reimbursed for such services.

I am forwarding a copy of your letter together with mine to each of the members of the Parks Committee and Finance Committee for further discussion and consideration.

Sincerely,


Charles L. Davis
Director of Finance

CLD:lek

cc: Honorable Ivan Allen, Mayor
Mr. Dan E. Sweat, Governmental Liaison
Mr. James W. Mills, Assistant Regional Administration
HAA, HUD
Mr. Milton G. Farris, Chairman, Finance Committee
Mr. Charles Leftwich, Chairman, Parks Committee
Mr. Jack Delius, Parks General Manager

July 14, 1969

Mr. LessPersells
Executive Director
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303

Dear Les:

I am gathering some information relating to federal aid to Atlanta for the years 1966 through 1968. I have secured the figures relating to urban renewal and now need the figures for public housing.

It is my understanding that there is an annual contribution by the federal government which is determined by computing the deficit that results from the operation of the various housing projects. If this understanding is correct, I would appreciate the amount of this annual federal contribution for the years 1966 through 1968.

I certainly appreciate your assistance on this.

Very truly yours,

Dan E. Sweat

DES:je

Office of the Mayor

ATLANTA, GEORGIA
PHONE 522-4463

George Berry

Dan:

Les implies that there is some legal reason why the city does not have recreational programs in housing projects.

This is in error. The only limitation is budgetary for the Parks Department and facilities (park space, recreational buildings) etc that are provided by the Authority when one of the projects are constructed.

About three years ago, the City had a contract with Senior Citizens Services, Inc. for such programs in the three high rise buildings for the elderly. They have recreational facilities in these buildings.

We should have recreational programs in the housing projects. There is really only one reason why we don't: money.

C.L.D. is responding to his letter to this effect.

June 17, 1969

Mr. John T. Edmunds
Assistant Regional Administrator
For Renewal Assistance
Department of Housing and Urban Development
645 Peachtree-Seventh Street Building, N. E.
Atlanta, Georgia 30323

Re: Project Georgia R-90
West End Redevelopment Area
Part I Amendment to the Urban
Renewal Plan and the Loan and
Grant Contract

Dear Mr. Edmunds:

In accordance with the HUD Handbook and Regional Office Memorandum No. 64, we are herewith transmitting five (5) binders of a Part I Amendatory Application to the Urban Renewal Plan and the Loan and Grant Contract for the West End Project.


The purpose of this amendment is to add to acquisition certain parcels determined to be infeasible of rehabilitation, to delete from acquisition certain parcels in order to allow private enterprise maximum opportunity to redevelop the area in a manner consistent with the Urban Renewal Plan, and to change the reuse designation of certain parcels from commercial to high density residential in order to provide needed housing in the area. This amendment also incorporates as a non-cash grant-in-aid certain street widening activities being undertaken by the City of Atlanta on Gordon Street.

This Amendment increases the Total Federal Capital Grant by \$1,070,120 from \$8,767,650 to \$9,837,770 and increases the Project Temporary Loan by \$764,768 from \$11,811,452 to \$12,576,220.

We are confident that this Amendatory Application will receive your earliest consideration to enable the Authority to proceed expeditiously with its redevelopment efforts in West End.

cc: Mr. Rodney Cook
Mr. Charles Davis
Mr. Dan Sweet
Area Coordinator

Very truly yours,


Howard Openshaw
Director of Redevelopment

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON
FRANK G. ETHERIDGE
JACK F. GLENN



LESTER H. PERSELLS
EXECUTIVE DIRECTOR AND SECRETARY

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

April 24, 1969

*File
with go*

Mr. Dan E. Sweat, Jr.
Director of Governmental Liaison
Office of Mayor
Atlanta, Georgia 30303

Dear Mr. Sweat:

The Board of the Atlanta Housing Authority cordially invites you to dinner on Wednesday, April 30. This occasion is to pay tribute to M. B. Satterfield who recently retired as Executive Director of the Housing Authority.

We plan a pleasant evening ... no speeches ... just a brief presentation of a gift.

May we have your acceptance on the enclosed postcard.

Sincerely,

Edwin L. Sterne

Edwin L. Sterne

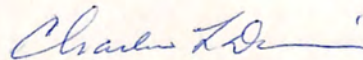
Enclosure

Date: Wednesday, April 30
Time: 6:30 - Hospitality Hour
7:00 - Dinner
Place: Whitehouse Motor Inn
70 Houston Street, N. E.

(5) The requested increase in administrative costs is also confusing. It is stated that the present costs in this line item are computed at the rate of \$19,800 per month. Based on this rate, the total cost given by AHA is \$443,400 (from April, 1969, to the completion date of July, 1971 -- a period of 28 months). With an unencumbered balance of \$193,505, a net adjustment (increase) of \$360,900 is requested. Based on the total cost as shown by AHA, the correct net adjustment would be \$249,895; however, \$19,800 per month for 28 months gives a total cost of \$554,500 which, when reduced by the unencumbered balance, requires a net adjustment of \$360,895 -- a difference of \$5 from the request. The given total cost would cover a period of only 22.4 months, based on the given rate. This does not conform to the extension period of April 1969, through July 1971.

We appreciate your cooperation in past matters and trust that your department will soon send us a reply to the above questions.

Yours very truly,



Charles L. Davis
Director of Finance

GLD:DMH:jcl

cc: Dan Sweat



CITY OF ATLANTA

DEPARTMENT OF FINANCE

501 CITY HALL

ATLANTA, GEORGIA 30303

July 29, 1969

CHARLES L. DAVIS
DIRECTOR OF FINANCE
EDGAR A. VAUGHN, JR.
DEPUTY DIRECTOR OF FINANCE
W. ROY SMITH
DEPUTY DIRECTOR OF FINANCE

Mr. Howard Openshaw
Director of Redevelopment
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia

Dear Howard:

After reviewing the changes incorporated in Amendatory Application No. 1 for Project GA. R-90 (West End Redevelopment Area) I want to inform you that the requested adjustments to Project Expenditures Budget No. 6 are acceptable to the Department of Finance. However, there are some questions which we feel deserve answers from your department; they are as follows:

- (1) With reference to the 34 parcels determined not to be feasible for rehabilitation, but which will be added to acquisition; there is no breakdown provided in the narrative statement as to the cost of acquiring these parcels.
- (2) Similarly, the individual parcel costs (which will be deleted from Acquisition Expenses) are not listed in the narrative statement, so these cannot be checked against originally projected costs of acquisition.
- (3) Street widening activities being undertaken by the City on Gordon Street are not reported in the narrative statement.
- (4) With regard to the increased interest costs, there appears to be an error in the narrative statement accompanying the Project Expenditures Budget. Computation of total interest cost from March 31, 1969, indicates total interest of \$624,500 and a net increase of \$493,400. When the unencumbered balance of \$131,441.00 is deducted from the total interest cost of \$624,500, the net increase is \$493,059, which differs from the given computation by \$341. In addition, the interest to DHUD is increased by \$10,653 with the only explanation being a correction for a small overrun; we feel that more information should be disclosed by the Housing Authority with reference to this increase. (It is somewhat frightening to note that the extension in time will cost the City over one-half million dollars in interest).

CITY OF ATLANTA

DEPARTMENT OF FINANCE

ATLANTA, GEORGIA 30303

July 15, 1969

TO: Jay Fountain

FROM: General Staff *la*

SUBJECT: West End Redevelopment Area, Project GA. R-90

The following is a review of the changes incorporated in Amendatory Application No. 1 for the West End Urban Renewal Area as requested in your memo of June 20, 1969:

- (1) With reference to the 34 parcels determined not to be feasible for rehabilitation, but which will be added to acquisition: there is no breakdown provided in the narrative statement as to the cost of acquiring these parcels. As a result, this portion of the summary cannot be verified.
- (2) Similarly, the individual parcel costs (which will be deleted from Acquisition Expenses) are not listed in the narrative statement, so these cannot be checked against originally projected costs of acquisition.
- (3) The reuse designations of four parcels will have no affect on cost of projects.
- (4) Street widening activities being undertaken by the City on Gordon Street are not reported in the narrative statement. From a conversation with Mr. Jim Hunter of Street Engineering, it was learned that the cost of the widening activities is estimated at \$90,000.00. In the Project Cost Estimate and Financing Plan (line A-20), the revised estimate for noncash local grants-in-aid increased by \$270,734 of which this \$90,000.00 would make up approximately one-third. However, we have no supporting schedules with which to check these figures and thus cannot determine how much, if any, of this increase is applicable to Gordon Street.
- (5) With regard to the increased interest costs, there appears to be an error in the narrative statement accompanying the Project Expenditures Budget. Computation of total interest cost from March 31, 1969, indicates total interest of \$624,500 and a net increase of \$493,400.00. When the unencumbered balance of \$131,441.00 is deducted from the total interest cost of \$624,500.00, the net increase of \$493,059.00, which differs from their computation by \$341.00. In addition, the interest to DHUD is increased by \$10,653.00 with the only explanation being a correction for a small overrun; it appears that more information should be disclosed by the Housing Authority with reference to this increase. (It is somewhat frightening to note that the extension in time will cost the City over one-half million dollars in interest.)

Memo - Jay Fountain
General Staff
Page Two
July 15, 1969

(6) The requested increase in administrative costs is also confusing. It is stated that the present costs in this line item are computed at the rate of \$19,800.00 per month. Based on this rate, they arrive at a total cost (from April, 1969, to the completion date of July, 1971--a period of 28 months) of \$443,400.00. With an unencumbered balance of \$193,505, a net adjustment (increase) of \$360,900 is requested. Based on the total cost as shown by AHA, the correct net adjustment would be \$249,895; however, \$19,800 per month for 28 months gives a total cost of \$554,400 which when reduced by the unencumbered balance requires a net adjustment of \$360,895--a difference of \$5 from their request. Their indicated total cost would cover a period of only 22.4 months, based on the rate given. This does not conform to the extension period of April 1, 1969, through July, 1971.

Although two-thirds of the Summary of Changes could not be checked for verification due to the lack of information from AHA, it is hoped that the above findings will be helpful to you.

August 8, 1969

Mr. Les Persells
Executive Director
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303

Dear Les:

It has come to my attention that perhaps the Central Relocation Service is not emphasizing private housing resources as much as public housing resources when assisting persons displaced within the city.

I am certain that this is wrong and am sure that the agency keeps a complete up-to-date inventory of private housing resources to refer persons to when they either do not qualify for public housing or could best be served by relocation in private housing.

So that I can be in a position to answer these questions, I would very much appreciate it if you could supply me with a memorandum setting forth the activities of the Central Relocation Service as they relate to private housing. Specifically, the method you use in compiling information on the availability of private housing, possibly a copy of a recent inventory, and the procedure you use to determine whether or not a displaced should be referred to private housing.

Sincerely,

Dan E. Sweat, Jr.
Chief Administrative Officer

DESJr:je

CITY OF ATLANTA



August 8, 1969

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: George Berry *GB*
Subject: Central Relocation Service

What Col. Jones is saying is that CRC doesn't do a very good job. From what I know about it, I would agree with him. This responsibility used to be in the Planning Department and as a result of somebody's efficiency study, it was determined that this was a function that could best be provided by the Housing Authority. The result has been that costs have sky-rocketed and their effectiveness is questioned by about everybody. (They are asking \$40,000 from the City for Fiscal 1970).

They did do the relocation assistance work for persons displaced as a result of Highway Department acquisition in the city, but the Highway Department got so disenchanted that they went back to providing relocation assistance with their own people.

We could call Les Persells and Howard Grigsby over for a pep talk, but I honestly don't know what it would accomplish. I have never heard them admit that any improvement was needed. They are usually pretty defensive about any hint that it is not a perfect operation. While trying to work out budget problems once in Finance, I made the suggestion that the City reassume this function.

I have drafted the attached for your signature.

GB:je

Attachment

CITY OF ATLANTA



August 6, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

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

MEMORANDUM

TO: Mr. Dan E. Sweat, Jr.
Chief Administrative Officer

Mr. Tommy Hess, Manager of the Central City EOA Neighborhood Center, under which the J. P. Stevens and Company temporary Relocation Assistance Office is operating, informed me today that although the services of Mrs. Hazel Johnston, the current Housing Authority Relocation Worker with the Mill Village project, are highly satisfactory, however, much to his disappointment, the Relocation Housing Office of the Housing Authority (Mr. Howard Grisby) has not provided any lists of firms to contact, information or assistance for relocating families in private enterprise rentals or sales housing. Further that Mr. Grisby stated that his office keeps no information on sources for relocation, other than Public Housing. Mr. Hess advises that his staff has had to refer exclusively to newspaper ads and direct contact with Atlanta Real Estate Board to gather information on possible sources of private rentals or sales and prevailing prices.

It was my understanding, when in 1964 the City contracted with the Housing Authority to establish a Central Relocation Housing Office to perform relocation services on a city-wide basis (in addition to Urban Renewal areas, which responsibility they already had) for families displaced by Governmental action, that they were to include all available sources of private enterprise housing, in addition to Public Housing facilities. This is exactly what the Relocation Housing Division of the Urban Renewal Department (only 3 people) were doing when the city-wide relocation function was turned over to the Housing Authority.

It certainly appears that the Central Relocation Housing Office of the City should be up to date on and utilize all possible sources for relocation in private enterprise developments, in addition to Public Housing.

Mr. Dan E. Sweat, Jr.
August 6, 1969
Page Two

Some time ago I sensed that the Housing Authority Relocation Housing Office was relying too extensively on Public Housing only for relocation purposes. I came to that conclusion when I found out that the Housing Relocations Office did not have a list of low and moderate income housing developments under the low-income housing program. I asked Mr. Grisby about this at the time and he told me that they did not have a list of the various projects shown in the HRC periodic progress reports, but that his staff knew pretty well which ones they were and how to get in touch with them.

As a result of that experience, I then personally sent Mr. Satterfield a complete list of all the low-income housing projects, explaining that it was for use by the Relocation Housing Office. Apparently that idea didn't take.

Furthermore, the recent experience with the J. P. Stevens and Company personnel indicates that the City's contract with the Housing Authority for operating a central relocation facility should provide not only utilization of all sources of housing available, but should also include relocation assistance, when needed, for any reasons whatsoever, and not limited to displacement by Governmental action only.

Sincerely,



Malcolm D. Jones
Housing Coordinator

MDJ/mc

CENTRAL CITY NEIGHBORHOOD SERVICE CENTER
840 Marietta Street, N. W.
Atlanta, Georgia 30318

Mr Sweet
Model.
Neighborhood

August 11, 1969

TO: Mr. C. Tommy Hess, Center Director

FROM: Mr. Milton R. Lincoln, Social Service Counselor

RE: Progress during second week of operation of Mill Village Office and recommendations.

Mr. Golden, Mill representative, had notices sent to the remaining residents of the village to let them know that beginning Monday, August 11, 1969, the Mill Village referral office will be open from 2:00 p.m. to 6:00 p.m. in order for the working people to have a chance to come by and let us know if we can be of any service to them.

Several residents came in during the past week to see if we could tell them when they would hear from the Atlanta Housing Authority. In checking we found that some of the residents had not filled out an application even though they had been to the referral center previously. This was due to the fact that Mr. McGill from the Atlanta Housing Authority did not process any applications during the two days he was present at the center.

A representative from F.H.A. did come on Thursday, August 7, 1969. Several residents did come in to talk with this representative, however, the consensus was that most residents preferred to rent with the option to buy later, if they so choose. It is felt that the information given by this representative was received favorably by the residents.

REALTOR'S RESPONSE:

Mr. Sid Newburger of Ed Barnum Realty Company called in to let us know about some 2 and 3 bedroom apartments at 877 Charles Allen Drive. Mr. Hal Cooper is the person to contact at 876-3636. The 2 bedroom apartments rent for \$110.00 per month and the 3 bedrooms for \$130.00 per month. This includes stove, refrigerator, water and carpet.

Mr. Lee Evans Jr. of Berri Realty--Buckhead, offered to tell us about a 3 bedroom all brick house at 2417 Swallow Circle, S.E., that is for sale for \$12,000.00. Down payment would be \$400.00--payments, \$86.00 per month. This property can be bought with a F.H.A. loan. The telephone number is 237-8541.

Mr. Bob Gamble of McKee-Gamble Realty and Insurance Company, 1279 Bankhead Avenue, N.W., advised us of several houses in the northwest section for sale at moderate prices. His telephone number is: 876-4078.

Berry Realty Company supplied us with a listing of available homes in the moderate price range for sale in the Southeast section. Also, he was able to supply us with a contact for latest rent listings. The phone number for the rent listings is: 872-6694.

PROGRESS:

48
27

21
6

15

Out of the 48 families, we have been dealing with, 27 have found housing for themselves. On Friday, August 8, 1969, Mr. Golden produced a list of 21 families that still needed placing. Out of the 21 families, 6 have either been approved for public housing or have located housing and will be moving by August 31, 1969. This leaves the referral center with a total of 15 families who have not been placed. It is felt that since the referral center's hours have been extended, it will enable those who have not been in to the center a better chance to get there and it will enable center referral workers to get out into the community in the evenings and contact working heads of households.

cc: Mr. William Allison
Mr. Malcolm D. Jones
Mr. William A. Fowlkes
Mr. Lester Pursells
Mr. John H. Calhoun
Mrs. Madeline Locus
Mr. William Golden



824 Hurt Building
Atlanta, Georgia 30303
Telephone 523-6074
August 20, 1969

Mr. John T. Edmunds
Assistant Regional Administrator
For Renewal Assistance
Department of Housing and Urban Development
645 Peachtree-Seventh Street Building
Atlanta, Georgia 30323

Re: Project Georgia R-22
Thomasville Redevelopment Area
Part I and Part II Amendment
No. 7 to Loan and Grant Contract

Dear Mr. Edmunds:

In accordance with the HUD Handbook and per the direction of Mr. Richard Titus, our Urban Renewal Representative, we are transmitting five binders containing a combined Part I and Part II Amendatory Application to the Loan and Grant Contract for the Thomasville Redevelopment Area.

This Amendment increases the Rehabilitation Grant for the project by \$10,500 and the Relocation Grant by \$6,400, resulting in an increase in the Temporary Loan from \$5,414,381 to \$5,431,281 and the Total Federal Capital Grant from \$3,557,166 to \$3,574,066.

We are confident that this Amendatory Application will receive your earliest consideration to enable the Authority to proceed expeditiously with our rehabilitation efforts in Thomasville.

Very truly yours,

Howard Openshaw
Director of Redevelopment

cc: Mr. Rodney M. Cook
Mr. Charles L. Davis
Mr. Dan Sweet ←
Area Coordinator

C O P Y

URBAN
RENEWAL



824 Hurt Building
Atlanta, Georgia 30303
Telephone 523-6074
August 18, 1969

Honorable Paul B. Ivey
City Land Agent
Land Department
City Hall
Atlanta, Georgia 30303

Re: Bedford-Pine Urban Redevelopment Area
Project N.D.P. Ga. A-2-(1)

Dear Mr. Ivey:

The small parcel of land owned by the City of Atlanta located at the southwest corner of Parkway Drive and Felton Drive, N.E., must be acquired by the Housing Authority of the City of Atlanta, Georgia, to carry out the Bedford-Pine Urban Redevelopment Plan.

This parcel was appraised and a maximum acquisition price of \$600 has been concurred in by the Department of Housing and Urban Development. The parcel is vacant.

Enclosed is a copy of Lawyers Title and Insurance Corporation Interim Title Insurance Binder No. 1-005,951-P which describes the property.

If this meets with your approval, we would appreciate your recommending and preparing the usual ordinance and resolution for presentation to the Board of Aldermen of the City of Atlanta authorizing the Mayor to sign the necessary deed. We would consummate the sale through the facilities of the Escrow Department, Lawyers Title and Insurance Corporation.

If you need additional information or I may be of service in any way, please call me.

Yours very truly,
W. R. Greenleaf
W. R. Greenleaf
Chief Real Estate
Acquisition Branch

WRG:dwe
cc Messrs. Rodney Cook
Dan Sweat ✓
Charles Davis

COPY

Enclosure

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON
FRANK G. ETHERIDGE
JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

LESTER H. PERSELLS
EXECUTIVE DIRECTOR AND SECRETARY

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

August 21, 1969

Mr. Dan Sweat
City Hall
Atlanta, Georgia 30303

Dear Mr. Sweat:

Enclosed is a copy of the evaluation summary of the M.I.T. Program for Urban Executives. As indicated in Peter Gil's letter of August 20, 1969, the program will again be offered in January and June of 1970. I strongly recommend that Atlanta continue its participation in the program. It was one of the most challenging and rewarding experiences of my life, and I trust, one that will ultimately result in a more effective management and administration in the Atlanta Housing Authority.

Very truly yours,

Howard Openshaw
Director of Redevelopment

HO:vw

Encl



Massachusetts Institute of Technology
Alfred P. Sloan School of Management
50 Memorial Drive
Cambridge, Massachusetts, 02139

Executive Development Programs:
Alfred P. Sloan Fellows Program
M. I. T. Program for Senior Executives

August 20, 1969



Dear

Howard,

Of the 20 participants who attended the 2nd M.I.T. Program for Urban Executives we received 19 responses. These have been consolidated and I enclose a copy. I thought you would like to have a picture of the group's reaction.

I'm happy to say that we will be going ahead on a regular basis with this program. There will be a program offered this coming January and another one next June.

I hope that this gives you sufficient time for you and your colleagues to plan a nomination for January or June - or both. I say both because we are convinced that the maximum impact from this kind of education will come from having a group of people working together who have attended the program. They will tend to support and reinforce one another - to share a common language and even a sort of shorthand. We strongly believe that having 5 people in the same working group, who have been to M.I.T., is considerably greater in effectiveness - than 5 times 1.

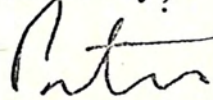
We will keep the total fee below the \$1,000 level and I do want to go ahead and invite some executives from industry who work with cities - and whose higher tuition would contribute towards covering the cost of the program.

If you have any suggestions about any particular person whom you think should be invited to attend, I would be pleased to follow-up on it. I plan to contact companies like Avco, GE, Westinghouse, etc.

I'm sorry to have to inform you that Polly Karb has gone into the hospital for an operation. We are all hoping that she will come through it all quickly and easily.

Our warmest and fondest wishes.

Sincerely,



Peter P. Gil
Associate Dean
Executive Programs

PPG/sa
Enclosure

PROGRAM FOR URBAN EXECUTIVES -- JUNE 1969

EVALUATION

Reactions to the Program

Very good overall. Some technical material over my head but pointed out what I must learn as a city administrator.

Very good. High calibre instructors, good quality class material.

Program is thought-provoking rather than practical in most respects. Exposure to modern management decision making and financial concepts valuable in making me aware of their existence.

Good, with some minor exceptions re. scheduling and timing - priorities not always clear.

Impressed with learning new concepts which can be used in making management decisions. Material and structure both excellent.

Worthwhile, generally relevant.

Very stimulating and worthwhile experience.

Very stimulating, extremely helpful and valuable.

Outstanding, although perhaps too much material made available for only 4 weeks.

Excellent. I gained a new insight into the possible solutions of many of our problems.

This has been the most useful and enriching four weeks of educational experience in my memory. M.I.T. deserves the highest praise for venturing into this new program and I shall always be proud of my association with M.I.T. and this program.

Very good, well-balanced.

In general, the program was excellent. Well administered, well planned, very worthwhile.

Broadening, stimulating, provocative with resulting insights not before possible. Especially liked computer-oriented work and flexible attitude of staff.

Stimulating, broadly beneficial as an introduction of application of decision systems and technology to problems of cities.

✓ Program content was excellent, offering a wide exposure to the variety of disciplines represented by the group.

It provided a very good and most stimulating learning experience, especially for a person like me who does not have the opportunity of going back to school for a longer period.

Grateful for the opportunity. I don't know of a better investment of my time to enable me to help my organization.

Most stimulating and informative. I believe M.I.T. is doing a great service to local governments by providing such a program.

Length of program (4 weeks)

about right: 11
too short: 7
too long: 1

Comments: lengthen to 5 weeks and eliminate weekend and evening classes.
if possible to take the time from my work, one or 2 more weeks would be valuable
some people seemed tired by 4th week
if any longer, would have to schedule a home break
alternative to lengthening program - cut down readings and some subjects
too short for amount of material
only possible to be away from job for 4 weeks, but could have stayed longer for information and content
additional week would help surer understanding of technical subjects
add more computer time, shorten T-group.
group is saturated at 4 weeks
✓ couldn't attract top men if longer time
reorganize within the 4-week period.

Number of participants (19)

about right: 19
too few: 0
too many: 0

Comments: could go up to 25 or 30 without distraction
good geographical distribution, too
no more than 20 to 24
no higher than 25, no lower than 15
20 would be ideal
✓ 20 - 25 perfect
perhaps diversify participation with representation
of other government levels and private sector

Workload

about right: 13
too little: 0
too much: 6

Comments: OK if program extended.
make program 5 weeks with 2 hrs. of study scheduled
each day
homework very heavy
little time available for readings
reading assignments overwhelming
too much reading, but valuable
too much reading
sometimes too many speakers scheduled in one day
if assigned less, would read more
class sessions right, preparation and reading too
much
insufficient time for reading
too much expected of us in evenings - classes,
entertaining, reading
✓ reading assignments excessive; no more than 3 night
seminars per week
we needed reading assignment priorities
reading assignments too heavy, but I'll read them
at home

Reactions to first week in Organization Behavior

Fabulous experience. I'm very sensitive about people and our T-group sessions helped me calm down and get to know my fellow executives better. Irv Rubin - very fine.

A new experience for me. Time well spent.

At first, I couldn't tell what was happening. At end of week it made some sense. Now I realize it has helped me listen to the other guy.

Very helpful - (1) as a quick and deep development of community among participants (2) as a transition between job and school (3) as general learning experience about self and group behavior.

At the time I felt too much time was being given to it; now I feel that any less time would lose purpose of its objective. It will affect my job performance as much as any material received.

My reaction was mixed - it was a good way to break people from the office setting, but was a whole week really necessary?

A very unusual and rewarding experience. Good preparation for the next 3 weeks.

Terrific! Lab provided essential unifying factor for the group. Its effects could be observed throughout the following 3 weeks.

Cannot make up my mind whether one full week is best use of time for a short program. In any event, the "community game" was most effective and should be continued.

I may change my mind later, but I think now other parts of program should be given more time in place of lab.

Trainers both good people, but I found my own group's experience not particularly helpful for me. The "community game" simulation was, however, a beneficial exercise.

My first reaction was very negative. Now I believe it was the most important part of the program. More advance information and reading would have greatly increased the value of the week for me.

At first I didn't feel that it was worth 25% of the course; then as the week developed I began to see the significance; observing one member who missed the first week made me realize even more how important it was. We should have received, however, a clearer explanation in advance of what is to be accomplished.

Session was helpful in personal sensitizing but went on for too long.

This is a unique part of the program and should be retained. Very meaningful and individually helpful. Group able to relate more easily.

✓ The unstructured nature of the lab made it at first mystifying. As it developed, I understood better its significance. Perhaps more lectures on behavioral science applicable to city management would be useful.

A unique experience for which I was unprepared. It made me more aware of other people's feelings. I think its objectives could be achieved in 3-4 days, leaving time for a tour of the city and learning of its problems, reading, etc.

Unfortunately, I was not here for the first week. I have learned from the others that I missed a most, if not the most, beneficial portion of the program.

Excellent. In my opinion the first week's activities made the rest of the time more effective.

Additional Comments

I am very grateful for the opportunity of being of part of the M.I.T. Urban Executive Program.

There may have been too much material offered for the length of the program as given. Faculty should be better communications and more familiar with government material.

Good mix of geographic areas and work responsibility of participants. Should add more blacks, and involve people from social service areas.

My thanks to all members of the staff for a job well done.

More faculty interest and exchange of arguments needed.

Special tribute to directors of program - willingness to shift schedules and respond to group's interests. Faculty sympathetic, understanding, and giving of their time.

Should provide a larger selection of reference reading material.

Build into the program a tour of Boston featuring those aspects which instructors use as examples.

The coursework fills a great void in updating urban management skills and techniques. Please continue.

Cities are heartened that top-level institutions, such as M.I.T., are aware of urban problems and concerned with assisting in their solution. Thus, urban managers should be better equipped to take a broader view, and be more amenable to new approaches.

✓ I want to express my appreciation to members of M.I.T. and Endicott House staffs for making these 4 weeks a memorable and rewarding experience.

Your program could be an excellent instrument to promote and expand cooperation among faculty members and interest them in collaborative work related to urban problems.

Lower tuition to under \$1,000, to avoid technicalities in obtaining approval for application.

Faculty with Material Not so useful

"Perspectives on Our Cities" - (Brower): could not figure out what he was after

Economics with Thurow: too industry-oriented

Piore, Wilson

Seifert, Pogue, Miller

Pogue, Crowston

Wilson, Seifert - did not respond well to our particular needs.

Miller, Seifert, Collins

Collins, Wood

Fleisher, Brower, Seifert

Application of Technology to Urban Problems

Brower, Carr - overlapped; Pogue's background insufficient

Seifert, Brower

Seifert, Miller

Seifert, Holland, Brower

Faculty with Relevant and Useful Material

computer techniques (Crowston, Ness, Gerrity-
sensitivity training (Rubin, Kolb)

Thurow, Crowston

Crowston, Mills, Brower

Gerrity, White, Thurow, Piore

Urban Dynamics - Forrester

Cost Benefit Analysis - Thurow

Wood, Forrester, Gerrity

Ness, Crowston, Rubin, Forrester

Crowston, Ness, Gerrity, Thurow, Piore, Mills, Rubin, Kolb,

Forrester - all took their assignments seriously, related well
to urban problems, well prepared

Forrester - future of declining city

Thurow - cost benefit analysis

Crowston, Ness, Gerrity - decision concepts .

Thurow, Crowston, Pogue

Crowston, Ness, Gerrity, Piore, Thurow, Wood

Thurow, Collins

Ness, Crowston, Forrester

Ness, Crowston, Forrester

Crowston, Ness, Forrester

Thurow, Forrester, Crowston, Ness, Mills

Thurow, Ness, Crowston, Gerrity, Mills, Wood, Forrester

Piore, Thurow

Holland, Thurow, Gerrity, Forrester, Ness, Crowston - all thought-
provoking

Subject areas or Topics that should be added

Organization structure, personnel, manager's relationship to his organization
more emphasis on personnel management
formal instruction in organization dynamics
more on taxation; more time for reading
organization theory (planning)
super agencies in city
more on municipal organization theory
political science with emphasis on role of government in the process of social change
organization, personnel management, finance, taxation - more
"How to Manage a City" - alternative systems; city, metro, regional governments; bring in state representatives to program
organization theory (authority, power, span of control, line and staff)
organization structure; increased emphasis on health problems - more equal time to housing, employment, health
organizational structure on dynamics; applications of computer to governmental problems
budgeting (as given by White in ad hoc session); more "hands on" computer time
too little emphasis on environmental problems, finance, budgeting
more emphasis on personnel management and accounting
organization and personnel administration
inter-agency or governmental relations
methods of selling programs, bond issues; public relations
a well-rounded program

Courses or parts of program which should be modified

more attention to transportation problems - should concern all urban managers
Holland and Brower
instructors should have more public experience and be familiar with literature
economics needs refinement
more courses in urban dynamics
less time on details of Mgt. Decision Systems
"Perspectives on Our Cities" - should be designed to impart information; show films; cut into key issues - "generational", "backlash" etc.
more time on taxation theory and methods
urban dynamics received more attention than it deserved
Pogue was weak in communicating material
housing deserved more imaginative treatment than Keyes gave to it
transportation sessions unproductive
better coordination of "technology to urban problems" classes;
refine Management Decision Systems into separate courses
allot time to test Forrester's conclusions, tour Boston projects, city hall, etc.
"Application of Technology to Urban Problems" not successful as presented
✓ Management Decision Systems excellent as program component, but too detailed and sophisticated for most of us.
The three classes in transportation could have been consolidated into one.
transportation sessions not useful - would have been better to read about it.

Courses or parts of program to be retained as given

1st week in organizational behavior
more sessions with John Collins and his practical experience
as urban executive
Fleisher and Seifert on transportation problems
Session with White on budgeting
Piore sessions on income maintenance
Thurow, Ness, Gerrity, Wood, Forrester keep them all
Wood, Forrester (The catalyst of the program)
"Human Resources", Economics, "Perspectives on Our Cities"
"Human Resources", Economics
just about everything - but less emphasis on Forrester
Management Decision Systems, Urban Dynamics - add a few more hours
Economics, Human Resources, Collins, Wood
Organization lab, Management Decision Systems, Economics
Management Decision Systems; application to urban projects
Management Decision Systems; Economics
present course content OK as given

Mix of Mgt. Courses and Application of Technology to Urban Problems

about right: 12
too heavy on management techniques: 3
too heavy on application of technology to urban problems: 4
not enough of either: 0

Comments: put discussions into urban setting
more statistical analysis
too much time on mgt, decision systems details
need more management sessions, and were of better
quality than "Application" classes which could
have been condensed
maybe participant workshops re. application of
technology to urban problems
management instructors and material very good
management personnel need more familiarity with
urban problems

Description of Urban Executive best suited to program

patient, willing to spend hours studying, and be receptive to new approaches; be willing to share personal experience with others but control his own political and philosophical feelings - should work to solution of urban problems
middle or higher management from any department 35+ years
generalists in city government - from mayor's or manager's office
young, aggressive middle manager with at least 2 years
municipal government experience.

position to make management decisions and authority to carry through

must be committed. Group should be well mixed (big and small cities, black and white), as high as possible within administration
middle manager, 5 yrs. experience in urban affairs, close to top level policy making

top executives, close to mayor

any top level official - also could come from state gov't.

top manager, and those being groomed for top

top most person you can spare, to really take full advantage of program

30 - 40 yrs. old, non-appointive, from city of 250,000 or more
high middle manager making government a career

1st or 2nd level of top management, 25-45 yrs. old, college graduate

- ✓ middle-top management concerned with policy-making
- top positions in key decision-making capacities
- willing to revise ways of doing things, open to new techniques,
- interested in self-development and to serve better
- in policy influencing position, able to communicate
- middle manager in line for promotion

Endicott House evaluation

fine in all respects: 16

OK but difficult commute: 3

more classes there: 1

too restrictive re. guests, children, family: 4

Comments about organization of the group (chairman and car captain)

worked out fine

organization was sufficient and adequate

should have bartender only on special occasions

excellent

we made excellent selections

worked very well

both did a good job

quite good

worked out quite well

both did well, car chairman should be someone who stays at

Endicott House on weekends

performed admirably - fair, firm, gracious

all functioned smoothly; Sloan School staff helpful and obliging

fine

worked very well

Comments about information sent out in advance

couldn't have been better handled
the less the better - no time to read in advance
it was fine
would have liked to know more about M.I.T. in general
all books should be sent in advance
perhaps send one general book - possibly one on organization
behavior
entire program well-organized, well-administered
some of the readings should have been sent
put all reading lists in single document
no time to read advance material
general information detail excellent
T-group theory
map of Boston area; maybe mail study assignments in advance
complete and helpful as is
limited introductory materials for Mgt. Decision Systems

Suggestions concerning future M.I.T. contacts

Program should keep us up-to-date on programs, recommended books should be something but I have no suggestions perhaps impractical; more feasible to contact our own local institutions

keep in touch with each other; school should send out semi-annual newsletter

3-day refresher program after a year

use Dr. Gil's office as clearing house

newsletter; periodic seminars

newsletter and correspondence; annual reunion; visit to each other's cities

develop reading list for alumni; individuals keep program

posted of their positions and changes

meet in one year for one week at Endicott House

information exchange system by mail; put us on mailing lists

2-3 day reunion; newsletter

informally, as needed

June 1970 - 1-2 day meeting

on a personal basis; establishment of a continuing interchange between cities and M.I.T. would be invaluable

mailing lists of projects, publications; one week reunion in 2 years

M.I.T. sponsor 2-3 day seminars

put us on M.I.T. mailing lists re. urban publications; 2-3 day seminar in a year or so.

Office of the Mayor

ATLANTA, GEORGIA
PHONE 522-4463

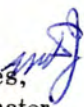
R. Earl Landers

Housing Auth. File

Office of the Mayor

ATLANTA, GEORGIA
PHONE 522- 4463

April 3, 1969

From Malcolm D. Jones, 
Housing Coordinator

To: Mr. R. Earl Landers
Administrative Assistant

Re Mr. Smith's list of 132 locations checked from which families recently moved into the McDaniel Street Public Housing Project, because of alledged substandard living quarters, hasty analysis reveals that:

33	Were apparently justified
<u>4</u>	May have been justified
37	Apparently legitimate
8	Buildings had been demolished
1	Business use
1	Perry Homes Apt.
1	Not in City Limits
3	No such address
81	Apparently unjustified because of substandard conditions
<u>132</u>	Total

Office of the Mayor

TELEPHONE MESSAGE

To _____

Name _____

Telephone No. _____

- Wants you to call Is here to see you
 Returned your call Came by to see you
 Left the following message:

Mr. Sweat

*Copies have been
sent. Do you need
this or is it to be
filed?*

Joyce
File

Date: _____ Time _____ a. m. / p. m.

By _____

[21126 EVDA

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FM LAWRENCE M COX DHUD WASH DC

~~ATLANTA GA~~
→ TO RUEVDAA/4/ HON IVAN ALLEN JR MAYOR ATLANTA GA 30334
~~ATLANTA GA~~
~~ATLANTA GA~~

BT
PLEASED TO ADVISE \$558,625 INCREASE IN FEDERAL GRANT APPROVED
FOR RAWSON-WASHINGTON STREET URBAN RENEWAL AREA PROJECT, R-10,
ATLANTA, GA.
BT

CONFIRMATION COPY

THIS IS CONFIRMATION OF A MESSAGE TELETYPE

_____ Mrs. M. _____
NUMBER 522 4463 AT 11:45 M 08

NNNN
[21126 EVDA

FEDERAL SERVICES ADMINISTRATION - REGION IV



HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

January 7, 1968

Mr. R. Earl Landers
Administrative Assistant
City Hall
Atlanta, Georgia

Re: Parcel 20
West End Urban Redevelopment Area
Project Georgia R-90
Motel Site

Gentlemen:

Since we sent you information on the above captioned motel site, the shopping center site east of the Sears-Roebuck West End Store has been sold for \$515,000 to A. P. S., Inc., a local company that plans to spend a minimum of \$2,400,000 on the development of an air-conditioned mall-type shopping center.

We believe that this shopping center development will make Parcel 20 even more desirable as a motel site and suggest that you give consideration to its possibilities.

If you need any additional information or the forms for making a proposal, please advise us.

Remember, we shall gladly pay a sales commission in accordance with the suggested schedule of the Atlanta Real Estate Board.

Very truly yours,

Philip E. Vrooman, Chief
Real Estate Disposition Branch

PEV:hcn
Enclosure

INTERSTATE

20

**3 ACRE
MOTEL
SITE
FOR SALE**

On a competitive basis

NEAR DOWNTOWN ATLANTA

PARCEL 20

West End
Urban Redevelopment Area

Project Georgia R-90

**Proposals will be opened
April 17, 1968, at 10:00 A.M.**

**Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303
523-6074**

A beautiful location . . .
Adjacent to the Expressways . . .
Minutes from downtown Atlanta Business and Shopping Areas . . .

This is a motel site that would be hard to duplicate in the Atlanta area . . . with good frontage on two major streets and quick access to downtown and suburban business areas . . . in fact just about any place in the Southeast. Located at a major exit of Interstate 20 . . .

. . . near main expressway connectors and interchanges . . . with excellent exposure to heavy traffic . . . yet very easy to get to.

This parcel has been designated a Transient Housing Area

A building or premise shall be used only for the following purposes: Hotel, motel, or motor hotel and incidental accessory uses including but not limited to, restaurants, barber and beauty shops, gift shops, florist shops, apothecary shops and book or stationery stores.

Parcel 20
\$205,000

Proposals for less than this established minimum will not be considered.



LOCATION In Southwest Atlanta, Southwest of the intersection of Ashby and Oak Streets . . . at an Exit of I-20 . . . less than 2 miles from the center of Atlanta's main business district . . . very conveniently situated . . . a key property in the planned redevelopment of the area . . . and long frontages on Oak and Ashby Streets.

SIZE Parcel 20 consists of 3.0163 acres (131,390 square feet).

IMPROVEMENTS Paved streets, sanitary sewer, storm drainage, water, natural gas, electricity.

ZONING The property is zoned C-3 for hotel, motel or motor hotel.

PROPOSALS ARE NOT COMPLICATED

The Atlanta Housing Authority will supply all necessary proposal forms, and will gladly answer questions concerning the property or the method of making proposals.

Minimum price has been established on this parcel and no proposals with a purchase price less than established minimum will be considered.

Proposals are to be opened in the office of the Atlanta Housing Authority on April 17, 1968, at 10:00 A.M. If an acceptable proposal is not received, the Authority will continue to receive proposals and to open them as received for a period of twelve (12) months or until a proposal has been accepted by the Agency, whichever shall first occur. Proposal forms, survey plats, and complete details are available on request.

URBAN REDEVELOPMENT PROTECTS THE FUTURE OF YOUR INVESTMENT

In any Urban Redevelopment Area, no proposal can receive consideration that contemplates an unpermitted use. This assures good neighbors and permanence of values. All proposals must include a statement by the developer showing financial responsibility and capability to successfully complete the proposed improvements set forth in preliminary drawings and a narrative description. These are carefully considered before a determination is made as to which proposal is to be accepted. The Authority will accept such proposals, if any, as it deems to be in the public interest and in furtherance of the purposes of the Georgia Redevelopment Law. In evaluating the proposals, the Authority will consider the compatibility of the proposed development to other existing and planned improvements in the area; the excellence of the proposed design and the quality of the overall planning of the proposed development; and the size of the proposed development, particularly as it relates to effect on the tax digest. These tracts are in a protected area—this is fundamental to the whole basic concept of Urban Redevelopment.

BROKERS PROTECTED

Ask about tracts in other Atlanta
Urban Redevelopment Areas

**Atlanta Housing Authority
824 Hurt Building, Atlanta, Georgia 30303
404/523-6074**



HOUSING AUTHORITY

OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

January 20, 1969

Mr. R. Earl Landers
City Hall
Atlanta, Georgia 30303

Re: 6 Multi-family Building Lots
West End Urban Redevelopment Area
Project Georgia R-90

Gentlemen:

We are attaching a sales brochure which gives the details of this new offering of 6 fully developed multi-family building lots in our West End Urban Redevelopment Area. The sizes vary from 2 permitted units to 76.

Proposals for the purchase and redevelopment of one or more of these lots are to be opened at 10:00 A. M. o'clock on March 25, 1969. If acceptable proposals for all of these lots are not received, we shall continue to receive proposals and to open them as received for a period of twelve months or until all of these lots are sold. Proposals must be made on our forms which are available upon request.

The pre-established sales prices as set forth in the sales brochure are very reasonable and are the values that will be attributed to the lots for FHA mortgage insurance purposes.

If you want the proposals forms or need additional information, please advise us.

Very truly yours,

Philip E. Vrooman

Philip E. Vrooman, Chief
Real Estate Disposition Branch

PEV:hcn
Enclosure

**FOR
SALE**

ON A COMPETITIVE BASIS . . .
singly or as a group



6

**MULTI-FAMILY
RESIDENTIAL
SITES**

**LOCATED IN THE
WEST END**

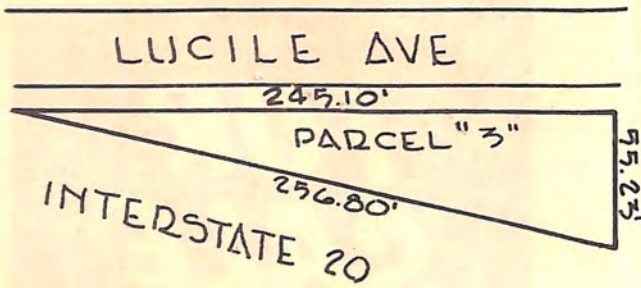
URBAN REDEVELOPMENT AREA

**Project Georgia
R-90**

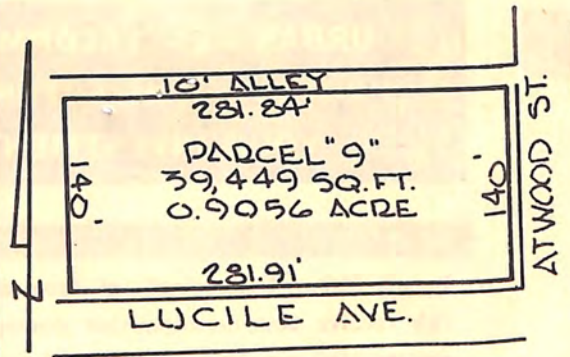


PROPOSALS WILL BE OPENED
March 25, 1969,
At 10:00 AM

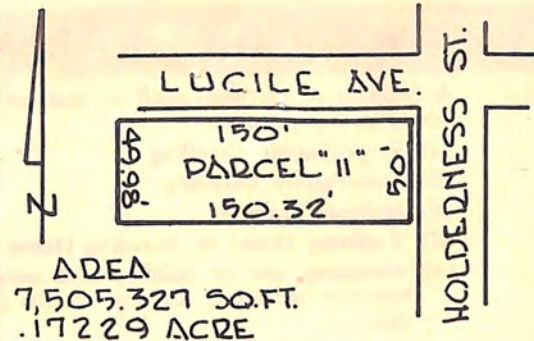
ATLANTA HOUSING AUTHORITY
824 Hurt Building
Atlanta, Georgia 30303
404/523-6074



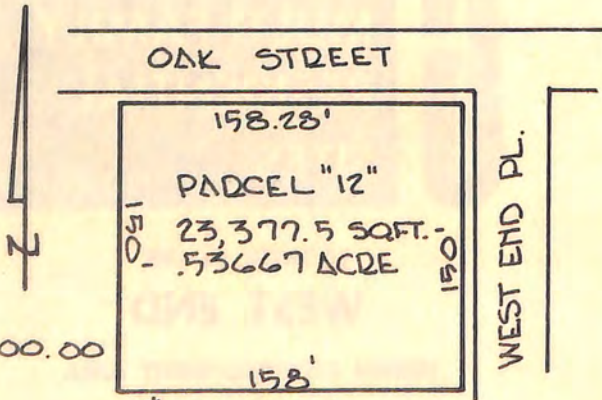
AREA
 6,731.67 SQ.FT. \$200.00
 0.1545 ACRE
 * NO UNITS PERMITTED



\$12,400.00
 * 14 UNITS



AREA
 7,505.327 SQ.FT.
 .17229 ACRE
 \$2,000.00
 * 2 UNITS

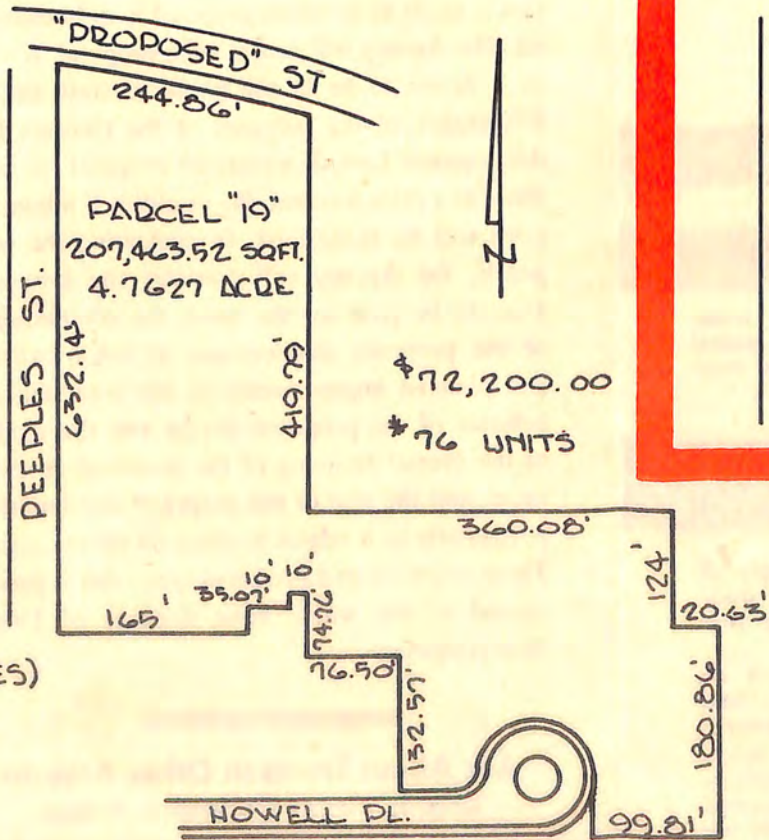


\$7,100.00
 * 8 UNITS

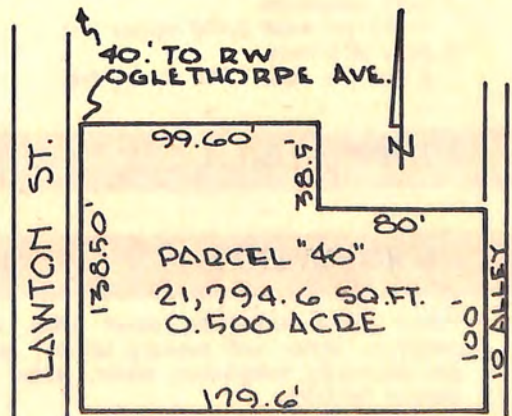
ZONED A-1

* MAXIMUM NUMBER OF UNITS (2 STORIES)
 ALLOWABLE BASED ON GROSS ACREAGE

NOTE: The minimum prices as shown have been established as the amounts that will be attributed to the land for FHA mortgage insurance purposes subject to outstanding underwriting instructions, and will represent the fair market values of land for use in cost certification, when required.



\$72,200.00
 * 76 UNITS



\$8,000.00
 * 8 UNITS

MAKE YOUR PROPOSAL ON ONE OR MORE OF THESE PROPERTIES

PERMITTED USES

A building or premises shall be used only for the following purposes:

- (a) Single-Family Dwelling
- (b) Two-Family Dwelling
- (c) Multiple Dwelling
- (d) Rooming House or Boarding House
- (e) Accessory use or building and uses customarily incidental to any of the above uses.

DENSITY REGULATIONS

The following are the maximum permissible densities:

2 story structures:

1 unit per each 2,700 square feet

3 story structures:

1 unit per each 2,100 square feet

4 story structures:

1 unit per each 1,800 square feet

ZONING — A-1

IMPROVEMENTS

Paved streets, sidewalks, street lights, transportation, storm and sanitary sewers, natural gas, electricity, telephones, water, parks, commercial facilities.

PROPOSALS ARE NOT COMPLICATED

The Atlanta Housing Authority will supply all necessary forms, and will gladly answer questions concerning the method of making your proposal.

Minimum prices have been established on these parcels and no proposal with a purchase price less than those shown will be considered.

Proposals are to be opened at 10:00 A.M., March 25, 1969, at the office of the Atlanta Housing Authority, from which office proposal forms, survey plats and complete details are available on request — by telephone, by mail, or in person.

URBAN REDEVELOPMENT PROTECTS THE FUTURE OF YOUR INVESTMENT

In any Urban Redevelopment Area, no proposal can receive consideration that contemplates an unpermitted use. This assures good neighbors and permanence of values. All proposals must include a statement by the redeveloper showing financial responsibility and capability to successfully complete the proposed improvements set forth in preliminary drawings and a narrative description. These are carefully considered before a determination is made as to which proposal is to be accepted. The Agency will accept such proposal, if any, as it deems to be in the public interest and in furtherance of the purposes of the Georgia Redevelopment Law; however, no proposal for purchase at a price less than the established minimum price will be considered. In evaluating the proposals, the Agency will consider the proposed price to be paid for the land; the compatibility of the proposed development to other existing and planned improvements in the area; the excellence of the proposed design and the quality of the overall planning of the proposed development; and the size of the proposed development, particularly as it relates to effect on the tax digest. These tracts are in a protected area - this is fundamental to the whole basic concept of Urban Redevelopment.

**Ask About Tracts in Other Atlanta
Urban Redevelopment Areas**

BROKERS PROTECTED



HOUSING AUTHORITY

OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

January 20, 1969

Mr. Dan E. Sweat, Jr.
City Hall
Atlanta, Georgia 30303

Re: 6 Multi-family Building Lots
West End Urban Redevelopment Area
Project Georgia R-90

Gentlemen:

We are attaching a sales brochure which gives the details of this new offering of 6 fully developed multi-family building lots in our West End Urban Redevelopment Area. The sizes vary from 2 permitted units to 76.

Proposals for the purchase and redevelopment of one or more of these lots are to be opened at 10:00 A. M. o'clock on March 25, 1969. If acceptable proposals for all of these lots are not received, we shall continue to receive proposals and to open them as received for a period of twelve months or until all of these lots are sold. Proposals must be made on our forms which are available upon request.

The pre-established sales prices as set forth in the sales brochure are very reasonable and are the values that will be attributed to the lots for FHA mortgage insurance purposes.

If you want the proposals forms or need additional information, please advise us.

Very truly yours,

Philip E. Vrooman

Philip E. Vrooman, Chief
Real Estate Disposition Branch

PEV:hcn
Enclosure

**FOR
SALE**

ON A COMPETITIVE BASIS . . .
singly or as a group

6

**MULTI-FAMILY
RESIDENTIAL
SITES**

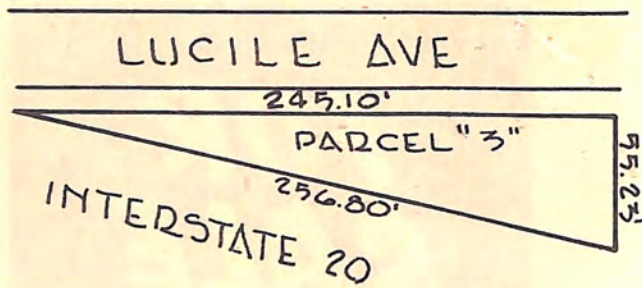
**LOCATED IN THE
WEST END**

URBAN REDEVELOPMENT AREA

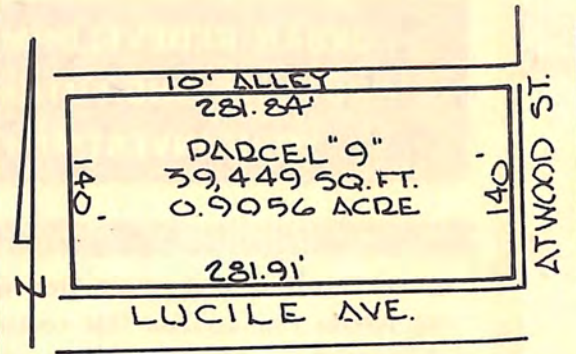
**Project Georgia
R-90**

**PROPOSALS WILL BE OPENED
March 25, 1969,
At 10:00 AM**

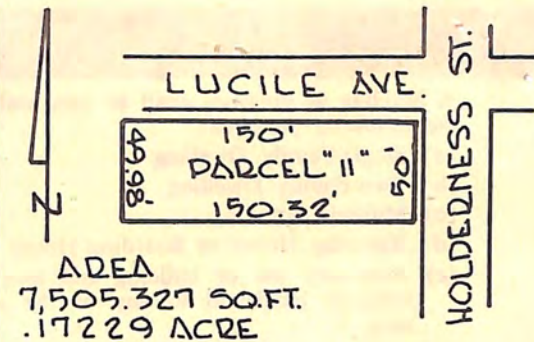
**ATLANTA HOUSING AUTHORITY
824 Hurt Building
Atlanta, Georgia 30303
404/523-6074**



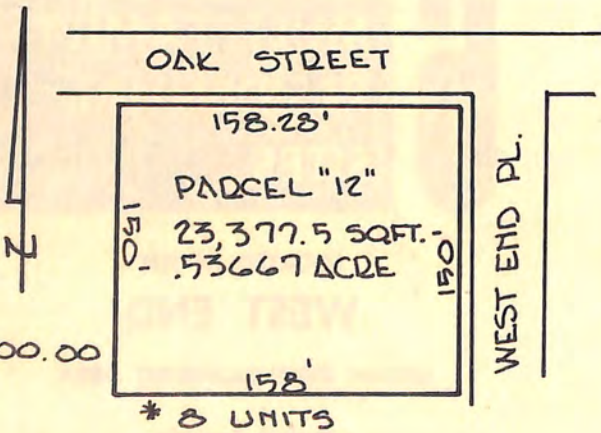
AREA
6,731.67 SQ.FT. \$200.00
0.1545 ACRE
* NO UNITS PERMITTED



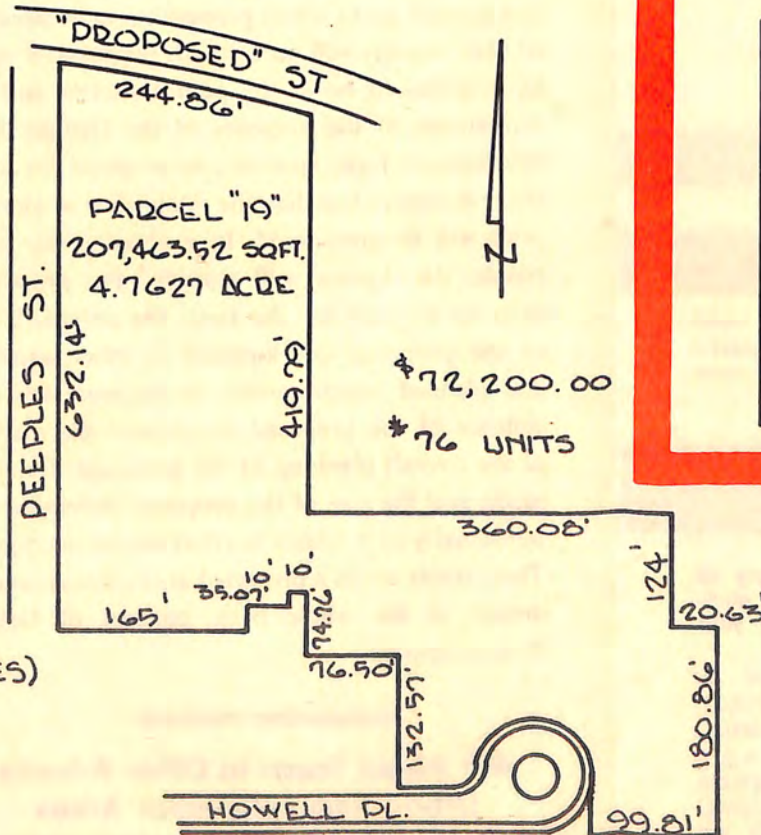
\$12,400.00
* 14 UNITS



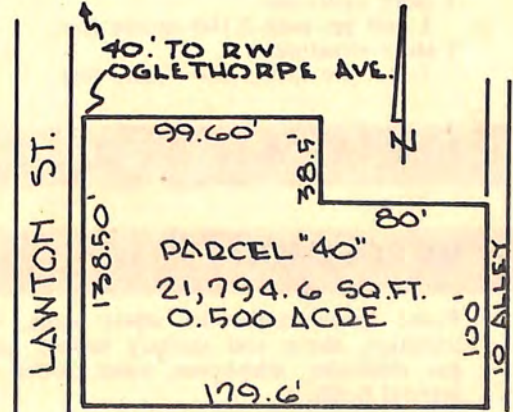
AREA
7,505.327 SQ.FT.
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* 2 UNITS



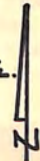
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\$72,200.00
* 76 UNITS



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ZONED A-1

* MAXIMUM NUMBER OF UNITS (2 STORIES)
ALLOWABLE BASED ON GROSS ACREAGE

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PROPOSAL ON
ONE OR MORE
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PROPERTIES**

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4 story structures:

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ZONING — A-1

IMPROVEMENTS

Paved streets, sidewalks, street lights, transportation, storm and sanitary sewers, natural gas, electricity, telephones, water, parks, commercial facilities.

PROPOSALS ARE NOT COMPLICATED

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**Ask About Tracts in Other Atlanta
Urban Redevelopment Areas**

BROKERS PROTECTED



HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

January 22, 1969

Mr. R. Earl Landers
Administrative Assistant
City Hall
Atlanta, Georgia

RE: 6 Single Family Building Lots
and 1 for a Duplex
Parcels 57, 62, 75, 76, 77, 78, 79
University Center UR Area
Project Georgia R-11

Gentlemen:

We are attaching a sales brochure which gives the details of this new offering of six fully developed single-family building lots and one suitable for a duplex, in our University Center Urban Redevelopment Area. The sizes and prices vary, dependent on size and location.

Proposals for the purchase and redevelopment of one or more of these lots are to be opened at 10:00 A. M. o'clock on March 20, 1969. If acceptable proposals for all of these lots are not received, we shall continue to receive proposals and to open them as received for a period of twelve months or until all of the lots are sold. Proposals must be made on our forms which are available upon request.

The pre-established sales prices as set forth in the sales brochure are very reasonable and are the values that will be attributed to the lots for FHA mortgage insurance purposes.

If you would like the proposal forms or need additional information, please advise us.

Remember, we shall gladly pay a sales commission in accordance with the schedule suggested by the Atlanta Real Estate Board.

Very truly yours,

Philip E. Vrooman, Chief
Real Estate Disposition Branch

PEV:hcn
Enclosure

7

IMPROVED

Single-family Residential

BUILDING LOTS

(One Suitable For Duplex)

to be sold singly or in groups

**FOR
SALE**

on a competitive basis

University Center

URBAN REDEVELOPMENT AREA

Project Georgia R-11

PROPOSALS TO BE OPENED

March 20, 1969, at 10:00 A.M.

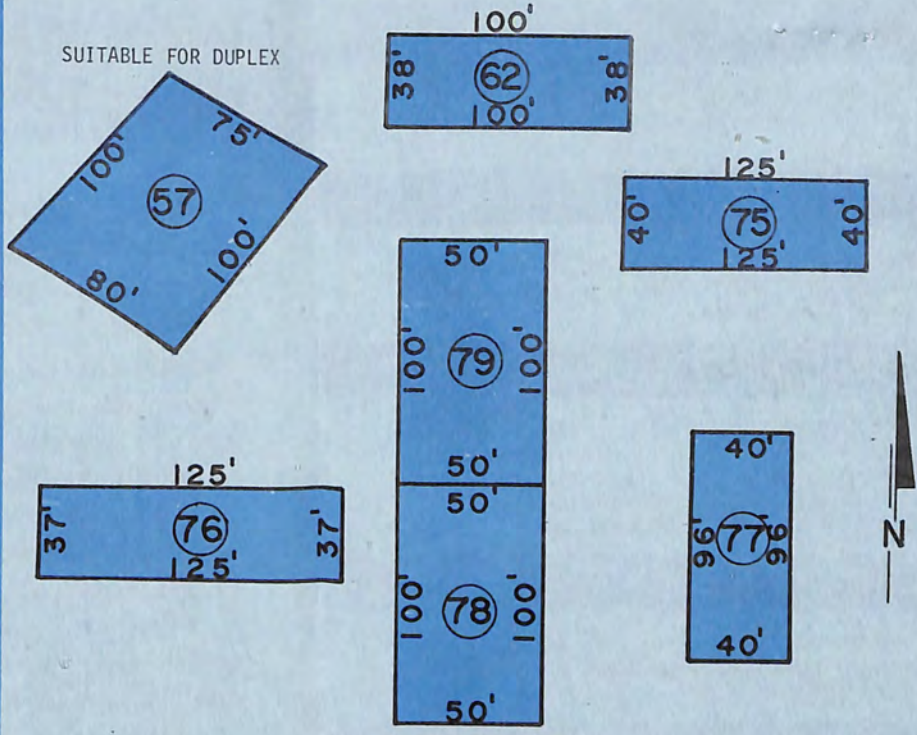
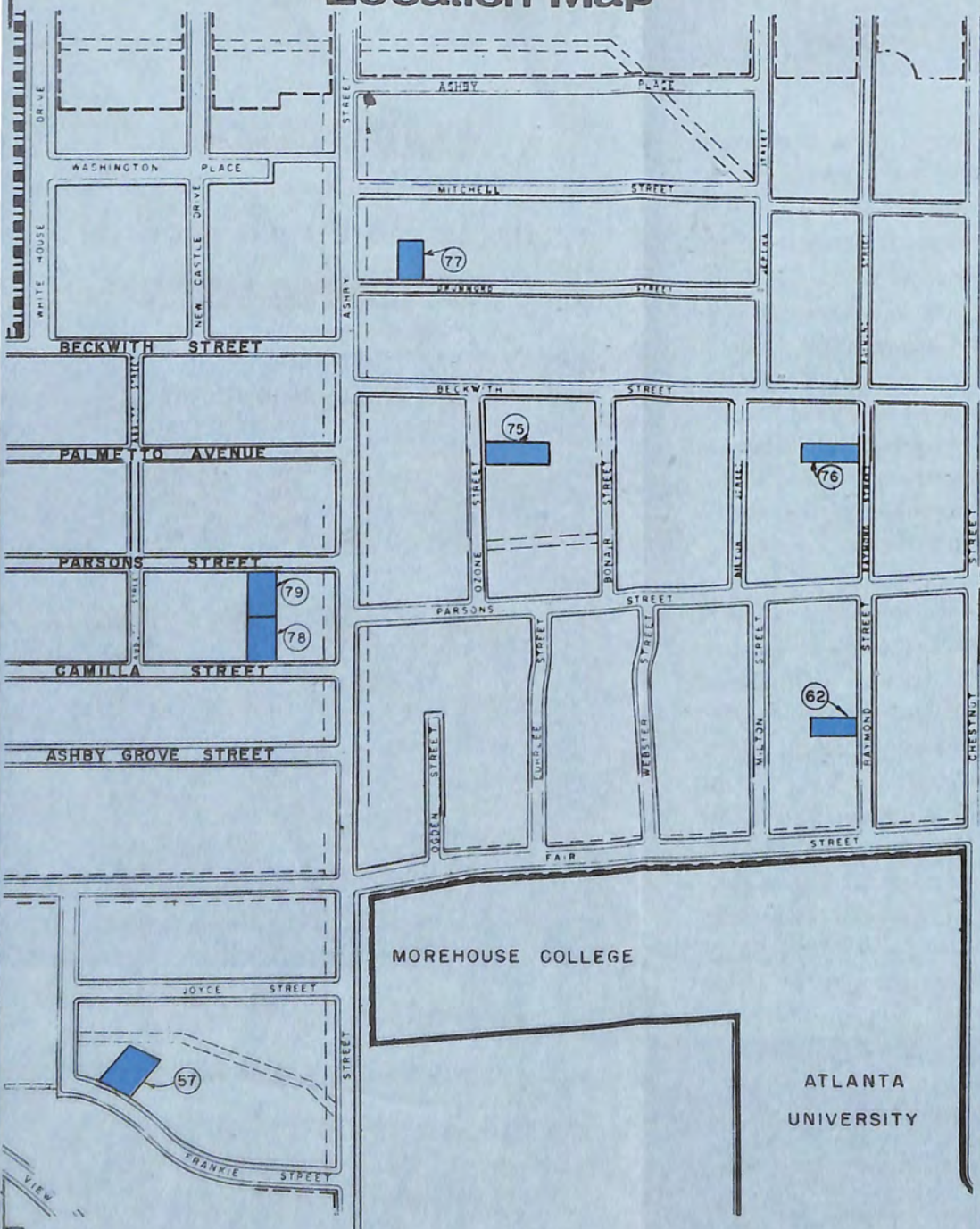
ATLANTA HOUSING AUTHORITY

824 Hurt Building

Atlanta, Georgia 30303

404/523-6074

Location Map



SUITABLE FOR DUPLEX

NOTE: The minimum prices as shown have been established as the amounts that will be attributed to the land for FHA mortgage insurance purposes subject to outstanding underwriting instructions, and will represent the fair market values of land for use in cost certification, when required.

PARCEL	PRICE
57	\$2,050
62	700
75	1,000
76	900
77	750
78	1,150
79	1,150

LOCATION:

In Southwest Atlanta . . . less than 2 miles from the center of Atlanta's main business district.

SIZE:

This offering is composed of 7 residential building lots with varying lot areas. One is suitable for a duplex.

IMPROVEMENTS:

Paved Streets	Electricity
Concrete sidewalks	Elementary school
Sanitary Sewer	Proposed park
Storm Drainage	Commercial facilities
Water	Natural gas

RESTRICTIONS:

Single Family Floor Area: 810 sq. ft.
Duplex Floor Area: Dependent upon number of bedrooms.

ZONING:

Parcels 57, 62, 78, 79 zoned A-1; Parcels 75, 76, 77 zoned R-7.

PROPOSALS ARE NOT COMPLICATED

The Atlanta Housing Authority will supply all necessary proposal forms, and will gladly answer questions concerning the method of making your proposal. Minimum prices have been established on these lots and no proposal with a purchase price less than those shown in this folder will be considered.

Proposals on one or more of these parcels are to be opened in the office of the Atlanta Housing Authority on March 20, 1969, at 10:00 A.M. If acceptable proposals for all of these tracts are not received, the Authority will continue to receive proposals and to open them as received for a period of twelve months or until all of the tracts are sold. Proposal forms, survey plats and complete details are available on request.

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BROKERS PROTECTED

*Ask about tracts in other Atlanta Urban
Redevelopment Areas.*