

MINUTES

SPECIAL MEETING

HOUSING RESOURCES COMMITTEE WITH  
ZONING COMMITTEE AND  
PLANNING AND DEVELOPMENT COMMITTEE  
OF THE BOARD OF ALDERMEN

August 2, 1968

The Special Meeting of the Housing Resources Committee with the Zoning Committee and the Planning and Development Committee of the Board of Aldermen was held at 2:00 p.m., Friday, in the Aldermanic Chambers, Second Floor, City Hall.

Agenda, invitational notices, minutes taken by the Planning Department, resolutions, and other related documents are attached to the file copy of the minutes.

Attendance by Members of the Board of Aldermen was as follows:

Present: Rodney M. Cook, Chairman  
George Cotsakis  
Charles Leftwich  
G. Everett Millican  
Jack Summers  
Q. V. Williamson  
Sam Massell, Jr., President

Absent: John M. Flanigen  
Richard C. Freeman  
E. Gregory Griggs

Alderman Rodney M. Cook opened the meeting by telling the group the purpose of the meeting. He then introduced Mr. Cecil A. Alexander, Chairman of the Housing Resources Committee.

Mr. Alexander stated that the purpose of the Housing Resources Committee was to assist by all possible means the construction of 16,800 units of low and moderate income housing. These units were to serve as relocation for persons to be moved by urban renewal, new roads, schools and other government action.

Mr. Alexander urged the Zoning Committee and Planning and Development Committee of the Board of Aldermen to support the following (a copy of his presentation is attached to the file copy of these minutes):

1. Establishment of a Committee of Aldermen to be responsible for housing.
2. Revise the Building Codes to permit innovations in new techniques and materials, particularly in Experimental Housing in the Model Cities area.

3. Revise the Non-Conforming Use Ordinance to permit structural changes in residential units, to meet requirements of the Housing Code.
4. Stepped-up Urban Renewal program in existing slum areas.
5. 2,000 more Public Housing units.
6. Updated District Zoning Map, including adequate areas for low-income housing.

Draft Resolutions for presentation to the Board of Aldermen to implement the above were presented to the Chairmen of both Aldermanic Committees (and have since been provided each member of the Board of Aldermen).

Resolutions and Letters of 28 prominent Civic, Religious and Educational organizations, supporting the Housing Resources Committee proposal, were presented and have been provided each Aldermen. (List of organizations and documents attached to file copy of these Minutes).

Mr. Alexander then called upon the attending members of supporting organizations to stand to be recognized. About 150 people responded.

Mr. Alexander then introduced Mr. Denver Gray, Vice-Chairman of the Housing and Redevelopment Committee of the Atlanta Chamber of Commerce.

Mr. Gray stated that the Housing and Redevelopment Committee is the Chamber task force for dealing with all matters pertaining to housing in our community. This includes a number of areas: The Urban Renewal Program, Public Housing, Code Enforcement, and the many other government programs related to housing; that the Committee's ultimate goal, condensed to a single phrase, is to help make available decent housing for all our people.

He stated that the Chamber's position is that immediate steps should be taken to adopt an updated Land Use Plan for the City of Atlanta, from which a new Zoning Ordinance could be evolved. Such a zoning plan, said the Chamber, should provide for adequate land for multi-family housing and open up land for increased density of housing in all quadrants of the City.

Mr. Alexander then introduced Dr. Benjamin E. Mays, Co-Chairman of the Housing Resources Committee. Dr. Mays stated that the Aldermen should update the District Zoning Map of the City and provide adequate locations for low-income housing requirements. He also stated that the people should be put in different sections of the City only where it is economically possible.

Mr. Alexander then introduced Mrs. Al Glenn Parham, Jr. President

of the League of Women Voters. She stated that it would seem mandatory to zone areas in all quadrants of the City for different types of housing - low-rent, multi-family, etc. Without this dispersal, the burden becomes too great on certain areas - as regards schools, recreational facilities, shopping complexes, etc. With dispersal some residents would be better able to secure transportation to reach jobs in outlying areas. Sound planning and judicious zoning revisions are necessary for orderly growth. Delay in acting upon a new zoning plan will compound the problems. She urged that careful attention to be given to design (beauty and living quality) - open spaces and park land - supportive community services to reduce danger of isolation and in securing cooperation of both new and old residents.

Mr. Alexander then asked for comments from the different organizations on the NRC proposal.

Mr. Otis Thorpe, President of the Empire Real Estate Board said that the Empire Real Estate Board supports well planned and proper zoning to meet the housing needs of Atlanta. We firmly believe that better housing generates more jobs, economic growth, resulting in citizen participation in raising the standard of living of all Atlantans. We respectfully request your support on this proposal.

Mr. Bob Flanigen, Executive Secretary, Atlanta Branch of the National Association for Advancement of Colored People (NAACP) stated that the NAACP feels that the West of Atlanta already has too many low-income housing units. He said that the NAACP does not want any more housing units in the West area, but perhaps in other sectors of the City, and wants assurance that additional developments will not be approved in the western part of the City until other sectors get their equitable share.

Mr. John Steinichen, III, Chairman of Interfaith, Inc., stated that immediate steps should be taken by the City of Atlanta, through its Planning Department and the Board of Aldermen, to adopt an updated Land Use Plan, and that a new Zoning Ordinance, based on the Land Use Plan, should be prepared for submission to the Board of Aldermen at the earliest possible time. He also stated that equal recommendation should be given to the Zoning Text, because of the food plain and other considerations.

Mr. Milton C. Foster, President, Home Builders Association of Metropolitan Atlanta, Inc. stated that the Home Builders Association calls upon the Board of Aldermen to move immediately toward study, implementation and development of a modern ordinance of land use controls, giving due regard and priority to the necessity for increased and flexible density in all residential categories, which will encourage the production of architectural types known as multi-family buildings, town houses, row houses, and condominium home ownership of any or all of such properties.

Mr. Duane Beck, Executive Director of the Community Council of the Atlanta Area, Inc. stated that the City of Atlanta should adopt immediately an updated Land Use Plan and a new Zoning Ordinance, permitting the development of low-income housing on several sites in all quadrants of the City of Atlanta.

Mr. George Rice, a private citizen, talked about the Railroad Avenue site. He said that he was in favor of developing this area, but that the area was more suitable to single-family housing or garden type apartments rather than high-rise for the elderly.

Mr. C. D. LeBey from the Atlanta Real Estate Board stated that the Atlanta Real Estate Board supports a new Zoning Ordinance for the City, which would update and acknowledge the tremendous changes that have occurred since 1954, and which would stabilize land uses for the future; that it is not only essential but long overdue; that immediate steps should be taken by the City of Atlanta, through its Planning Department and Board of Aldermen, to adopt an updated Land Use Plan.

Alderman Rodney M. Cook then introduced Mr. Collier Gladin, Planning Director. He stated that 16,300 units were needed for relocation; that the first year's housing needs have been met, but all the problems have not been solved. He also stated that Public Housing resources needed to be increased. The proposed plan suggests ideas of continuing efforts for dispersal for the City and region around the City. He said that the Federal surplus land should be used for relocation of families; that timing of building of new housing units should coincide with the displacement of people because of Urban Renewal, roads, etc.; that the Planning Department is ready to assist and support the Housing Resources Committee in its effort. He stated that the Land Use Plan should be set up with an adequate amount of land that will meet the density of people in the next 15 years; that changing of the Zoning District Map is a good sound planning principle.

Mr. Alexander recognized the presence of both Co-chairmen of the Housing Resources Committee, Dr. Sanford S. Atwood, President of Emory University and Dr. Benjamin E. Mays, President Emeritus of Morehouse College (who had already spoken).

Alderman G. Everett Millican questioned Mr. Alexander on several points of the proposal and stated that enough housing units should be built to take care of displacement and gave his views on several aspects of the program.

Mr. Alexander stated that between November 1, 1967 and June 30, 1968, 2,903 people applied for Public Housing in Atlanta and 141 outsiders were turned down because of the residential requirement put on Public Housing.

Alderman Rodney M. Cook stated that time is of the essence.  
It is time to do something about this problem now.

Meeting was adjourned at 4:00 p.m.

Respectfully submitted,

*Malcolm D. Jones*  
Malcolm D. Jones  
Housing Coordinator

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Encls: As Listed (with file copy only)