

MINUTES

Housing Resources Committee

October 8, 1969

The regular monthly meeting of the Housing Resources Committee was held at 10:30 A.M., Wednesday, October 8, 1969, in Committee Room 2, Second Floor, City Hall.

Invitational notice, Agenda, list of those invited, with attendance of members and guests indicated, and other related documents are attached to the file copy of these minutes.

Chairman Alexander opened the meeting by explaining the preparation of, and filing by the City on September 19, 1969, an application for consideration by HUD for designation of Atlanta as a prototype housing site City, under "Operation Breakthrough"; that two sites were proposed, i. e., a fragmented site in 3 portions in the Model Cities area and a 33.6 acre composite site at the intersection of Carrol and Harvill Roads, N. W.

It was also explained that Atlanta had been omitted in the initial invitations by HUD and that a very short time was available in which to prepare and submit the application, after Atlanta was invited to do so. The Chairman complemented Urban East, Housing Consultant Firm, which assembled the application, and other participants in preparation of the application, including Model Cities, Housing Authority, Planning Department, State Planning Bureau, Atlanta Chamber of Commerce and Metropolitan Planning Commission. He also commented on favorable supporting endorsements submitted by a large number of Agencies, business firms, religious groups and civic organizations.

Schedule was announced as follows:

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| July 11, 1969 | Briefing Session (original - did not include Atlanta) |
| September 19, 1969 | Proposals Due |
| October 3, 1969 | HUD will complete preliminary site evaluation |
| October 17, 1969 | HUD inspection teams will complete site inspections |
| November 28, 1969 | HUD will announce selection of eight prototype sites |

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| January 1, 1970 | Sites must be cleared and ready for development |
| March 1, 1970 | Site improvements will begin |
| June 1, 1970 | First housing units will be shipped and installed |
| July 1, 1970 | Construction and testing period begins. HUD will control land through leases, options to purchase and purchases. HUD will assume management control of the demonstration program. |
| July 1, 1971 | Housing units will be sold and occupied. |

Mr. Howard Openshaw, Director of Redevelopment of the Housing Authority was then called upon to present the overall Neighborhood Development Program Proposed Activities for 1970.

Mr. Openshaw summarized the proposed overall program as shown in the attached (Encl. 1) and emphasized the probable necessity for cut back, as indicated in letter of September 23, 1969, from Region III of HUD (attached as part of Encl. 1).

Mr. Openshaw then introduced Mr. Robert Barnett, Project Manager of the Vine City NDP project and Mrs. Dorothy Bolden, Vice-Chairman of the Vine City PAC (Project Area Committee).

Mr. Barnett very ably explained in detail the process used in developing the plan, through citizen participation (planning with citizens of the area rather than for them) and coordination with various agencies involved. He showed the current overall plan as approved by the PAC and the specific area marked out for execution in 1970. The overall plan includes: a 24-acre park, commercial area, garden type apartments (no more than 2 story), town houses, single-family residences, and a community area (including a day care center). The proposed activities for the 1970 target area are shown in enclosure 1.

Mr. Openshaw then introduced Mr. Harry Adley, President of Adley and Associates and Mr. Fred Kerpel and Mr. Lavern Parks, associated with Mr. Adley, Consultants for the Edgewood NDP area. He also introduced Mr. Curtis Parrish, Project Manager, Edgewood NDP.

Mr. Adley made an excellent color slide presentation of the development process and resulting plans of the Edgewood (formerly known as East Atlanta) NDP area. See enclosure 1 for proposed activities for 1970.

In order to conserve time, further discussion of proposed activities in the NDP areas was concluded.

The Chairman then asked Mr. Copenshaw if there was anything the HRC could do to assist in preventing the drastic cut back in Atlanta's anticipated Federal capital grant funds for 1970?; and called upon HRC members for comment. Motion was made by Mr. Frank Clarke, seconded by Mr. Richard Harvey and after considerable discussion, was unanimously adopted that a letter be written to the Secretary of HUD, with copy to the Regional Administrator, pointing out the disastrous effects such a cut back would have on Atlanta's current and future NDP activities and urging that every consideration possible be extended Atlanta in not reducing the Federal capital grant funds. (Copy of letter to Secretary Romney is attached, Encl. 3).

The Chairman then called on reports from Panel Chairmen, starting with Mr. Frank J. Clarke, Chairman of the Construction and Design Panel.

Mr. Clarke presented a formal written report of his Panel, copy attached (Encl. 2), which includes:

1. His Panel's planned activities for the remainder of 1969;
2. A proposed letter for Mayor Allen to deliver to his successor recommending continuation of the HRC and the activities of the Construction and Design Panel;
3. A report developed in his office by an Urban Corps intern pertaining to Atlanta's Codes.

Mr. Clarke recommended that the report on codes be accepted by the HRC and copies transmitted to the Building Official and Chairman of the Building Committee, Board of Aldermen. The Chairman asked if there was any objections? As there was no objection from any member of the HRC, this will be done.

Courtesy copies of the report on codes had previously been presented to Mr. W. R. Wofford, Building Official, before presentation of the report to the Housing Resources Committee.

Mr. Wofford, who had previously been invited to the meeting, responded unfavorably to the report on codes and specifically requested that certain members of his Department be permitted then to express their views and reactions to portions of the report which pertain to their special activities. The Chairman consented.

Mr. Wofford then introduced the following members of his Department: Mr. W. A. Hewes, Senior Administrative Assistant, Mr. Norman Koplun, Structural Engineer, Mr. Wylie W. Mitchell, Chief Plumbing Inspector, Mr. E. F. (Red) Wise, Chief Electrical Inspector, Mr. W. H. Goodwin, Assistant Chief Electrical Inspector and Mr. Romer Pittman, Assistant Chief Plumbing Inspector.

Mr. Koplun, Mr. Mitchell and Mr. Wise presented their views on the report. They were all hostile and negative in their comments and expressed strong dissatisfaction with the report, insofar as it pertained to their activities.

Mr. Archer Smith, Chairman of the Legal Panel, commented that he did not consider the report pertaining to the codes as criticism or condemnation of the Building Department, but rather in the nature of an inquiry for clarification to laymen. He also asked Mr. Wofford that since the Atlanta Building Code is based on the National Building Code, with modifications pertaining to Atlanta, if an index of the changes applicable to Atlanta only has been prepared, in order to provide quick determination of the Atlanta changes by builders and architects familiar with the National Building Code, without them having to take hours of reading and comparison between the two, in order to determine what are the Atlanta changes? Mr. Wofford replied that such has not been prepared, but that changes can be determined by comparison between the two codes.

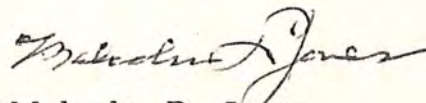
Mr. Alexander commented that if such a listing was available that it would be quite a convenience to architects and he presumed likewise to builders.

Since it was past time to adjourn the meeting, the Chairman announced that he would not call for additional Panel Reports nor complete the remainder of the Agenda.

One item of interest under Other Business (not taken up during the meeting) was announcement September 30 by the Housing Authority of the offering for bids of the first and thus far only tract of land in the Model Cities area for redevelopment. The offering is for a 5.43 acre tract south of Atlanta Avenue, between Connally and Hill Streets, S. W. It is being offered on a fixed price basis, with design competition, for not less than 40, nor more than 50, units of town houses.

The meeting was adjourned at 12:10 P. M.

Respectfully submitted,



Malcolm D. Jones

Administrative Coordinator for Housing

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- Encls:
1. Proposed Neighborhood Development Program for 1970
 2. Report by Chairman, Construction and Design Panel, dated Sept. 30, 1969
 3. Copy, letter to Secretary Romney, dated Oct. 8, 1969