

April 21, 1967

MEMORANDUM

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

From: Malcolm D. Jones
Supervisor of Inspection Services

Pursuant to our brief discussion this morning, the following is a concise list of major problems currently being encountered in the low-cost housing program (for more detail see copy of my letter of April 12 to Cecil Alexander).

1. Difficulty for developers to find land suitably zoned and at prices which make low-cost housing development economically feasible.
2. NAACP objection to sites proposed in areas which they consider occupied predominately by Negroes.
3. Support of the NAACP position by the Intergroup Relations Section of the Regional Office of HUD, with apparently the backing of HUD at the Washington level.
4. FHA reluctance to approve locations which they consider might offer competition to development of Rockdale; also constant and extreme conservatism against over building in any area until each development is actually tested as to marketability; plus the overflow effect of the difficulty explained in 2 and 3 above, although no directive to that effect appears to have yet actually reached the local FHA office.

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5. Neighborhood resistance by home owners, generally to apartments going anywhere near them.
6. Reluctance of the Board of Aldermen to rezone suitable areas because of neighborhood objections.
7. Reluctance of the Planning Department to recommend rezoning of necessary areas because of inconsistency with previously adopted plans in most areas.
8. Difficulty in keeping developers interested in view of the combination of the above listed problems.
9. Slowness of non-profit groups to sponsor projects (a mandatory provision of the 221 d (3) low-interest rate program).

Malcolm D. Jones
Supervisor of Inspection Services

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