

MINUTES

HOUSING RESOURCES EXECUTIVE COMMITTEE

APRIL 6, 1967

Members of the Housing Resources Committee Executive Group met on Thursday, April 6, 1967, at 10:00 a.m. in City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman
Mr. Lee Burge, Finance Panel
Mrs. Sujette Crank, Social Problems Panel
Mr. Virgil Milton, Business Participation Panel
Mr. Ray Moore, Public Information Panel
Mr. Moreland Smith, Construction and Design Panel
Mr. Charles L. Weltner, Legal Panel
Mr. John Wilson, Non-Profit Funds Panel

The following panels were not represented at the meeting:

Land Acquisition Panel
Public Housing Panel

Mr. Alexander reviewed the general functions of the Housing Resources Committee and informed the participants of the Housing Resources Committee Office that had been established in the City Hall. He also advised that Col. Malcolm Jones has been assigned to coordinate the housing program and Mr. William Gates, as consultant on FHA matters, is assisting in the office one day each week. He announced that the City has also just approved a secretarial position for this office to be filled as soon as possible.

Mr. Alexander then introduced Mr. M. B. Satterfield, Executive Director of the Atlanta Housing Authority, who briefed the group on the public housing program.

Mr. Satterfield reported on the number of public housing units at the present time:

1. There are presently 8,874 units with virtually no vacancies.
2. 650 units are under construction at the McDaniel Street Project.
3. A bid has been accepted for 140 units extension to the Perry Homes Project.

4. 350 units in the design stage have been submitted to the Federal Housing Administration for review. The Housing Authority expects to let bids on these units this summer.
5. 140 units are under lease under the leasing program.

He pointed out these different projects on a city map to give the Committee members an idea of the location of this housing. He stated that some concern has been expressed for the need of public housing in the eastern quadrant of the city and explained that the main difficulty is in securing any open land in this area that would be useable. Developers are being encouraged to consider this section of the city. He explained that the Atlanta Housing Authority presently has 4,200 units reserved (allocated) by the Federal Government. He then reviewed the different programs available in providing this low-income housing. These include:

1. Direct construction by the Housing Authority and the Turnkey Program.
2. Purchase and rehabilitation of older and existing houses.
3. Leasing by the Housing Authority of standard dwellings.

At this point Mayor Ivan Allen, Jr. spoke to the group briefly regarding the housing program. He said that he was greatly impressed with the interest being shown in efforts to get more low-income housing underway in the city. He pointed out, as Mr. Satterfield did, that the main problem he has encountered is in securing suitable and available locations for these units. He expressed a desire to see more non-profit sponsors willing to carry through on a project to construct such housing units.

Col. Malcolm Jones then reviewed with the members of the Committee the various pieces of informational material made available to them today and brought these reports up to date on changes that have taken place. He also pointed out the different proposed projects on a map of the city so the members might see the distribution of the units.

The following revisions were reported in the February 20, 1967, report:

<u>Category</u>	<u>No. Units</u>	<u>Estimate When Available</u>				
		<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
Firm	3092	(1226)	(1550)	(316)		
Probable	<u>4685</u>	_____	(2573)	(912)	(500)	(700)
Total	7777	(1226)	(4123)	(1228)	(500)	(700)
Under Consideration	3405					
Doubtful	<u>2968</u>					
Total	14,150					

Col. Jones also distributed a report concerning the problem areas of the program. Currently there are 4,900 units in all categories which are facing serious difficulties for various reasons. This report was to advise the Committee of the situations existing.

The Chairman next recommended and requested the following to the Committee:

1. A monthly meeting date. It was established for the first Thursday of the month at 10:00 a. m.
2. He requested all panels to submit the names of their Chairmen and Vice Chairmen as soon as possible.
3. He requested the Legal Panel to investigate the feasibility of amending and broadening Federal legislation concerning financial assistance to home owners in urban renewal and code enforcement areas whose homes are condemned. At present, home owners in urban renewal areas and Federal approved code enforcement areas are the only persons eligible for such assistance. He feels that such assistance should be city-wide.
4. Mr. Alexander asked that encouragement be given to neighboring communities to have good Workable Programs. Atlanta's program is in good order but this does not apply to all other communities in Metropolitan Atlanta.
5. He asked the Legal Panel to investigate the State tax laws. He feels the present tax laws are favorable to retention and creation of slums.

6. He announced that the Finance and Non-Profit Panels have been combined.
7. He advised that he and Mr. Lee Burge are looking into the need for formation of a Housing Development Corporation. Suggestion was made that the Chamber of Commerce be asked to look into the matter and to assist.
8. At the present time he is trying to get some information from the City Planning Department regarding the available land in the city. However, it will be some time before this information is complete.
9. He expressed his concern over the difficulties that are being encountered in securing approval of sites. This is caused by various reasons, as indicated in the special report distributed by Col. Jones. He feels that this is becoming a very serious problem and that something must be done as soon as possible to try to provide solutions to these problems.
10. The Committee and office staff have been approached many times by developers requesting that they refer them to lawyers and architects familiar with the housing programs. The professional organizations of these groups have been asked to supply the Housing Resources Office with a list of those persons familiar with and interested in this field and these lists will be furnished the developers upon request.
11. He recommended to the Construction Panel that they take under advisement the various codes of the City of Atlanta and other agencies to determine if such codes are practical and feasible.
12. He requested assistance from the Social Problems Panel in providing solutions to the many problems being created in the location of these housing units.
13. There are several areas of the city that have not been touched for additional low cost housing and he feels a much more aggressive program is needed. He referred to such areas as Vine City and Mechanicsville.
14. He asked the members to consider the problem of relocation of people displaced while units are under construction and to come up with some

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workable way to build these units without completely disrupting the neighborhood.

15. He proposed that a task force be set up in the areas of prime consideration to improve communications with the residents.

After a short discussion period the meeting was adjourned at 11:45 a.m.

Respectfully submitted,

Malcolm D. Jones
Supervisor of Inspection Services
Director

MDJ:fy