

National Academy of Public Administration

1225 Connecticut Avenue, N.W., Washington, D.C. 20036

Phone: (202) 659-9165

March 27, 1969

RECEIVED

MAR 31 1969

FINCH, ALEXANDER, BARNES,
ROTHSCHILD & PASCHAL
ATLANTA, GEORGIA

Mr. Cecil A. Alexander
44 Broad Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Alexander:

This letter is to appoint you to the Atlanta panel formed by the Academy to function with respect to our research contract with the U.S. Department of Housing and Urban Development. Enclosure "A" is a copy of the HUD announcement regarding this project.

The contract calls for us to study the critical decisional and administrative aspects, primarily from the local point of view, of four HUD-assisted urban programs: turnkey housing, inner-city open space, basic sewer and water facilities grants, and non-profit sponsored new housing under Section 221(d)(3)--a replacement for study of 221(h). These programs will be analysed from point of origin to point of impact in six (or seven) cities, with Atlanta serving as the pilot study.

The project will tie in with related HUD contracts awarded to the National League of Cities to evolve a system of urban observatories (in addition to Atlanta, four other designated observatory cities are among those cities which we have recommended to HUD for inclusion in our study), and to Rutgers University to study ways of achieving a more effective state role in urban programs.

Dr. Morris W. Collins, Jr., Director of the Institute of Government, University of Georgia, is convener of the Atlanta panel. Other panelists are listed on Enclosure "B". One or two additional members may be appointed.

As knowledgeable Atlantans, the panel will be asked to orient, inform, advise, and help direct the three-man team which will be in Atlanta from March 31st through April 11th. In addition to myself, this team is composed of Messrs. Elias B. Silverman and Charles R. Warren.

There will be two panel meetings, to each of which this letter of appointment is an invitation. These meetings will be held at Georgia State College on:

Wednesday, April 2nd, from Noon until about 3:00 P.M.
(luncheon in the Assembly Room, 2nd Floor of Student Activities Building, with the meeting continuing in the Faculty Lounge of the Business Administration Building); and

Nov 2
Dr Collins
572-2736
4/11/69

Thursday, April 10th, from 9:00 A.M. until middle or late afternoon in the President's Conference Room, with luncheon in the Assembly Room.

At the April 2nd meeting, the panel will be asked to review and comment upon our Pilot Research Design (Enclosure "C") and Tentative Interview Schedule (Enclosure "D"), to suggest ways in which we might most productively proceed, and in general to guide our efforts in Atlanta. We have also developed a Program Summarization and Status Report on the selected programs (Enclosure "E").

The April 10th meeting will be devoted to an analysis and interpretation of our data and to the formulation of findings and conclusions.

An honorarium of \$25 per meeting attended will be provided to you as a member of the Atlanta panel.

A national panel has been appointed to further guide and evaluate our efforts in all selected study cities. This panel is composed of:

Mr. William G. Colman, Executive Director, Advisory Commission on Intergovernmental Relations

Mr. Porter W. Homer, County Manager, Dade County, Florida

The Honorable Arthur Naftalin, Mayor of Minneapolis

Professor Ernest C. Reock, Jr., Director, Bureau of Government Research, Rutgers University

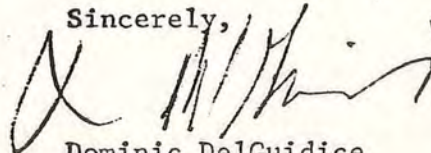
Professor Wallace S. Sayre, Eaton Professor of Public Administration, Department of Political Science, Columbia University

Professor Carleton F. Sharpe, Visiting Research Professor and Consultant, University of Hartford

Dr. Gilbert Y. Steiner, Director of Governmental Studies, The Brookings Institution

On behalf of the Academy and the national panel, I wish to express our appreciation for your willingness to participate in this important project.

Sincerely,



Dominic DelGuidice
Project Director

8. One illustration of this is that in our November 15, 1968, Report we dropped from the list, a recently completed 400 unit apartment development because we learned that the minimum rents were \$145.00 per month for an Efficiency unit. This is above the highest rent category under the FHA insured mortgage program, which is Rent Supplement. However, the amount of Permit taken out on this project was only \$5,000 per unit (for construction only - does not include land). Maximum allowable rents under the Rent Supplement program are:

Efficiencies	\$ 85.00 per month
1 Bedroom	\$105.00 " "
2 Bedroom	\$120.00 " "
3 Bedroom or more	\$140.00 " "

It appears therefore that projects with rentals above these figures should not qualify for the low and medium income housing program.

9. Thus, by not having information on bedroom composition and proposed rentals on most conventionally financed projects, we have had to rely exclusively on construction costs, as determined from the Building Permits. In the absence of other criteria, in order to have a consistent basis for reporting, we have limited inclusion in the program to the following:

- Multi-family (apartments and town houses) having construction costs of not more than \$10,000 per unit
- Duplexes - not more than \$12,000 per unit
- Single-family - not more than \$15,000 per unit.
- (Maximum FHA 221 d(2) mortgage in Atlanta area)

10. However, even with the above criteria I have recently learned that another 400 unit conventionally financed project, which we have been carrying "Under Construction" has recently completed 236 units (of which 180 are already occupied) at rentals as follows:

24 units	1 Bedroom	\$145.00 per month
196 units	2 Bedroom	\$175.00 per month
	2 Bedroom - 2 baths	\$180.00 per month
16 units	3 Bedroom	\$205.00 per month
<u>236</u> units	(above prices include all utilities)	

The remaining 164 units (some of which will be completed by July 15 and remainder by mid-fall) have now been reduced to:

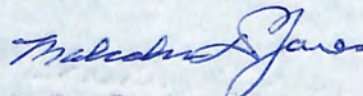
41 units	1 Bedroom
64 units	2 Bedroom
12 units	3 Bedroom
<u>117</u>	Total additional units

The permit taken out on this project originally was for \$5,000 per unit. It is thus apparent that amount of monthly rentals or purchase payments should also be a determining factor for inclusion in the low-income housing program and that constant follow up on original information is necessary to maintain accurate data on the various projects.

11. The above is a typical example of the need for timeliness of accurate detailed information on all projects, which we have thus far been unable to obtain in many instances, because of the lack of a person to gather, evaluate and record it.

12. If the Housing Resources Committee is to continue to function effectively in promotion of the low and medium income housing program and be able to determine where we are, how far we should go and in which directions, then the continuous updating of the Low-Income Housing Status Reports, is essential. This cannot be done adequately with the existing staff of two people in the HRC office.

Respectfully submitted,



Malcolm D. Jones
Housing Coordinator

MDJ/mc

(3-28-69)

CITY OF ATLANTA



April 3, 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

Mr. Cecil Alexander, Chairman
Housing Resources Committee
44 Broad Street, N. W.
Atlanta, Georgia 30303

Dear Cecil:

On November 5, 1966, the Mayor's Conference on Housing kicked off a badly needed program to stimulate the development of low and moderate income housing in the City of Atlanta. Our goals were based on the relocation needs of city residents who were to be rehoused as a result of code enforcement, urban renewal, highway construction and other governmental actions.

The Housing Resources Committee accepted the program's challenge of pushing the development of 9,800 units during 1967 and 1968, and 16,800 units over the five year period, 1967-1971. Much credit is due the HRC for the momentum it has generated in stimulating the construction and planning of enough additional units to greatly relieve our immediate housing needs. Your second annual meeting report certainly contained an optimistic analysis of the first two years of the program, as it clearly showed that we are ahead of our projected goals.

But, have our goals and needs, in fact, changed?

Since our housing program was begun, several changes have occurred which warrant such a question and further examination. Three very obvious changes in legislation have been the Model Cities Act of 1966, the Fair Housing Act of 1968, and the Housing Act of 1968. Perhaps other areas could be cited, but each has probably had a considerable impact and bearing on our original housing goals.

In that the Housing Resources Committee has asked this office for new instructions, it is suggested that the following areas be investigated and action initiated during 1969:

Page Two
Mr. Cecil Alexander
April 3, 1969

1. The Planning Department has been instructed by the Planning and Development Committee to conduct a total review and evaluation of our housing efforts to date, along with a redefinition of total housing needs by location, type, size and rentals and sales price ranges.

HRC should be involved in this matter and assist the Planning Department in the development of the scope of this study and in obtaining political acceptability and support. At present a joint Atlanta - Fulton County housing study is being proposed. Such a study should prove to be extremely beneficial to the next administration.

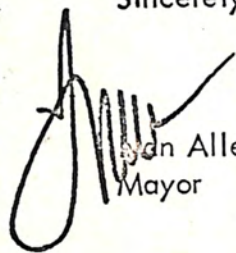
2. Eric Hill and Associates has just completed its report for the Model Neighborhood Program. This report contains much food for thought in the area of lowering the costs of low-cost housing. HRC should take the initiative and explore ways and means to implement those pertinent recommendations deemed feasible on a city-wide basis.
3. Conventional urban renewal projects, the Neighborhood Development Program (NDP), and Model Cities Program can provide much needed land for housing development and improvement purposes. In this regard HRC can assume a very important role.
 - a. Explore alternative sources of revenue for funding the local share of the above programs and projects, and
 - b. Support the need to include highly critical areas, such as Plunkettown and Lightning, in the 1970 NDP application for execution purposes.
4. Outside of the boundaries of conventional urban renewal projects, the Neighborhood Development Program and Model Cities Program, the procurement and development of sites for housing can best be expected to come along by themselves because of the momentum generated in the initial two years. If there is a need for prodding here, it is in the direction of placing greater emphasis in outlying areas of the city on single-family public housing and higher density public housing in close proximity to the central core of the city. HRC can be most helpful in providing this type of direction to city development, and

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Mr. Cecil Alexander
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5. In general, the new housing units which have been developed were intended as replacement housing for slum properties. Yet, slums still exist. In the future, HRC should seek to devise and implement ways and means through which one slum structure would be demolished for each new low-cost housing unit created. Unless this is done immediately, the same slums will be with us indefinitely.

I would hope that the Housing Resources Committee would delve into these areas as soon as possible. As you are well aware, I will not seek another term as Mayor. I would, therefore, like to take this opportunity to thank each of you individually and collectively for the tremendous public service you have rendered and for your continued support during 1969.

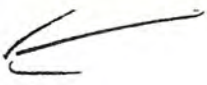
Sincerely yours,



John Allen, Jr.
Mayor

IAJr/jp

MINUTES

Housing Resources Committee 

December 18, 1969

THIRD ANNUAL MEETING

The Third Annual Meeting of the Housing Resources Committee was held at 12:00 noon, December 18, 1969, as a luncheon meeting, in the Grand Ballroom South, of the Marriott Motor Hotel.

Formal printed invitations were mailed in advance to all members of the HRC, the Low-Income Housing Coordinating Group, Members of the Board of Aldermen, old and new, City Department Heads and key members and staff representatives of several other organizations having special interests in the Low Income Housing Programs including certain State officials and the representative of news media.

Lists of those invited, with attendance indicated and other related documents, including press coverage, are attached to the file copy of these minutes. The meeting was attended by 106 members and guests of the Committee.

Chairman Cecil A. Alexander, whose resignation, effective January 1, 1970, had prematurely been announced in the Press on December 10, opened the meeting at 12:15 P. M. by welcoming those in attendance and extending thanks and appreciation to those who have been instrumental in the work and success of the Committee's efforts during the past three years. He gave credit particularly to Mayor Allen, Col. Jones, Members of the Committee, Board of Aldermen, Housing Authority, Developers, City Building and Planning Departments, HUD, FHA, News Media and his private secretary, Mrs. Virginia Barber.

Mr. Alexander was particularly complimentary of the work, cooperation and accomplishments of members of the Committee in carrying on the mission of the Committee in promoting low and moderate income housing in Atlanta and efforts made to spread such housing into the Metropolitan area.

The Chairman then introduced those at the head table: Mr. Grady F. Edwards, Vice President, Marketing, Atlanta Gas Light Company, Mr. John T. Edmunds, Assistant Regional Administrator for Renewal Assistance, Region III, HUD, Mr. Dan E. Sweat, Jr., Chief Administrative Officer, City of Atlanta (representing Mayor Allen) and Malcolm D. Jones, Administrative Coordinator for Housing.

The Chairman then recognized several important people in attendance including several Aldermen, an Alderman Elect, Mr. Hamilton Douglas and Co-Chairman of the Committee, Dr. Benjamin E. Mays.

The Chairman commented on recent press release by HUD announcing selection of eight cities across the nation as prototype housing sites for "Operation Breakthrough". The selection did not include Atlanta, which had filed an application with HUD, but did include Macon and Memphis.

The Chairman then introduced Mr. Frank J. Clarke, Chairman of the Construction and Design Panel, HRC, who in turn explained a competition among Georgia Tech students of the School of Architecture who had undertaken a design project for low-income housing development of a two block area in Model Cities, under Operation Breakthrough. Three dimensional models of their proposals were on display in the Ballroom and made a very interesting feature of the meeting and valuable contribution to the meeting.

At the conclusion of Mr. Clarke's remarks, Mr. Grady F. Edwards, Vice President, Marketing, Atlanta Gas Light Company, made a presentation of a facsimile of an automatic gass char-grille awarded by the Gas Light Company (including complete installation) to the two Georgia Tech Architectural students declared winners of the design competition. These were George Young and Jay Harp. Professor Joseph Smith of the School of Architecture of Georgia Tech, who sponsored the project, was also present and was recognized.

The Chairman then called on Mr. Dan E. Sweat, Chief Administrative Officer of the Mayor's Office, for comments.

Mr. Sweat recalled the creation of the Housing Resources Committee at the Mayor's Housing Conference, November 15, 1966, the need for creating such a Committee to promote and coordinate local efforts in the low-income housing field and gave credit to accomplishments of the Committee during the past three years. He particularly expressed regret over the loss of Chairman Alexander as future head of the Committee and recalled the difficulty originally encountered in finding an individual with the qualities and attributes of Chairman Alexander to head the Committee.

Chairman Alexander then proceeded to enumerate briefly the principal accomplishments of the Housing Resources Committee and recommendations for the future. Outline of the Chairman's comments is attached to these minutes. (Encl. 1)

Upon the conclusion of the Chairman's address, he then turned the meeting over to Malcolm Jones who made a slide presentation showing slums which actually exist (or existed in Atlanta within the past year), new low and moderate income housing projects developed in Atlanta during the last three years and under construction, including low rent Public Housing, FHA insured mortgages, and some Conventional financed projects.

Slides were also shown of home ownership housing developed in Atlanta, in various projects taken at random, under the FHA 221 program during the period 1958-62. These were shown in order to illustrate the contribution such housing made at that time in the low income field and how well they are holding up today. Mr. Jones commented that Atlanta led the nation in that program during which time about 5,000 units (all home ownership sales housing) were developed within the City and occupied principally by 221 certificate holders as families displaced by Governmental action. The sales prices of those three bedroom and bath houses, containing approximately 1,000 sq. ft., of livable floor space was \$9,000 to \$12,500.

An updated Summary of the Status of Atlanta's Low and Moderate Income Housing Program, as of November 15, 1969, showing the three years' progress of efforts of the Housing Resources Committee, including a Summary of progress during that time in Public Housing, was distributed at the conclusion of the meeting. Copy is attached to these minutes. (Encl. 2).

The meeting adjourned at 1:50 P. M.

Respectfully submitted,

Malcolm D. Jones
Administrative Coordinator for Housing

mc

Encl: Outline of Chairman's Address
Summary of Accelerated Low-Income Housing Program, dated Nov. 15, 1969

December 18, 1969

Thanks

Mayor Allen	Building Department
Colonel Jones	HUD
Members of the Committee	FHA
Aldermanic Board	News Media
Atlanta Housing Authority	Mrs. Virginia Barber
Developers	

Accomplishments

Lee Burge

- Committee 1. Greater Atlanta Housing Fund
2. Temporary Housing to stabilize neighborhoods
- Const. Com. 3. Study of housing codes
- Legal Com. 4. Legislation for schools
5. Committee of Board of Aldermen (did not really function)
6. Rezoning aid (proposal for overall rezoning)
7. Coordination to get needed utilities, schools, etc. into areas
8. Working with developers
9. Aiding National Homes gain acceptance for their prefab house
10. Requesting Aldermen for public housing units
- Social 11. Efforts to acquire emergency housing
- Problems 12. Catalyst for units that were built

Housing actually built

Five year goal	16,800
As of Nov. 15	
Completed	6,319
Under Construction	7,395

In Planning	5,812
Leased	<u>1,015</u>
	20,541

Therefore, at the end of three years the program is 3,741 ahead of the five year total.

In addition, some 20,862 units have been rehabilitated.

20,266 by Housing Code Division

596 by Atlanta Housing Authority

3,427 units have been demolished under the Code.

The program is well ahead of goals in FHA financing by some 5,609 units and some 2,071 in conventionally financed.

In Public Housing 3,937 units need to be built in the remaining two years of the program.

1,936 additional units will have to be requested by the City.

Recommendations

1. New study of housing requirements completed.
The job is not done.
2. Better means established to enable people now in slums to move into improved housing.
3. Emergency Housing for Families
 - a. Community Council Program
 - b. Federal ruling allowing establishment of emergency housing
4. Grants accessible to anyone - in or out of urban renewal, model cities or code concentration area for rehabilitation of units judged uninhabitable. Where owner occupies unit and is unable to pay himself.

5. Rezoning of the entire city - not just for housing needs but for all needs of land use.
6. Continuing solution to the needs of public housing tenants, economically and socially.
7. Continuing efforts to get metropolitan area to accept their share of the load.
8. Establishment of relocation service for persons moved by any private or public action.
9. Enforcement of Fair Housing Provisions with emphasis on eliminating block busting tactics.
10. Encouragement of moderate and upper income people to live in and near the central city.
11. Stabilizing, economically, of deteriorating neighborhoods.
12. Encouragement of the use of all new building materials and techniques that measure up to standard.
13. Coordination of all city requirements with housing.

Finally, a word about administration.

Citizen
Committee

Recommend that the functions of Housing Resources Committee and Citizens Advisory Committee for Urban Renewal be combined.

Perhaps in a Citizens Committee for Urban Solutions.

That a Director of Urban Solutions with an adequate staff be set up.

Aldermen

That an Aldermanic Committee, charged with problems of housing, be set up.

It is urged finally that low income housing, insofar as possible be deinstitutionalized. That it be available throughout the city in as small concentration as possible.

That those who occupy it become members of the total community - not separate enclaves.

I know that the new administration is dedicated to solving the housing problems - Although I am forced to return to my practice, there are many better qualified than I to carry on at the citizen's level. I urge the new administration to capitalize on this great asset to the city - the concerned people who have served on the Housing Resources Committee.

MINUTES

Housing Resources Committee

September 4, 1969

The regular monthly meeting of the Housing Resources Committee was held 3:00 - 5:00 P. M., Thursday, September 4, 1969, in Committee Room 2, Second Floor, City Hall.

This meeting was devoted exclusively to responses by candidates for Mayor to questions posed by members of the HRC pertaining to the respective candidates' position on housing. Invitations to candidates were issued by the Public Relations Panel, HRC, which sponsored the meeting.

The scheduling of time of appearance, advance press releases and letters of appreciation to candidates after their appearance were all handled by the Chairman, Public Relations Panel. Copies of these, together with invitational notice, to HRC members, Agenda, with time indicated for each Candidate (Encl. 1) and other related documents are attached to the file copy of these minutes.

Chairman Cecil Alexander was out of town and could not attend the meeting, so Mr. Richard Harvey, Chairman of the Public Relations Panel conducted the meeting.

Chairmen of the respective Panels prepared and sent questions to the Housing Resources Committee Office a week before the meeting in order that the questions could be provided each Candidate in advance so that the Committee would receive more comprehensive answers. Those questions were mailed to the respective candidates on August 29, 1969. Copies of the questions are attached to these minutes (Encl. 2).

Each Candidate was given 10 minutes to express his views on housing, and a 10 minute question and answer period.

During the question and answer phase, the Chairmen of the respective Panels asked the Candidates questions pertaining to their particular Panel interests.

All Candidates were present except Mrs. Linda Jenness, who was out of town that day. Mr. John Vatava represented Mrs. Jenness.

Formal opening statements by candidates Jenness and Massell were submitted to the HRC and are attached to the file copy only of the minutes of this meeting.

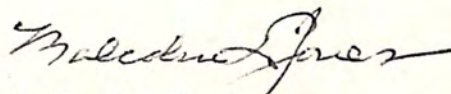
Alderman Millican's opening statement attempted answers to as many of the written questions prepared by the respective Panels, as time would permit. Alderman Cook and Mr. Tate spoke from notes only and submitted no prepared opening statements for the record.

Questions asked respective candidates were in general selected from lists previously submitted to them and notes were taken by Panel Chairmen on questions asked. Replies were so numerous and involved and stenographic assistance so limited as to preclude recording in the minutes of specific questions asked and answers given. In general, however, all candidates with the exception of Mrs. Jenness (represented by spokesman) appeared to be sympathetic with the low and moderate income housing program and offered to assist where practicable. From this standpoint, it is apparent that the meeting was beneficial and worthwhile.

Newspaper comment on the meeting is attached to the file copy of the minutes.

The meeting was adjourned at 5:00 P. M.

Respectfully submitted,



Malcolm D. Jones
Housing Coordinator

mc

Encls: Agenda
Questions by Respective Panels

HOUSING RESOURCES COMMITTEE

September 4, 3:00-5:00 P.M.

CANDIDATES FOR MAYOR

Linda Jenness (Mrs.) Socialist Workers Campaign Committee P. O. Box 7817 Atlanta, Georgia 30309	3:00
Sam Massell, Jr. 40 Pryor Street, S.W. Atlanta, Georgia 30303	3:20
Dr. Horace E. Tate Executive Director Georgia Teachers and Education Association 201 Ashby Street, N.W. Atlanta, Georgia	3:40
Rodney M. Cook 34 10th Street, N.E. Atlanta, Georgia 30309	4:00
G. Everett Millican 500 Bishop Street, N.W. Atlanta, Georgia 30318	4:20

Questions by Housing Locations Panel

Housing Resources Committee

1. (a) Would you support prompt mutual cooperation and assistance of public bodies in the Atlanta Metropolitan area in providing adequate sites for low-income housing, including Public Housing, preferably in small developments not exceeding 200-300 units each, distributed throughout the Atlanta Metropolitan area and insofar as feasible, in reasonable proximity to sources of employment for the occupants?

(b) How would you propose going about getting this done?
2. Would you support a comprehensive review and rezoning of the entire City of Atlanta to be made as soon as possible to meet the constantly expanding needs of the City?
3. What is your feeling about establishing a separate apartment zoning category for Federal assisted multi-family housing developments?
4. Would you advocate that the Housing Authority of the City of Atlanta actively seek appropriate locations, both within and outside the City Limits of Atlanta, with view to establishment and operation of Public Housing developments thereon in groups of not to exceed 200-300 units each?

Questions by Construction and Design Panel

Housing Resources Committee

To All Candidates:

1. Do you favor and will work toward a single Building Inspector with authority over all building trade inspectors? Will you insist upon this being carried out?
2. Will you support the effort to get low and medium housing built in the neighboring suburban areas?
3. Would you encourage the Building Inspector to give positive consideration to innovations?
4. Would you favor an Appeals Board be given authority to override decisions of the Building Inspector?

Questions by Legal Panel

Housing Resources Committee

1. Whether or not the entire City should be rezoned, and if so, whether they would employ the 1983 Land Use Plan as their basic guide?
2. Their position on package zoning, i. e., disbursing public housing units throughout all quadrants of the City, and, in particular, whether each candidate would favor public housing in the ward in which they presently reside, if land could be located that was feasible in cost, and if the requisite community facilities were available?
3. Should the City undertake to construct public housing units with public funds to provide for its poor, and do they feel that private enterprise is capable and willing to meet this need, should the City not continue the fostering of public housing?
4. Does a public housing unit of the caliber of the John O. Chiles Project on Ashby Street lower or improve property values and the standards of the community, if it were placed in (a) a slum neighborhood; (b) a lower middle class neighborhood; (c) a middle class neighborhood; (d) an upper class neighborhood?
5. Do you feel that the Atlanta School Board should be given the right, and should exercise the right, to lease school buildings from a private developer in order to provide the requisite community facilities in a large public housing project, as opposed to the present system of having to acquire the land in fee simple before being able to use it for school purposes?
6. Do you feel that the present Housing Resources Committee, consisting of one staff man, one secretary, with the Chairman and the rest of the Committee being engaged in private enterprise, should be abolished, expanded, or diminished?
7. What is your position on the proposal that a separate housing department be created for the City with a department head holding equal dignity with other departments, a full time staff, and sufficient secretarial assistance?
8. What would be your position on a specific grievance procedure relative to eviction and discipline in Atlanta Housing Authority projects?

Questions by the Social Aspects Panel

Housing Resources Committee

To All Candidates:

1. Do you see a need for emergency housing in Atlanta; and if so, do you see this as a responsibility of City Government?
2. In what positive ways would you work to insure Fair Housing in Atlanta?
3. Since Low-income Housing units are intended as replacements for slum dwellings, but yet slums still exist; what ideas do you have for eventually eliminating slum pockets in Atlanta?
4. How can the Mayor's Office work with the Atlanta Housing Authority to obtain better social services for families and senior citizens in Public Housing?

MODERATE AND UPPER INCOME IN-TOWN HOUSING

Housing Resources Committee

POSSIBLE QUESTIONS CONCERNING HOUSING DEVELOPMENT IN ATLANTA

- I. Much emphasis, effort and expense has been placed on low-income housing development in America's larger cities and, as you know, Atlanta is a leader in this field. However, many people are concerned that, unless some comparable emphasis is placed on the problem of middle to upper income housing, the city will eventually be inhabited primarily by the poor. What are your views as to what generally must be done to not only stem the flow of middle to upper income groups out of the city, but also to attract those who have already left to return?

- II. Many people feel that it would be senseless to initiate any large scale housing program designed to encourage middle to upper income groups to remain in the city until the crime problem in Atlanta is alleviated. Do you feel that this is indeed a significant factor in this problem and if so, what do you think generally must be done about it?

Questions by Public Relations Panel

Housing Resources Committee

1. What is your attitude toward low-income housing?
2. What do you see as the future for low-income housing in the Atlanta area?
3. What steps should be taken, if any, to reconcile the management points of view expressed by the Atlanta Housing Authority and TUFF (Tenants United For Freedom); i. e., how do you feel about self determination in the operation of housing units?
4. Much has been said about the need for single family low-income housing -- how would this be financed and where would it be built?
5. What is your attitude toward the present zoning law? Should it be changed -- if so, how?
6. What is your attitude toward the present building code? Should it be changed -- if so, how?
7. Do you envision a continuation of the Housing Resources Committee? If so, in what direction?

Questions by Chairman

August 26, 1969
Housing Resources Committee

QUESTIONS

1. Will you support the rezoning of the entire city so as to include needed areas for all types of development including low income housing?
2. Would you support the creation of a Housing Department in the City to directly handle problems of low income housing?
3. Will you vigorously pursue the enforcement of the Housing Code?
4. Do you favor a City Building Code that would allow the most advanced approved building techniques?
5. Will you support the continuation of a vigorous housing program over your term of office with the goal of eliminating all of Atlanta's slums?
6. Will you ask for the 2,000 units of public housing needed to complete the present program?
7. Will you
 - a. Continue the Housing Resources Committee
 - b. Merge it with Citizens Advisory Committee for Urban Renewal
 - c. Disband the Committee
8. Will you continue to seek all possible Federal aid in programs concerning low income housing?
9. What are your goals for housing in Atlanta?

Total Dwelling Units Permitted in Atlanta:

HOUSING RESOURCES COMMITTEE

November 15, 1969

1963 - 9,129 1966 - 2,382
 1964 - 3,829 1967 - 4,630
 1965 - 2,656 1968 - 5,333
 1969 thru Oct. - 4,637

SUMMARY

Dwelling Units Demolished Under Housing Code:

STATUS OF ACCELERATED LOW-INCOME HOUSING PROGRAM
 (Commenced Nov. 15, 1966)

Nov. & Dec. 1966 - 144
 During 1967 - 1,272
 During 1968 - 1,053
 1969 thru Oct. - 958
3,427

5 yr. Program, 1967-71

Goals:
 % established for first 2 yrs. 100% (57%) (13%) (30%)
 (Same % used for 5 yr. period) 16,800 ** (9,576) (2,184) (5,040)

Status	*No. Units		P. H. & TK		FHA		Private Devel. (Conv.)	
	11-15-69	11-15-68	11-15-69	11-15-68	11-15-69	11-15-68	11-15-69	11-15-68
Completed (New Constr.)	6,319	3,217	(1,178)	(650)	(1,874)	(854)	(3,267)	(1,481)
Under Construction	7,395	6,278	(2,343)	(1,412)	(2,052)	(1,263)	(3,000)	(3,362)
In Planning	<u>5,812</u>	<u>7,337</u>	<u>(1,101)</u>	<u>(2,388)</u>	<u>(3,867)</u>	<u>(4,135)</u>	<u>(844)</u>	<u>(514)</u>
Total In Sight	19,526	16,832	(4,622)	(4,450)	(7,793)	(6,252)	(7,111)	(5,357)
Plus Leasing Program	<u>1,015</u>	<u>1,026</u>	<u>(1,015)</u>	<u>(1,026)</u>				
Increase or Deficit	<u>20,541</u>	<u>17,858</u>	<u>*** (5,637)</u>	<u>(5,476)</u>				
	+3,741	+1,050	** (-3,939)	(-4,100)	(+5,609)	(+4,068)	(+2,071)	(+317)

*Figures in this double column are basic and represent the entire program; () in columns to the right, indicate breakdown by programs of figures included in basic columns.

**Includes 485 units Proposed, 15 Authorized for L. P., 1,503 Not committed; and will also require 1,936 additional reservations not yet requested by the City.

***Includes, 1,015 units leased for P. H. Also 27,021 units have been reported by the Housing Code Division as repaired (rehab.). However, those figures include units found in compliance on original inspection. It is estimated that 75% of this figure, or 20,266 substandard units have been brought into compliance through actual rehabilitation. 569 units have been rehabilitated by H. A. in the West End U. R. area; 53 in Bedford-Pine; and 125 in Model Cities. These rehabilitated units do not increase the number of housing units available, but do increase the supply of standard units.

Note: Includes only units financed under Federal assisted low and medium income housing programs; and units constructed under conventional financing as follows:

Multi-family units costing not more than \$10,000, exclusive of land)
 Duplex units " " " " \$12,000, " " ") @
 Single Family " " " " \$15,000, " " ")

@Excludes units known to rent for in excess of maximum rents authorized for the Rent Supplement Program.

Respectfully submitted,

Malcolm D. Jones
 Malcolm D. Jones
 Administrative Coordinator for Housing

Encl: Summary of Public Housing in Atlanta

HOUSING RESOURCES COMMITTEE
(SUMMARY OF PUBLIC HOUSING IN ATLANTA)

November 15, 1969

8,874 Existing Units in operation when accelerated program started, Nov. 15, 1966 - filled.

1,140 Units completed and under development (Convention Construction) since program started Nov. 15, 1966, as follows:

- * (650) McDaniel-Glenn Apts., in Rawson-Washington U. R. Project; completed 11-10-68. (Includes 154 Elderly.)
- (140) Units in Perry Homes Extension - South of Procter Creek. Completed 3-27-69.
- (350) Units Under Construction in Thomasville U. R. Project. Bids opened May 15, 1968. Contract signed 7-1-78. Ground broken 1-17-68. Will try to have part delivered 6-30-70 before final scheuled completion date Jan. 1970. (Includes 16 Elderly.)

6,200 Units reserved to Atlanta by HUD for new construction:

(3967)	Allocations (Permanent and Proposed)	<u>Completed</u>	<u>Under Constr.</u>	<u>In Planning</u>	<u>Proposed</u>
	Bankhead Courts	(388)	(112)		
	Hollywood Courts		(202) (Incl. 6 Elderly)		
	Gilbert Gardens		(220) (Incl. 8 Elderly)		
	Leila Valley Apts.		(175)		
	East Lake #2		(800) (Incl. 150 Elderly)		
	Jonesboro Road #1		(160)		
	Wellswood Apts.		(324)		
	TOTALS	<u>(388)</u>	<u>(1993)</u>		
	North Ave.-Linden (Conv. Constr.) Bedford-Pine U. R. Project			(353) (Includes 283 Elderly)	
	Bedford Place-Linden (Conv. Constr.) Bedford-Pine U. R. Project			(98)	
	Pittman-Hilliard Street (Butler Street U. R. Project)			(100) Elderly	
	North Avenue-Techwood			(250) Elderly	
	Jonesboro Road #2				(100)
	3698 Gilbert Rd., S. E.				(48)
	Boulder Park			(300)	
	Roosevelt and Delano				<u>(237)</u>
(1503)	(Not committed nor proposed.)			<u>(1101)</u>	<u>(485)</u>
(730)	(Approved for use in the leasing program)				

(These figures represent a breakdown of the HUD allocations.)

300 Allocated for Leasing Program (Leased units can only be utilized for P. H. occupancy as they become vacant.)

Total units under lease 1,015; (Under annual contributions contract, 1,030).

7,640 Total units Completed, Under Development, In Planning, Proposed, Uncommitted & authorized for Leasing Program.

(1015) Units actually under lease--9 locations (of 1,030 Allocated and Approved for leasing program); most of these are occupied or available for occupancy as Public Housing.

16,514 Total Public Housing Potential, with current allocations and reservations authorized by the HAA.

*Figures in () in this column are included in figure above not in ().

HOUSING RESOURCES COMMITTEE
(SUMMARY OF PUBLIC HOUSING IN ATLANTA)

August 15, 1969

8,874 Existing Units in operation when accelerated program started, Nov. 15, 1966 - filled.

1,140 Units completed and under development (Conventional) since program started Nov. 15, 1966, as follows:

- *(650) Units off McDaniel St., in Rawson-Washington U. R. Project; completed 11-10-68
- (140) Units in Perry Homes Extension - South of Procter Creek. Completed 3-27-69.
- (350) Units Under Construction in Thomasville U. R. Project. Bids opened May 15, 1968. Contract signed 7-1-68. Ground broken 1-17-68. Will try to have part delivered before final scheduled completion date Jan. 1970.

**6,200 Units reserved to Atlanta by HUD for new construction:

(2423)	Allocations made by HUD	Completed	Under Const.	In Planning
	Bankhead Courts	(132) (May 1969)		
	Bankhead Courts		(368)	
	Hollywood Courts		(202)	
	Gilbert Gardens		(220)	
			(42)	
	Leila Valley Apts.		(175)	
	East Lake #2		(800)	
	Jonesboro Rd. #1			(160)
	Wellswood Apts.			(324)
	TOTALS	(132)	(1807)	(484)
(1665)	Bedford-Pine			(451)
	Pittman-Hilliard St.			(100)
	North Ave.-Techwood			(250)
	Jonesboro Rd. #2			(114)
	Boulder Park			(300)
	Browntown Rd.			(450)
(1382)	(Units not reported as committed.)			
(730)	(Approved for use in the leasing program.)			

(These figures represent a breakdown of the HUD allocations)

300 Allocated for Leasing Program (Leased units can only be utilized for P. H. occupancy as they become vacant. Total units under lease 1,015.)

7,640 Total units Completed, Under Development, In Planning, Uncommitted & authorized for Leasing Program.

(1015) Units actually under lease--9 locations (of 1030 Allocated & Approved for leasing program); most of these are occupied or available for occupancy as Public Housing.

**On September 16, 1968, Bd. of Ald. approved Resolution authorizing H. A. to request reservation from HAA of 2,000 additional units of Public Housing. Approved by HAA March 17, 1969 (Included in this figure).

16,514 Total Public Housing Potential, with current reservations authorized by the HAA.

*Figures in () in this column are included in figure above not in ().

NOTES

- A. There are 3,572 units known to be Being Considered, plus several sites on which the number of units has not been set (there are approximately 1000 units in this category). 21,979 units Did Not Materialize, of which 21,032 were included in the previous Summary of May 15, 1969, and 947 additional units are listed in this report as Lost. (The majority of these losses were due to disapprovals of sites, a large portion of which were denials of zoning petitions). 1,246 units originally listed have been dropped from totals in this report, because of too high rentals.
- B. In view of the difficulties encountered in zoning and getting other approvals on sites proposed for large multi-family developments, it is apparent that the Low-Income Housing Program will have to lean heavily on Developers and Builders providing a substantial portion of the requirements on small scattered sites by both Conventional and Federal assisted financing. Also Public Housing in small projects, to include small developments on scattered sites is strongly advocated, for future development.
- C. No proposal has yet been made for the construction of units (even efficiencies) to rent or sell for as low as \$50 per mo. although the London Towne Houses, a 221(d) 3 Co-op development now approaching completion, is near this with its one bedroom unit selling at 69 dollars a mo. The City's greatest need is the \$30-\$50 per Mo. rental-purchase range, which appears to have little chance of accomplishment, without substantial government subsidy.
- D. Prefab distributors and conventional builders have interesting potential houses to offer but, because of fear of local Codes difficulties, are currently erecting very few single-family houses in Atlanta to sell in the \$10,000-\$15,000 range for which there is a strong demand and market. Perhaps the greatest difficulty is availability of suitably priced land within the City Limits. Economics for this price-range sales housing requires land which will cost the developer not more than \$1,500 per unit. A 5,000 sq. ft. lot is considered ample for this type house which should reduce land costs by 33 1/3%; most houses in this price range are currently being erected in Atlanta on R-5 lots having a minimum size of 7,500 sq. ft.
- E. The nonprofit Greater Atlanta Housing Development Corporation is now in business. The CACUR's nonprofit corporation to rehabilitate existing units under 221 (h) has completed its first group of 5 houses in Lindwood Park. Vanguard Housing Corp. has obtained FHA commitment for rehabilitation of 6 units under 221 (h).
- F. Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430 or 431.)

HOUSING RESOURCES COMMITTEE

PROJECT INDEX

To accompany Low-income Housing Inventory Report of August 15, 1969

Item no.	No. Units		Designation	Location	Program	Page
	New	Existing				
<u>Completed units</u>						
C-1A	964		Small apartments	throughout city	Conv. & FHA	
C-1D	34		Duplexes (small groups)	throughout city	Conv. & FHA	
C-2	647		Single Family	scattered	Conv. & 221 d (3)	
C-3		1,015	Lease agreement	8 sites	Leasing for P. H.	
C-4		18,644	Rehabilitation-Housing Code	scattered	H. C. enforcement	
C-5		540	Rehabilitation-Housing Authority	scattered	Urban Renewal	
C-6		30	Rehabilitation-conventional	scattered	Conv. Rehab.	
C-7		5	CACUR project	Linwood Park	221 (h)	
C-8	140		Perry Homes Extension	1730 Kerry Dr. NW	P. H.	
C-9	650		McDaniel St.	McDaniel St. off I-20	P. H.	
C-10	373		Allen Temple #1 & #2	Gordon Rd. & Harwell	221 d (3)	
C-11	96		College Plaza	1017 Westview Dr.	221 d (3) LD	
C-12	100		Park West #1	Gordon & Bolton Rd., N.W.	221 d (3) LD	
C-13	108		Gartrell Court	Younge St. (Butler St. UR)	221 d (3) LD	
C-14	26		Park West #2	3751 Gordon Rd., S.W.	221 d (3) LD	
C-15	84		Wheat St. Gardens #2	180 Jackson St. NW	221 d (3) NP	
C-16	108		Wheat St. Gardens #3	180 Jackson St. NW	221 d (3) RS	
C-17	24		La Mancha	2600 Old Hapeville Rd., S.E.	Conv.	
C-18	225		Monticello Apts.	3670 Gordon Rd., S.W.	Conv.	
C-19	16		Apts.	3901 Campbellton Rd.	Conv.	
C-20	62		Duplexes	140 Mt. Zion Rd., S.E.	Conv.	
C-21	58		Apts.	1910 Bixby St.	Conv.	
C-22	76		Villa Court	1051 Beauregard	Conv.	
C-23	76		Apts.	1145 Constitution Ave., S.E.	Conv.	
C-24	128		Peyton Heights	200 Peyton Pl., S.W.	Conv.	
C-25	138		Peyton Place Apts.	2722 Gordon Rd., S.W.	Conv.	
C-26	72		Apts.	50 Mt. Zion Rd., S.E.	Conv.	
C-27	56		Apts. (#2 at location)	50 Mt. Zion Rd., S.E.	Conv.	
C-28	48		Apts.	2113 De Fore Ferry Rd., N.W.	Conv.	
C-29	204		Apts.	1991 DeLowe Dr. SW	Conv.	
C-30	96		Apts.	1991 DeLowe Dr. SW	Conv.	
C-31	80		Apts.	2390 Palmour Dr., N.E.	Conv.	
C-32	92		Apts.	2400 Campbellton Rd., S.W.	Conv.	
C-33	56		Stone Hinge Apts.	12 Mi. South of City on S. X-way	Conv.	
C-34	54		3136 Gordon Rd.	3136 Gordon Rd., S.W.	Conv.	
C-35	76		Collier Woods & 1000 Collier Rd.	Collier Rd., N.W.	Conv.	
C-36	132		Bankhead Project	Bankhead and Maynard	Turnkey	
TOTAL	5 099	20.254				

Item no.	No. Units		Designation	Location	Program	Page
	New	Existing				
<u>Units Under Construction</u>						
UC-1	234		Single Family (under \$15,000)	scattered	221 d (2) & Conv.	9
UC-2	2		Duplexes (under \$12,000 per unit)	491 Hopkins St. SW	Conv.	9
UC-3	30		Small Apartments	scattered		9
UC-4	368		Bankhead Project	Bankhead near Maynard Dr.	Turnkey	10
UC-5	350		Thomasville U. R.	Thomasville	PH	10
UC-6	202		Hollywood Rd. Project	1580 Hollywood Rd.	Turnkey	10
UC-7	220		Gilbert Gardens	Gilbert Rd. at Flynn	Turnkey	10
UC-8	175		Leila Valley Apts.	Prison Creek and Leila Lane	Turnkey	10
UC-9	60		Duplexes	284 Linden Avenue	Conv.	11
UC-10	200		London Towne Houses	3242 Cushman Cir. SW	221 d (3) Co-op.	11
UC-11	250		Rockdale Park Sec. 1	1660 Johnson Rd.	221 d (3)	11
UC-12	75		Rockdale Park Sec. 2	1660 Johnson Rd.	221 d (3)	11
UC-13	120		Central Methodist Gardens #1	E. side Fairburn Rd., N. of Sewell Rd.	221 d (3)	12
UC-14	120		Central Methodist Gardens #2	E. side Fairburn Rd., N. of Sewell Rd.	221 d (3)	12
UC-15	208		Allen Temple #3	3175 Gordon Rd. S.W.	221 d (3)	12
UC-16	180		Etheridge Park Apartments	Off Etheridge Dr. NW	221 d (3)	12
UC-17	100		Gun Club Apartments	1033 Hollywood Rd. N. W.	221 d (3)	13
UC-18	241		Calvin Court	479 E. Paces Ferry Rd., N.E.	202	13
UC-19	64		Martin Manor	2950 Gordon Rd., S.W.	221 d (3)	13
UC-20	208		Friendship Center	99 Northside Dr. SW	221 d (3)	13
UC-21	30		Chamberlain Realty	419 Chamberlain St. SE	221 d (3)	13
UC-22	96		Apts.	2891 Springdale	Conv.	14
UC-23	40		Deerwood	2905 3rd Ave. SW	Conv.	14
UC-24	40		Apts.	1514 Northwest Dr.	Conv.	14
UC-25	45		Apts.	3379 Stone Rd. SW	Conv.	14
UC-26	64		Apts.	1073 Hollywood Rd. NW	Conv.	14
UC-27	92		Apts.	1090 Hollywood Rd., N.W.	Conv.	14
UC-28	100		Paradise Apts.	Hollywood Rd. NW	Conv.	14
UC-29	132		Gordon Rd. Extension Apts.	3804 Gordon Rd. SW	Conv.	14
UC-30	160		Apts.	954 Hightower Rd., N.W.	Conv.	14
UC-31	163		Flipper Temple Homes	2479 Abner Pl. NW	221 d (3)	15
UC-32	96		Apts.	3350 Mt. Gilead Pl. SW	Conv.	15
UC-33	36		Apts.	2825 Waters Rd. SW	Conv.	15
UC-34	72		Apts.	3000 Continental Colony Parkway SW	Conv.	15
UC-35	130		Apts.	62 Harwell Rd. NW	Conv.	15
UC-36	52		Apts.	2786 Old Hapeville Rd., S.E.	Conv.	15
UC-37	206		Apts.	2971 Macon Dr. SW	Conv.	15
UC-38	294		Apts.	505 Englewood SE	Conv.	15

Item no.	No. Units		Designation	Location	Program	Page
	New	Existing				
UC-39	88		Apts.	Hollywood Rd. NW	Conv.	16
UC-40	22		Apts.	87 Harwell Rd. NW	Conv.	16
UC-41	34		Apts.	1660 Stanton Rd. SW	Conv.	16
UC-42	28		Apts.	3669 Gordon Road	Conv.	16
UC-43	34		Apts.	3301 North Camp Creek Parkway SW	Conv.	16
UC-44	36		Apts.	1867 Myrtle Dr.	Conv.	16
UC-45	32		Apts.	1930 Honeysuckle Lane SW	Conv.	16
UC-46	56		Apts.	3144 Gordon Rd. SW	Conv.	16
UC-47	375		Apts.	580 Northside Cir.	Conv.	16
UC-48	32		Apts.	390 West Lake Dr.	Conv.	16
UC-49	76		Apts.	1935 Allison Ct. SW	Conv.	17
UC-50	40		Apts.	901 Bolton Rd., N.W.	Conv.	17
UC-51	216		Butler St. YMCA Project	1562 Hollywood Road, N.W.	221 d (3)	17
UC-52	800		East Lake Golf Course #2	N. of Glenwood Ave.	Turnkey	18
	<u>7,166</u>					

Units in Planning

IP-1	100		Rockdale Park Town Houses #3	1660 Johnson Rd., N. W.	221 d (3)	19
IP-2	162		Etheridge Park #2	Off Etheridge Dr. NW	FHA 221 d (3)	19
IP-3	(Did Not Materialize)		Holiday Park Town Houses	Rockdale U. R. Project	221 d (3)	19
IP-4	192		Martin Luther King Village	Between Capitol Homes & I-20	221 d (3)	19
IP-5	20		Thomasville U. R. Single Family	Thomasville U. R. Project	221 d (3)	19
IP-6	300		Asbury Hills Nursing Home	Gammon Theological Seminary Site	202,232, Hill & Burton Act	20
IP-7	402		Wildwood Park Town Houses	Fairburn Rd. (west side)	221 d Co-op	20
IP-8			Thomasville U. R. Single Family (Nat.Homes)	Thomasville U. R. Project	221 d (2)	20
IP-9	196		Central Methodist Elderly	E.side Fairburn Rd. SW.N. of Sewell Rd.	240	20
IP-10	48		Apts.	N.side Gordon Rd. SW of Adamsville Dr.	Conv.	21
IP-11	450		Apts.	Browntown Rd.	Turnkey	21
IP-12	(Deleted; now UC-51)					21
IP-13	160		Jonesboro Rd. Project	Jonesboro Rd. SE, S. of McWilliams Rd.	Turnkey	21
IP-14	353		Bedford-Pine	North Ave. & Linden	PH	22
IP-15	22		Apts.	290 Springdale Rd.	Conv.	22
IP-16	40		Apts.	Brownlee Rd. S.W.	Conv.	22
IP-17	600		Federal Honor Farm #1	McDonough Boulevard, S.E.		22
IP-18	32		Westlake Manor	westlake Ave. NW	221 d (3)	23
IP-19	(Deleted; now UC-52)					23
IP-20	72		C. C. Thornton Apts.	S.side Gordon Rd. East of Lynhurst	Conv.	23
IP-21	8		Apts.	W.side Harwell Rd. 900' N. of Gordon Rd.	Conv.	23

Item No.	No. Units		Designation	Location	Program	Page
	New	Existing				
IP-22	124		Apts.	West side of Harwell Rd. LL237, 14 Dist.	Conv.	21
IP-23	8		Apts.	R. of property on Gordon Rd. LL14	Conv.	21
IP-24	330		Pope & Carter Project	14th Dist. F. Co.		23
IP-25	60		Apts.	Bolton Rd. Near Harvill	235	23
IP-26	72		Apts.	Center St. NW	Conv.	23
IP-27	56		Apts.	Waters Rd. & Cleveland Ave.	Conv.	23
IP-28	120		Boulder Park Town Houses	Watts Rd. NW off Northwest Dr.	Conv.	23
IP-29	204		Brandy Wine Town Houses	Boulder Park Dr., W. of Brownlee Rd.	Conv.	24
IP-30	200		Apts.	Mt. Zion Rd.	Conv.	24
IP-31	250		Apts.	Mildred Pl. & Wood St.	221 d (3)	24
IP-32	102		Forest Park Cooperative Town Houses	Melvin Dr. SW	221 d (3)	24
IP-33	162		Lakeside North Apts.	Forest Park	221 d (3)	24
IP-34		6	Vanguard Housing Corp.	Roswell Rd.	207	24
IP-35	60		Gilbert Square	Lyndwood Park	221 (h)	24
IP-36	128		Martin Luther King, Sr. Nursing Center		236	25
IP-37	250		Apts.	Auburn Ave.	202	25
IP-38	100		Apts.	North Ave. & Techwood	PH (Eld.)	25
IP-39	98		Apts.	Pittman-Hilliard St.	PH (Eld.)	25
IP-40	324		Wellswood Apts.	Bedford Pl. & Linden	PH	25
IP-41	270		Apts.	W. of Boulevard, S. of Englewood, S.E	PH	25
TOTAL	7,050			Campbellton Rd., 1000' E. of Kimberly Road	Conv.	25

Units Being Considered

BC-1	26		Thomasville U. R. Single Family	Thomasville U. R. Project	221 d(2) or Conv.	26
BC-2	150		Apts.	E. of Gun Club Rd., S. of Alvin Dr.		26
BC-3	50		West End U. R., S. side Westview SW	Between Dargan Pl. & Holderness	221 d (3) LD	26
BC-4		36	Seminole Court (Rehabs)	Near N. Highland & North Ave.	T. K. Rehab.	26
BC-5	80		Apts.	Harwell Rd. at Oakcliff NW	221 d (3)	26
BC-6	500		Boulder Park Single Family	Off Boulder Park Drive, S.W.	Turnkey & Conv.	26
BC-7	16		Apts.	W. side Gilbert Rd. at Clayton Co.	Conv.	27
BC-8	20		Apts.	Fairburn Rd. & Bakers Ferry		27
BC-9	152		Apts.	Queen Mill Rd., Cobb County	T. K. or 221 d (3)	27
BC-10	750		Old National Homes Property	Proctor Creek & Gun Club Rd.	T. K. or 221 d (3)	27
BC-11	102		Apts.	Fairburn & Gordon	221 d (3)	27
BC-12	206		Apts.	Jonesboro & Macedonia	T. K.	27
BC-13	110		Apts.	Greendale Dr. SE	T. K. or 221 d (3)	27
BC-14	350		Apts.	Jonesboro Rd., NE of Hutchins Rd., SE	Turnkey	28
BC-15	300		Mobile Homes	S. side Perry Blvd. NW	235	28

Item no.	No. Units		Designation	Location	Program	Page
	New	Existing				
BC-16			Apts.	Gordon Rd. near Lynhurst Dr. (SE corner)		2
BC-17	60		Apts.	Center St. near Hill St. (NW corner)	236	28
BC-18	500		Cascade Harbin Rd. Project	E. of Harbin Road, S. of Cascade		28
BC-19			Apts.	Mildred Pl. off Bankhead		28
BC-20			Harbin Rd.	1894 Harbin Rd. & Dodson Dr.		28
BC-21			Apts.	318 Holderness SW		28
BC-22			Westshire Pl.	1074, 114, 1068 Westshire Pl.		29
BC-23			Apts.	Wood St. (Sumlin St.) off Bankhead		29
BC-24			Forrest Park Rd.	3775 Forrest Park Road		29
BC-25	200		Apts.	S. X-way South of Vocational School		29
BC-26			Apts.	Carroll Rd. & Harvill, N.W.		29
	<u>3,572</u>	<u>36</u>				

Units which Did Not Materialize

DNM 1-24	21,032	Apts.		Shown in Summary Report of May 15, 1969		30
DNM-25	45	Apts.		3379 Stone Rd., S.W.		30
DNM-26	550	Apts.		Near 7th Day Adv. Prop. Kimberly Rd.	235 PH & T. K.	30
DNM-27	150	Apts.		N. End Adams Ave.		30
DNM-28	52	Apts.		(Park West) 3751 Gordon Rd.	221 d (3)	30
DNM-29		LL204	14th Dist. F. Co.	Hartramd Prop.	221 d (3) Co-op	30
DNM-30	150	Apts.		Adeline Ave.		
TOTAL	21,979					

Units which Did Not Qualify

DNQ-1	192	Jade East Apts.		914 Collier Rd.	Conv.	31
DNQ-2	80	1890 House Apartments		1895 Plaza Lane	Conv.	31
DNQ-3	250	Apts.		1185 Collier Rd.	Conv.	31
DNQ-4	220	Apts.		3901 Campbellton Rd.	Conv.	31
DNQ-5	108	Apts.		2950 Springdale Rd. SW	Conv.	31
DNQ-6	56	La Mancha		2600 Old Hapeville Rd.	Conv.	31
DNQ-7	48	Apts.		330 Brownlee Rd.	Conv.	31
DNQ-8	158	Happy Haven Nursing Home		1875 Anderson St.	232	31
DNQ-9	134	Savannah Square		1101 Collier Rd.	Conv.	31
TOTAL	1,246					

LEGEND:

C	1-36 Completed	5,099	Units
UC	1-52 Under Construction	7,166	"
IP	1-41 In Planning	7,050	"
LP	Under Leasing Program	1,015	"
	TOTAL IN SIGHT	20,330	"
BC	1-26 Being Considered		
DNM	1-30 Did Not Materialize		
DNQ	1-9 Did Not Qualify on Rentals		

HOUSING RESOURCES COMMITTEE

DATE Aug. 15, 1969

An Inventory of
 LOW AND MEDIUM INCOME HOUSING IN ATLANTA
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment	
	New	Exist				1	2	3	1	2	3				
C-1A	964		Small Apts.	scattered	Conv. & FHA									Permits under \$10,000 per unit	Units carried (594 & 90) = 684 are shown on previous reports
	684		units carried forward from previous report												
	12		520 Park Ave. S. E., \$66,000, owner-Park Apts. Inc.												
	11		1152 Sells Ave. SW, \$47,300, owner- Parzan & Assoc.												
	19		166 Anderson Ave., \$85,000, owner-Roy-Jo Co. builder- Roy Jo												
	32		2075 Spink St. NW, \$180,000, owner W. O. Stone, builder Don Fraser												
	6		383 Holderness, \$24,000, owner- Roy Jones												
	4		2085 Gordon Rd, \$20,000, owner- Dr. W. B. Shropshire												
	4		1135 Sells Ave., \$20,000, owner- C. C. Thornton												
	2		500 Northside Cr. NW, Permit Dec. 1968 \$10,000, owner- Townsend & Ghegan												
	20		294 Penelope Dr. NW, Permit Dec. '68 \$ 90,000, owner- Albert Zeder												
	29		2175 Lenox Rd., Permit Sept. '67 \$203,000, owner- Carl Dziejewskie & R. Pichuak												
	30		3445 Roswell Rd., Permit Oct. '67 \$150,000, owner- E. W. Pervis												
	18		3151 Simpson Rd., Permit Oct. '67 \$60,000, owner-J. Atkinson												
	17		1580 Dixie St. SE, Permit Oct. '67 \$68,000, owner- Kenneth Johnson												
	7		268 8th St. SW, Permit Oct. '67 \$32,000, owner J. Hugh Combs, builder Bernard Kaplan												
	4		216 Doane St SW, Permit Nov. '67 \$16,000, owner Rev. W. J. Wynn, builder- W. J. Wynn												
	4		431 Holderness St. SW, Permit Jan. '67 \$18,000, owner- C. C. Thornton												
	20		2585 Beeler Dr. SW, Permit Mar. '68, \$90,000, owner- H. L. Allford & J. M. Sellers												
	20		38 Fairburn Rd., Permit July '68, \$100,000, owner- Albert Zeder												
	4		1152 Grenwich St. SW, Permit July '68 \$20,000, owner-J. T. Williams												
	9		2229 Forest Hills Ave. SW, Permit \$15,000, owner-Robert A. Young, builder- Robert A. Young												
	4		1156 Greenwich, Permit Aug. '68 \$19,000, owner- Roy Jones, builder- Roy Jones												
	4		371 Lanier St., Permit Nov. '68 \$10,000, owner Murray Hollis												
	964		As of Aug. 15, 1969												

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment	
	New	Exist				1	2	3	1	2	3				
C-3		1,015	Lease Agreement	scattered	Conv.										Leased housing under H. A. H. A. has authorization for 15 additional units.
		48	1494 Memorial Dr.												
		27	Vinara St.												
		18	443 Dorgan Pl. SW												
		119	Amanda Gardens												
		19	851 Park St.												
		60	3787 Gordon Rd. (Suburban Cts.)												
		352	Lakewood Village												
		372	1765 Pryor Rd. (La Villa Apts.)												
		1,015													
C-4		18,644	Rehabilitation Housing Code	scattered	H. C. enforcement										This figure rep. 75% of 22,550 Units Rehabilitated through the housing code division. These do not increase the overall supply of housing but do increase the supply of standard housing. These were reporting by the housing code as repaired (rehabilitated). This figure includes units found in compliance on original inspection. It is estimated that 75% or 18,644 of these units have been brought into compliance through actual rehabilitation.

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	New	Exist				1	2	3	1	2	3			
C-5		540	Rehabilitation Housing Authority	scattered	Urban Renewal									Rehabilitation completed by H. A.
				May-Aug.	Total									
			West End	50	465									
			Bedford-Pine	22	35									
			Model Cities	33	40									
					540									
C-6		30	Rehabilitation conventional	scattered	Conv. Rehab.									Enterprise Corp., 130 Piedmont NE, is interested in buying dilapidated low cost structures and rehabilitating them. Proprietor G. S. Hart has rehabilitated 30 units.
C-7		5	CACUR project	Linwood Park	221 (h)									
C-8	140		Perry Homes Extension	1730 Kerry Dr. NW	P. H.			78			Completed 3-27-69	\$2,238,900		Large units 3-5 bedrooms. See Public Housing Summary. Builder H. L. Coble Const. Co.
C-9	650		Mc Daniel St. Public Housing	McDaniel St. off I-20	P. H.						Completed 11-1-69	\$14,500 per unit		Public Housing.
C-10	373		Allen Temple	Gordon Rd. & Harwell	221 d (3)						Completed Nov. 1967	\$ 11,566 per unit		Manager- Williamson & Co. Legal- McCredy Johnston Builder- Bush Const. Co. off McDaniel St.
			#1				100	50		65	75			
			#2				142	80		68	80			
C-11	96		College Plaza	1017 Westview Dr.	221 d (3) LD		96			76		Completed 9-16-68	\$792,930- 3 Bldg. \$8,255 per unit	Legal- Fisher Builder- Randen Const. Co.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-12	100		Park West Apts #1	Gordon and Bolton Rd. S.W.	221 d (3) LD		84	12		72	83	Completed 8-1-68	\$700,000 (FHA \$900,000)	6.3 acres @ 15.9 units per acre Legal- Lewis Cenker Owner- Park West Co. Builder- Developers Service Co.
C-13	108		Gartrell Court	Younge St. (Butler St. UR)	221 d (3) 55018 LD-PR	24	56	28	76	85	98	Completed 1-1-69	\$980,300; \$793,000	Rent includes all utilities Sponsors- Saporta & Russell Owner & Bldr.- Gartrell Court Assn.
C-14	26		Park West Apts #2	3751 Gordon Rd. S.W.	221 d (3) LD		20	6		84	96	Completed 10-1-68	\$185,000 (FHA \$247,900)	
C-15	84		Wheat St. Gardens #2	180 Jackson St. NW	221 d (3) FHA NP-R 55023	48		36	79		98	Completed 4-24-69	\$10,912/U (\$916,600 FHA) (Permit \$720,975)	Reduced- Had difficulty with tax structure Legal- Lewis Cenker Builder- Ranger Const. Co. Finance- Life of Georgia
C-16	108		Wheat St. Gardens #3	180 Jackson St. NW	221 d (3) 35001-NP-SUP-R R. S.			108			140	Completed 4-1-69	\$12,500/U (FHA \$1,350,000) Permit \$1,037,408	FHA rent supplement \$960/unit per year Manager- Williamson & Co.
C-17	24		La Mancha	2600 Old Hapeville Rd. S.E.	Conv.	24	56		145	165			\$540,000	Under the revised standards (rentals) only the 24 1-bedroom units qualified. 56 2-bedroom units were disqualified.

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	New	Exist				1	2	3	1	2	3			
C-18	225		Monticello Apts.	3670 Gordon Rd. S.W.	Conv.	50	154	21	85	100	125			
C-19	*16		Apts.	3901 Campbellton Rd. S.W.	Conv.	24	196	* 16	145		205	Completed Apr. '69	\$2,000,000	* Only 16 units of 236 qualified (on rentals) Builder- Victor D. Masilia Owner- Green Briar Village (A second group under construction (117 units) did not qualify.)
C-20	62		Duplexes	140 Mt. Zion Rd. S. E.	Conv.		62				138		\$310,000	Owner- Day Realty Assn. Inc. 2-Bedroom Duplexes
C-21	58		Apts.	1910 Bixby St.	Conv.						108	119	Completed 4-24-69	Constructed for leasing as Public Housing. Owner- Thomas Reeves
C-22	76		Villa Court	1051 Beauregard Ave.	Conv.	32	44		*	**			Completed Aug. '68	\$380,000 *1-bedroom unfurnished-\$109.50 " furnished-\$134.50 **2-bedroom unfurnished-\$124.50 " furnished-\$144.50 Builder- Piedmont Eng. & Construction Co. Owner- Polar Rock Devel. Corp.
C-23	76		Apts.	1145 Constitution Rd. SE	Conv.				99	119				\$400,000 Builder- Polar Rock Development Corp. Management- Aycock Realty Co.
C-24	128		Peyton Heights	200 Peyton Pl. S.W.	Conv.		120				122		Completed 3-20-69	\$576,000 Management- Romm Enterprises includes central air and heat; wall to wall carpet. Owner- Peyton Pl. Apts.

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	New	Exist				1	2	3	1	2	3			
C-25	138		Peyton Pl. Apts.	2722 Gordon Rd S. W.	Conv.		56	82					\$828,000	Romm Enterprises Town Houses
C-26	72		Apts.	50 Mt. Zion Rd. S.E.	Conv.							Completed Feb. '69	\$350,000	Owner- Dewey Kelley
C-27	56		Apts. (#2 at location)	50 Mt. Zion Rd. S.E.	Conv.							Completed Feb. '69	\$280,000	Owner- Dewey Kelley
C-28	48		Apts.	2113 De Fore Ferry Rd. N.W.	Conv.							Completed 4-24-69	\$300,000	Owner- B. S. Ivey Builder- B. L. I. Constructio Department
C-29	204		Apts.	1991 DeLowe Dr. SW	Conv.							Completed 2-22-69	\$750,000; \$270,000	Owner- Naples Co.
C-30	96		Apts.	1991 DeLowe Dr. SW	Conv.							Completed Feb. '69	\$528,000	Owner- Naples Co.
C-31	80		Apts.	2390 Palmour Dr. N.E.	Conv.							Completed 2-20-69	\$440,000	Owner- Fagan Burson, & Dougal
C-32	92		Apts.	2400 Campbellton Rd. S.W.	Conv.							Completed 5-12-69	\$552,000	Owner- Kermit Warren
C-33	56		Stone Hinge Apts.	12 Mi. South of City on S. X-way	Conv.							Completed Aug. '68	\$621,000	Owner- Sam Kellet Et. al. 800 sq. ft. 2-bed room units; air conditioning; wall-to-wall carpeting; swimming pool; kindergarten

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	New	Exist				1	2	3	1	2	3			
UC-4	500		Bankhead Project	Bankhead near Maynard Dr.	Turnkey								HUD-\$9,998,868 Dev. cost to H.A.-\$9,356,094 Permit-\$5,000,000	Builder- Jack Jones, H. L. Coble Const. Co. Greensboro, N. C. 35 acres south of Bankhead, 10.5 acres north of Bankhead Behind Schedule. HUD requires 25% completion by 9-30. Ground broken 5-27-68 #1, 132 units completed May 1969 (See C-36).
	108 148 112 368			Estimated Completion										
			#2	2-25-69										
			#3	10-25-69										
			#4	4-12-70 (Final completion date)										
UC-5	350		Thomasville U. R.	Thomasville	PH	40	120	80				Jan. 18, 1970 Estimated completion	\$14,500 per unit	Contract granted 7-1-68 Broke ground 7-17-68
UC-6	202		Hollywood Rd. Project	1580 Hollywood Rd S.W	Turnkey		196					8-31-69 Estimated completion	Permit-\$2,500,000	Owner- Claridge Towners Inc. Builder- Whiting-Turner Const Contract signed 4-19-68 Broke ground 5-9-68
UC-7	220		Gilbert Gardens	Gilbert Rd. at Flynn	Turnkey							Spring '69 Estimated Completion		20 acre site--11 units/acre HUD Approval- 5-5-68 Contract signed 9-7-68. Ground broken 1-19-68 Contact- Bill Woodward of Adams-Cates Builder- Whiting Turner Developer- Claridge Towners
UC-8	175		Leila Valley Apts.	Prison Creek and Leila Lane	Turnkey									Contract signed 1-13-69

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	New	Exist				1	2	3	1	2	3			
UC-9	60		Duplexes	284 Linden Ave.	Conv.								\$415,000	Duplexes (Temporary relocation housing) Builder- Armour Homes Owner- Atlanta Housing Authority
UC-10	200		London Towne Houses	3242 Cushman Cir. SW	221 d(3) Co-op	8	61	122	63	69	84	Estimated completion per unit Jan. '80	\$14,078	Sponsor-FCH, same people who developed Eastwyck Down payment-\$135 \$10 Appl. fee Purchase price includes tax, insurance, and outside maintainance 4-Bedroom town houses Builder- Diamond & Kaye *Mortgage interest 43% *Real estate taxes 16% Mortgage principle 19% Maintainance 12% Reserve funds 5% Administration 5% Profit 0% <u>100%</u> *Tax Deductible Being occupied as of Aug. '69
	36		FHA Allotment \$486,500	Complete as of May 1	FHA No. 55019-Man.				Permit \$216,000					
	48		\$661,000	99%	55020-Man.				\$287,300					
	48		\$745,700	94%	55021-Man.				\$302,300					
	68		\$923,000	68%	55022-Man.				\$405,100					
	<u>200</u>													
UC-11	250		Rockdale Park Sec. 1	1660 Johnson Rd.	55038-LDC 221 d (3)								FHA-\$2,581,000 Permit-\$200,000	Contract 12-20-68 Construction started 1-13-69 Part of 1400 units David L. Rosen Const.
UC-12	75		Rockdale Park Sec. 2	1660 Johnson Rd.	55054-LDC+R 221 d (3)								Permit-\$801,400	Contract awarded to David L. Rosen Const. Four years construction. Further applications to FHA being processed.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
UC-13	120		Central Methodist Gardens #1	E. side Fairburn Rd., north of Sewell Rd.	55053-BS 221 d (3)								\$1,368,000	Part of 558 unit project Promotor-C. C. Thornton Sponsor-Central Meth. Church (Rev. A. S. Dickerson-pastor) Arch.-Heery & Heery Owner-Urban Systems Development Corp. C. A. Subsidiary of Westinghouse Construction started 1-9-69
UC-14	120		Central Methodist Gardens #2	E. side Fairburn Rd., north of Sewell Rd.	55070-BS 221 d (3)								\$1,419,500	Part of project UC-13 Started 5-2-69
UC-15	208		Allen Temple #3	3175 Gordon Rd. S.W.	55024-NP 221 d (3)					89	100		Permit-\$1,950,000 FHA-\$2,405,700 \$11,566/unit	Legal-McCready Johnston 72% completed 5-1-69 Builder-DeSoto Const. Co. Owner-Allen Temple Dev. Corp. Manager- Williamson & Co.
UC-16	180		Etheridge Park Apartments	off Etheridge Dr. NW	55042 LDI 221 d (3)	38	244		65	75			\$1,830,400	Density 15 units/acre Sponsor- I. Saporta Rent includes all utilities Second part of construction to contain 162 units; first part approved for air-conditioning. Construction started 3-10-69

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	New	Exist				1	2	3	1	2	3			
UC-17	100		Gun Club Apts.	1033 Hollywood Rd. S.W.	55030-LDC 221 d (3)							Estimated completion 10-15-69	\$940,000	20 A. Res.; Additional 140 units expected later Sponsor-Joe Anderson, Roy D. Warren Builder-Gartrell Const. Co. Owner-Hollywood West Corp.
UC-18	241		Calvin Court	479 E., Paces Ferry Rd. N.E.	202								\$2,200,000	Apts. for elderly Owner-Atlanta Area Presbyterian Home Builder-ABCO Const. Co. Construction started-7-1-68
UC-19	64		Martin Manor	2950 Gordon Rd. S.W.	55058-LDP 221 d (3)								\$478,000- Permit FHA- \$704,000	Permit issued-1-6-69 Owners-H. J. Russell and Drs. G. Howard & E. J. Howard
UC-20	208		Friendship Center	99 Northside Dr. SW	55037-NP-R 221 d (3)	34	95	30	87	101	115	Estimated completion 8-31-69	Permit-\$1,564,000 FHA-\$2,250,000	Owner-Friendship Center Builder-Roger Const. Co. Sponsor-Friendship Baptist Church Ground broken 5-9-69 To include central air-conditioning; 72% completed 5-1-69
UC-21	30		Chamberlain Realty	419 Chamberlain St. SE	55015-LD-R 221 d (3)		30				90		Permit-\$252,489 FHA-\$306,400	Legal-Fisher & Phillips Builder-Frontier Const. Owner-Chamberlain Realty

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	New	Exist				1	2	3	1	2	3			
UC-22	96		Apts.	2891 Springdale	Conv.	56	40							
UC-23	40		Deerwood	2905 3rd Ave. SW	Conv.	4	24						\$270,000	Owner-Security Development & Inv. Corp. Rental rates not set yet; will probably qualify.
UC-24	40		Apts.	1514 Northwest Dr.	Conv.								\$235,000	Permit issued 4-16-69 Owner-Leon C. Harwell
UC-25	45		Apts.	3379 Stone Rd.	Conv.								\$400,000	Permit issued 4-69 Owner-Reaves, Edwards, Edwards
UC-26	64		Apts.	1073 Hollywood Rd. NW	Conv.		64			85			\$285,000	Permit issued-12-67 Owner-Melvin Warstraw Does not include utilities
UC-27	92		Apts.	1090 Hollywood Rd. N.W.	Conv.								\$393,000	Permit issued-10-67 Owner-Parzen & Assoc. Has permit but not building as of Aug.; money problems
UC-28	100		Paradise Apts.	Hollywood Rd. NW	Conv.	20	48	32	65	78	95			Builder-Wall Harris Owner-H. Russell & M. Burch
UC-29	132		Gordon Rd. Extension Apts	3804 Gordon Rd. SW	Conv.								\$875,000	Permit issued- 2-69 Owner-Shoco Inc.
UC-30	160		Apts.	954 Hightower Rd.	Conv.								\$900,000	Owner-Albert Zeder

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	New	Exist				1	2	3	1	2	3			
UC-31	163		Flipper Temple Homes	2479 Abner Pl. NW	55052-NP 221 d (3)								FHA- \$1,712,000 Permit- \$1,219,716	Flipper Temple owner & sponsor Rev. Julius Williams Builder-Torch Const. Promoter & Architect- I. Saporta Construction started 4-28-69
UC-32	96		Apts.	3350 Mt. Gilead Pl. SW	Conv.							Permitted 4-69	\$600,000	Owner & Builder-Mills Robertson
UC-33	36		Apts.	2825 Waters Rd. SW	Conv.								\$275,000	Owner-Bob Young Development Corp. Inc. Permit issued- 4-69
UC-34	72		Apts.	3000 Continental Colony Parkway SW	Conv.								\$640,000	Owner-Continental Development Corp.; Permitted 4-69
UC-35	130		Apts.	62 Harwell Rd. NW	Conv.								\$1,017,000	Owner-Sol Gray Manager- B. L. I. Const. Co. 2964 Peachtree Rd.
UC-36	52		Apts.	2786 Old Hapeville Rd. S.E.	Conv.								\$400,000	Owner- Pendley Bros. 1991 DeLowe
UC-37	206		Apts.	2971 Macon Dr. SW	Conv.								\$1,400,000	Owner- Merton Development Corp.
UC-38	294		Apts.	505 Englewood S.E.	Conv.								Permit- \$3,161,610 \$10,753 per unit	Owner-Warner Development Corp Builder-Warner Const.

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	New	Exist				1	2	3	1	2	3			
UC-39	88		Apts.	Hollywood Rd.	Conv.				59	64	74			Owner-Jim Bersch
UC-40	22		Apts.	87 Harwell Rd. NW	Conv.								\$140,000	Owner-S. M. & M. Realty Co.
UC-41	34		Apts.	1660 Stanton Rd. SW	Conv.								\$250,000	Owner-McDonald & Assoc. Permit issued-Feb. '69
UC-42	28		Apts.	3669 Gordon Road S.W.	Conv.								\$150,000	Owner-Jack Storch Permitted 10-18-68
UC-43	34		Apts.	3301 North Camp Creek Parkway SW	Conv.								\$200,000	Owner-Reaves, Trapley & Reaves Permitted-10-4-68
UC-44	36		Apts.	1867 Myrtle Dr.	Conv.								\$180,000	Builder and owner-Dewey P. Kelley Permitted 8-28-68
UC-45	32		Apts.	1930 Honeysuckle Lane S.W.	Conv.								\$300,000	Owner-Fred Schwacmmle Permitted 7-2-68
UC-46	56		Apts.	3144 Gordon Rd. SW	Conv.							Estimated completion Oct. '69	\$340,000	Owner-Knox & Assoc., Inc. Permit issued-2-69
UC-47	375		Apts.	580 Northside Cir.	Conv.								\$2,000,000	Owner-Townsend & Ghehan Permit issued-Dec. '68
UC-48	32		Apts.	390 West Lake Dr.	Conv.								\$242,452	Owner and builder-H. J. Russell Permit issued 5-7-68

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	New	Exist				1	2	3	1	2	3			
IP-1	100		Rockdale Park Town Houses #3	1660 Johnson Rd. N. W	221 d (3) Co-op								FHA \$98,472	Part of potential 1400 units some of which are already under construction. Project to take 4 years for completion. 150 units scheduled in collaboration with the Union Baptist Church & FCH. Commitment of 221 d (3) funds made. Builder-David-Rosen Const.
IP-2	162		Etheridge Park #2	Off Etheridge Dr. NW	FHA 221 d (3)									Part 2 of UC-16
IP-3			Holiday Park Town Houses	Rockdale U. R. Project	221 d (3) 55038-LDC								\$1,200,000	Did Not Materialize
IP-4	192		Martin Luther King Village	Between Capitol Homes and I-20	221 d (3) 55056-NP-SUP-R								\$3,134,861	Sponsored by Ebenezer Baptist Church Permitted 3-28-69; Second Feasibility letter issued 3-28-69
IP-5	20		Thomasville U. R. Single Family	Thomasville U. R. Project	221 d (2) 44015-LDC									Single family homes (other than National Homes) to be built in Thomasville U. R. area. Vacant lots still not built on.

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	New	Exist				1	2	3	1	2	3			
IP-6	300		Asbury Hills Nursing Home	Gammon Theological Seminary Site	202,232, Hill & Burton Act									Nursing and Elderly; not able to get Hill & Burton Act money-Nursing home deferred has raised \$50,000 of needed \$250,000 Sponsor-Rev. H. H. Backstrom
IP-7	402		Wildwood Park Town Houses	Fairburn Rd. (west side)	221 d Co-op									Sponsor-Mark Palmour Inc. (Bill Gilmore 2335405, Rep.) Builder-Marvin Warner Inc. Cincinnati
	60		FHA No. 44016 Man. \$49,756.67 & \$6,811.		RS Section 236									
	74		44017 Man. \$60,105.67		"									
	44		55059 Man. \$650,000 (Firm 2013 with fee 4-4-69		Section 221 d)									
	56		55060 Man. \$818,500		"									
	60		55061 Man. \$783,000		"									
	44		55062 Man. \$738,000		"									
	64		55071 Man. \$952,774		"									
	402													
IP-8			Thomasville U. R. Single-Family	Thomasville U. R. Project	221 d (2)			41						National Homes Single Family homes in Thomasville U. R. area; Bids let to Cousins May 6, 1968
IP-9	196		Central Methodist Elderly	E. side Fairburn Rd. SW, at N. of Sewell	202									3rd part of 3 part package of 558 U Sponsor-C. C. Thornton Builder-Central Methodist Church Architect-Heery & Heery

DATE Aug. 15, 1969

An Inventory of
 LOW AND MEDIUM INCOME HOUSING IN ATLANTA
 Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
IP-10	48		Apts.	^{N. side} Gordon Rd. SW of Adamsville Dr.	Conv.									3 1/2 A Sponsor-C. C. Thornton
IP-11	450		Apts.	Browntown Rd.	Turnkey									51A. site Zon. M-1. Whiting-Turner has option. Approved by HA & HUD; Plan. Bd. recommended favorable action; Zon. Com. denied unanimously 8-1; Bd. Ald. denied 8-21-67. Plan Dept. sponsored reopening the proposed rezoning. Zon. Com. agreed Nov. 9 to permit project to be reintroduced. Plan. Bd. favorable recommendation Nov. 15, 1967. Zon. Com. reconsidered & deferred to 7-1-68. Final action by Zon. Com.; not yet requested; have been waiting to determine outcome of Sch. Bond issue, which was voted favorably Nov. 5, 1968.
IP-12	Now	UC 51.												
IP-13	160		Jonesboro Rd. Project	Jonesboro Rd. SE S. of McWilliams Rd.	T. K.	20	19	54					\$20,500 down to \$19,250 per unit	Application complete; 15 A Architect-Charles E. McCard Tenative approval from HUD & AHA. Builder-Evans & Leopold IP-13 is waiting for HUD & AHA. Has extension on loan commitment and is absorbing interest costs.

HOUSING RESOURCES COMMITTEE

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DATE Aug. 15, 1969

An Inventory of
 LOW AND MEDIUM INCOME HOUSING IN ATLANTA
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
IP-14	353		Bedford-Pine	North Ave. & Linden	P. H.									Developmental program not being finalized by Sheetz & Bradfield. Planned 149 elderly out of total 353.
IP-15	22		Apts.	290 Springdale Rd.	Conv.									17 A. Awaiting zoning.
IP-16	40		Apts.	Brownlee Rd. SW	Conv.									Held up by zoning. Neighborhood opposition.
IP-17	600		Federal Honor Farm #1	McDonough Blvd. SE										For breakdown on type housing see bid from National Homes. Part of Community Unit Plan on 95 acre tract. Federal participation and allocation announced Dec. 12. Board of Aldermen agreed to accept and develop as part of the Thomasville Urban Renewal project on 5-6-68. Bid accepted from National Homes Corp. for 600 units at a cost of \$8.7 million. Housing Authority advertised for contract bids July 14 for construction of roads and utility services. As of June 69 it is estimated that this phase will be completed in Spring of 1970. Allowing two years for actual construction of the homes the project should be completed in Spring or Summer of 1972. Builder-National Homes Corp.

HOUSING RESOURCES COMMITTEE

DATE Aug. 15, 1969

An Inventory of
LOW AND MEDIUM INCOME HOUSING IN ATLANTA
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
IP-18	32		Westlake Manor	Westlake Ave. NW	221 d (3) LD			32			102		\$467,500	FHA committment 3-25-68 Committment withdrawn 9-12-68
IP-19	Deleted. Now UC-52													
IP-20	72		C. C. Thornton Apts.	S. side Gordon Rd. E. of Lynhurst	Conv.									5 A tract.
IP-21	8		Apts.	W. side Harwell Rd. 900' N. of Gordon	Conv.									Owner-Carl Goldstein & Stone $\frac{1}{2}$ A
IP-22	124		Apts.	West side Harwell Rd., SW, 150' N. of Gordon Road LL237, 14th District	Conv.									Special use permit in a C-L District. Applicant-Carl Goldstein & Stone
IP-23	8		Apts.	R. of prop. Gordon Rd. (rear LL 14 14th Dist. F. Co.)	Conv.									Owner-Red Heart Oil Co. Representative-Tom Musgrove
IP-24	330		Pope & Carter Project	Bolton Rd. near Harvill	235									33.6 A; 10 U/A; FCH to sponsor Builder-Pope & Certer
IP-25	60		Apts.	Center St. NW	Conv.									Julius Iteld-Applicant for rezoning Owner-Pearl Reese
IP-26	72		Apts.	Waters Rd. & Cleveland Ave.	Conv.									6.7 A LL 68 14th Dist. F. Co Owner-Mrs. Viola Jackson
IP-27	56		Apts.	Watts Rd. NW off Northwest Dr.	221 d (3) NP									6.5 A Builder-James W. Howard

HOUSING RESOURCES COMMITTEE

DATE Aug. 15, 1969

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
IP-28	120		Boulder Park Town Houses	Boulder Park Dr. & Brownlee Rd.	Conv.	6	48	60						9.6 A; Builder-I. Saporta Owner-Dutch Valley Corp.
IP-29	204		Brandy Wine Town Houses	Mt. Zion Rd.	236									
	60		FHA No. 4401 Man.	Value \$49,079 and \$4,554										
	84		4402 Man.	\$39,235 and \$8,237										
	60		4403 Man.	\$58,003 and \$5,306										
	<u>204</u>													
IP-30	200		Apts.	Mildred Pl. & Wood St.	221 d (3) NP									30 A (25 of these are vacant now) Sponsor-Liberty Baptist Church Promoter-J. T. Bickers
IP-31	250		Apts.	Melvin Dr. SW	221 d (3)									25 A; W. F. Gilmore-Zoning Applicant
IP-32	102		Forrest Park Cooperative Town Houses	Forrest Park	221 d (3)							FHA \$808,900- (58 U) \$636,800- (44 U)		BMIR funds approved. Backlog.
IP-33	162		Lakeside N. Apts.	Roswell Rd.	207									FHA commitment 12-19-69
IP-34		6	Vanguard Housing Corp.	Lyndwood Park	221 H 56010EC							\$72,300		FHA issued funds 11-27-68

HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
BC-1	26		Thomasville U. R. Single Fam.	Thomasville U. R. Project	221 d (2) or Conv.									Uncommitted single family lots in the Thomasville U. R. area. Originally 157 lots; 53 lots sold to National Homes Const. Corp. 19 to National Homes Corp. 39 to National Homes & Cousins; 20 to another builder leaving 26 uncommitted.
BC-2	150		Apts.	East of Gun Club Rd., South of Alvin Dr.										12 A tied to UC-32 Joe Anderson of Roy D. Warren Co.
BC-3	50		West End U. R. S. Side West-view SW	Between Dargan Pl. & Holderness	221 d (3) LD									City owns land. Charles A. Mueller wants to purchase. Jim Richardson (of Johnson, Richardson & Asso.) is also interested.
BC-4		36	Seminole Court (Rehabs)		T. K. Rehab.	32								Turnkey Rehabilitation Efficiencies Ed L. Barnum Realty Co.
BC-5	80		Apts.	Harwell Rd. at Oakcliff NW	221 d (3)									6.5 A; Planned 12.5 U/A Opposed by Ald. Q. V. Williamson Owner-Cenker & Kingloff Passed Zoning Committee-Denied in Bd. Ald.
				Apartment use for the major portion of this site appears more practical than single family, for which area is now zoned.										
BC-6	500		Boulder Park Single Family		Turnkey & Conv.									Single Family homes; 375-Turnkey; 125-Conv.; Has tentative approval by both HUD and AHA

HOUSING RESOURCES COMMITTEE

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An Inventory of
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 Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
BC-7	16		Apts.	W.side Gilbert Rd.	Conv.									1 A; Owners-Keith Elmore & William Merritt
BC-8	20		Apts.	Fairburn Rd. & Bakers Ferry										Promoter-David Berry
BC-9	152		Apts.	Queen Mill Rd.	T. K. or 221 d (3)	76	76							17 A with paved road; Zoned for Apts.; has water and sewer. Contact Jack Hurt Southern Acceptance Corp. (521-3171) Owner-Leanord Hall & Franklin Lee
BC-10	750		Old National Homes Property	Proctor Creek & Gun Club Rd.	T. K. or 221 d (3)									100 A; zoned A1. Promoter-W. R. Cason of Sharp & Boylston
BC-11	102		Apts.	Fairburn & Gordon	221 d (3)									FHA Feasibility letter extended to 7-2-69
BC-12	206		Apts.	Jonesboro & Macedonia	T. K.							\$3,644,000		16 A site zoned A-1 Promoter-Litchfield of Adams-Cates Realty; political resistance
BC-13	110		Apts.	Greendale Dr. SE	T. K. or 221 d (3)									9.72 A. Proposed both Turnkey & FHA Owner-Herman Levin 252-4950 Zoned A-1

HOUSING RESOURCES COMMITTEE

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	New	Exist				1	2	3	1	2	3			
BC-14	350		Apts.	Jonesboro Rd. (NE of Hutchins)	Turnkey									Zoning applicant-J. Martin Rezoned to A-1.
BC-15	300		Mobile Homes	S.side Perry Blvd. NW	235									Apl.-V. Levich (261-7295) Proposal for mobile homes @ \$5,000 to \$6,000; 32 A in 3 parcels
BC-16			Apts.	Gordon Rd. near Lynhurst Dr. (S.E. Corner)										Zoning applicant-Samuel A. Miller; Apl. to rezone from R-3 to A-1 Deferred 6-5-69
BC-17	60		Apts.	Center St. near to Hill St. (N. W corner)	236									Zoning Apl.-I. Saporta Rezoned R-5 to A-1 6-5-69
BC-18	500		Cascade Harbin Rd. Project	E. of Harbin Road S. of Cascade										57 A; Planning Department unfavorable; William L. Moore-Attorney & Builder Moore Development Corp. 515 Rhodes Haverty; Working with AHA
BC-19			Apts.	Mildred Pl. off Bankhead										Rezoned from R-5 to A-1 Promoter - J. T Bickers
BC-20			Harbin Road	1894 Harbin Rd. & Dodson Dr.										Rezoned Residential to A-L
BC-21			Apts.	318 Holderness SW										1.17 A; rezoned R-6 to A-1 July 10, 1969, Builder-Roy Jones; Owner-Howard Crawford

HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
BC-22			Westshire Pl.	1074, 114, 1068 Westshire Pl.										Rezoned R-6 to A-1-C; 7-10-69 Builder-Cohen, J. Black, J. R. McLemore
BC-23			Apts.	Wood St. (Sumlin St.) off Bankhead										Rezoned R-5 to A-1 July 10, 1969
BC-24			Forrest Park Rd.	3775 Forrest Park Rd.										9.9 A 325' x 1010' Builder-R. A. Young Owner-Mrs. Mary B. Gardner Rezoned R-4 to A-1-C
BC-25	200		Apts.	S. X-way South of Vocational School										21 A. off S. X-way Promoter - Nicholas Berryman
BC-26			Apts.	Carroll Rd. & Harvill										33.6 A for sale by Pope & Carter, John Hancock Bldg. 522-9491; Contact-Stanley Ashley or Richard Bell Adj. to Elem. School; Now Zone M-1
TOTAL as of 8-15-69	3,572		Plus estimated 1,000 units additional											

HOUSING RESOURCES COMMITTEE

DATE Aug. 15, 1969

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	New	Exist				1	2	3	1	2	3			
DNQ-1	192		Jade East Apts.	914 Collier Rd.	Conv.	64	128		175	225			\$1,050,000	Includes air-conditioning & utilities. Owner-Jade East Corp.
DNQ-2	80		1890 House Apartments	1895 Plaza Lane	Conv.	32	48		147	163			\$600,000	Utilities paid except electricity. Res. Mgr.-Mr. Arnold 755-6566; Owner-E. M. Keapler
DNQ-3	250		Apts.	1185 Collier Rd.	Conv.	48	160	40	153	170	203		\$1,400,000	Owner & Builder-W. T. Towles 351-2563 W. F. Kilgore, Jr.-owner
DNQ-4	220		Apts.	3901 Campbellton Rd.	Conv.							Completed April '69		16 units (1-bedroom) qualified out of 236 leaving 220 units which did not qualify Owner-Greenbriar Village Builder-Victor D. Masilia
DNQ-5	108		Apts.	2950 Springdale Rd. SW	Conv.	28	48	4	130		185		\$800,000	No utilities Owner-CPR Engineers & Development Co.
DNQ-6	56		La Mancha	2600 Old Hapeville Rd.	Conv.		56		165					Owner-Security Development Corp.
DNQ-7	48		Apts.	330 Brownlee Rd.	Conv.		48				*150		\$400,000	* Rent varies slightly upward Rent does not include electricity; Owner-C. C. Thornton 523-6004
DNQ-8	158		Happy Haven Nursing Home	1875 Anderson St.	232						350 (private) 300 (semi-private) Completed 7-3-68		\$621,100	Nursing home-Rates too costly for low income people- Medicare will partially cover expenses but not as permanent housing.

DATE Aug. 15, 1969

An Inventory of
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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
DNQ-9	134		Savannah Square	1101 Collier Rd	Conv.								\$804,000	Owner-Edwin F. Edwards, Jr.
TOTAL as of 8-15-69	1246													Do Not Qualify (Too high rentals) The program is reaching the stage where completed units may be checked as to rental rates. If they do not qualify as low or moderate income housing because of high rents, then they are listed here--At present we are reevaluating our criteria for inclusion into the program. Until we finish this task, we are excluding from the program units known to rent for in excess of maximum rent established by HUD for the Rent Supplement program.

July 25, 1969

7.
Resources
✓

The Honorable George Romney
Secretary of the United States Department
of Housing and Urban Development
Washington, D. C.

Dear Mr. Secretary:

In November, 1966, we began in Atlanta a concentrated effort to stimulate the development of 16,800 units of low and moderate income housing to provide safe and sanitary shelter for thousands of less fortunate citizens.

This effort, called "The Mayor's Housing Resources Program" was supported by the U. S. Department of Housing and Urban Development, private banks, developers, churches, civic groups and individual citizens at all levels.

This program has produced results. As of this date, 21,013 of the five year goal of 16,800 units have been completed, are under construction, or in planning. The most recent status report is attached for your information.

Within the next few weeks, the single most significant development generated by our programs will be placed under construction. It is the East Lake Meadows turnkey project, which is the largest turnkey public housing development in America with comprehensive community facilities.

Because of the significance of this undertaking and because it embodies so many of the aspects of community housing action which you so magnificently support, all of us in Atlanta - City Hall, the builders, our housing officials, and citizens in general - feel that we want to share the beginning of this project with you.

Secretary Romney

Page Two

July 25, 1969

I have been asked to issue you an official invitation from all of us to inaugurate construction of this most important housing development for poor people. If your schedule will permit you to come to Atlanta in the next few weeks, we shall schedule the ceremonies for your convenience. It would also give us the opportunity to show you some of the operational components of Atlanta's Model Cities program.

Highlights in the development of the East Lake Meadows Project will give you some idea of its importance not only in relation to the solution of urban problems of Atlanta but perhaps in other cities.

The land on which this project is located was once a golf course owned by prominent conservative businessmen in Atlanta. They sold it to the March Company, a private development company, and supported difficult rezoning in an area which had hitherto had no public housing. City officials, local Housing Authority, and the Regional Housing Authority, together with local business people, civic groups, communication media, were all involved. The project includes 300 living units, 150 for elderly, shopping center, community and health facilities, city park, recreation areas and the dedication of school sites. An example of community support involves the four leading banks in Atlanta who formed a consortium to finance the interim construction costs in an effort to assist in the solution of Atlanta's housing problems for its low-income citizens. This development represents the highest type of cooperation among city, business, government interagency planning and implementation - a model community effort.

Your presence here on this occasion, therefore, would serve to give strength to the solution of the many difficult problems we still face in Atlanta and to spotlight one of the landmark public housing developments in America.

Those of us who are faced with the community level problems of leadership are thankful that you are in the crucial position at HUD.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:fy

cc: Mr. Edward Baxter

Finch Alexander Barnes Rothschild & Paschal

Cecil A. Alexander, F.A.I.A.

August 20, 1969

The Honorable Ivan Allen, Jr., Mayor
City of Atlanta
Atlanta, Georgia, 30303

Dear Ivan:

The enclosed letter from Leonard Reinsch is most interesting,
particularly the last paragraph.

I have asked that Bill Bohn serve on the committee as a replacement.

Sincerely,



Cecil A. Alexander

vb



COX BROADCASTING CORPORATION

1601 West Peachtree Street, N. E., Atlanta, Georgia 30309, Telephone 892-3456



J. LEONARD REINSCH, President

August 18, 1969

RECEIVED

AUG 19 1969

FINCH, ALEXANDER, BARNES,
ROTHSCHILD & PASCHAL
ATLANTA, GEORGIA

Mr. Cecil Alexander
Finch, Alexander, Barnes
Rothschild and Paschal
44 Broad Street, N. W.
Atlanta, Georgia 30303

Dear Cecil:

The purpose of this letter is to tender my resignation as a member of the Housing Restudy Panel of the Housing Resources Committee. It is my opinion that my continued affiliation cannot serve any useful purpose and because of this, I should make way for someone who can be more constructive.

Because of my heavy travel schedule and matters of corporate business which have constantly required more attention, I asked William Bohn of our CBC Corporate Staff to participate in Housing Resources Committee activities in my name.

This Mr. Bohn did over a period of almost two years and from what I reviewed worked effectively with Mr. Palmer, Mr. Coleman and other members of the community who were interested in one objective - - that of improving housing for those Atlantans in sub-economic circumstances.

Through their efforts and with the outstanding help of Mr. Johnson and the City Planning Department, a rather comprehensive plan of public housing distribution and construction was developed. I reviewed this plan here at White Columns and WSB Radio and Television did several editorials in support of the concept - - the most important faction of this effort was to develop more public housing quickly for Atlanta's poor.

In 1968 through Al Bows, this gained the support of the Executive Committee of the Atlanta Chamber of Commerce as well as several of Atlanta's significant social action groups.

Mr. Cecil Alexander
Atlanta, Georgia

- 2 -

August 18, 1969

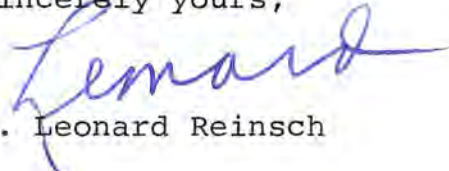
For many reasons, some of which we are all aware, we have not moved far enough fast enough in the public housing area and the above plan is still pretty much on dead center.

I know of the re-organization of the Housing Resources Committee and the Restudy Panel. I have read the minutes of recent meetings, since re-organization, and have passed them on to Mr. Bohn for his information.

We are both of the opinion that Atlanta is dangerously marking time in our need for more public housing. The time for postponing studies and "restudy" has past and I hope we will be able to move forward with conviction soon.

Best personal regards.

Sincerely yours,



J. Leonard Reinsch

JLR:fb

cc: Robert C. Watkins
Clarence Coleman
Charles Palmer

August 5, 1969

Mr. George Sibley Hart
15 Joy Street
Boston, Massachusetts 02114

Dear Mr. Hart:

Your letter of July 23 to Mayor Allen, requesting information on public developments and land development activities, including Public Housing, has been referred to me for reply.

Your scope of proposed operation is too broad to encompass the answers in a single letter such as this.

However, I am enclosing a Summary (May 15) of the status of our low-income housing program. This summary contains a page giving the Public Housing picture of our current accelerated program.

Also enclosed is a copy of the minutes of the Second Annual Meeting of the Housing Resources Committee.

Information on Atlanta's current and rather extensive Urban Renewal Program may be obtained from the City's Redevelopment Agent, the Housing Authority of the City of Atlanta, 824 Hurt Building.

Perhaps you should contact the City Planning Department for general information on shopping centers, apartment complexes, industrial Parks and annexations; and the Building Department for information on Office Buildings.

Also I would suggest you contact Model Cities, J. C. Johnson, Director, 679 Capital Avenue, S. W., for material pertaining to Atlanta's current 3,000 acre Model Cities project.

Hoping that the above information may be of help to you.

Sincerely,

Malcolm D. Jones
Housing Coordinator

Encls: As Listed
cc: Mayor Ivan Allen, Jr. ✓

June 27, 1969

Mr. John W. Gardner, Chairman
The Urban Coalition Action Council.
1819 H Street, N.W.
Washington, D. C. 20006

Dear Mr. Gardner:

Upon receipt of the draft position paper establishing the National Urban Coalition's role in housing, copy attached (Encl. 1), Mayor Allen, referred the paper to the Housing Resources Committee for review and comment.

The paper was first analyzed by the Housing Coordinator and then assigned, along with the analysis, (Encl. 2) to the Business Participation and Finance Panel of this Committee for study and report back to the Housing Resources Committee.

At the June 12 meeting, the Housing Resources Committee as a whole received and unanimously adopted the report of the Business Participation and Finance Panel, which was as follows:

"The Committee accepted Col. Jones' analysis of the draft position paper establishing the National Urban Coalition's role in housing and added the following recommendations:

1. Greater emphasis should be placed on producing single-family or condominium houses for the middle-income Negroes. These to be in the price range of \$20,000.00 to \$30,000.00.
2. The major thrust should be for home ownership rather than rental housing.
3. City Governments should cause the necessary steps to be taken to qualify their citizens, who are not in an Urban Renewal area, for grants and/or loans (Sec. 312) to rehabilitate houses that are now below code requirements, and where the owners have insufficient resources to make the necessary repairs.

Mr. John W. Gardner
June 27, 1969
Page Two

4. That the FHA be urged to approve air-conditioning in both new and rehabilitated housing where it can be included within the maximum loan allowed.
5. That the FHA be urged to encourage the use of row-type housing such as garden-type, condominium houses, patio houses, etc.

I hope that this endorsement may be of assistance to you.

Sincerely,

Cecil A. Alexander, Chairman
Housing Resources Committee

CAA/mc

cc: Mayor Ivan Allen, Jr. ✓
Mr. Dan E. Sweat, Jr.

CITY OF ATLANTA



HRC

HOUSING RESOURCES COMMITTEE

May 30, 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

Dear Members, Housing Resources Committee; and
Low-income Housing Coordinating Group:

I wish to express my appreciation to you for the good attendance and participation at the Housing Resources Committee reorganization meeting on May 8, at which Mayor Allen honored us by his presence and gave us his views on some new approaches for activities of the Committee during the remainder of 1969.

Our next meeting will be held Thursday, June 12, in Committee Room 2, Second Floor, City Hall at 10:30 A.M.

Special tasks have already been assigned to three of our working Panels and I anticipate making specific assignments to the remaining Panels at our June meeting.

The national trend toward production of low-income housing in the near future, as currently being emphasized by the Nixon Administration, is mass production of prefabricated or modular housing to reduce the costs of components and the overall structure, as well as cut down on construction time.

I hope that each of you will keep Atlanta's future housing needs in the forefront of your day-to-day activities and deliberations and will not hesitate to advise your Panel Chairman or myself of any thoughts or ideas which you may have for improving our housing program and ways and means for reducing costs to the ultimate consumer.

Please circle June 12 on your calendar and plan to attend and participate in discussion with us on that date and give us the benefit of your ideas.

A self-addressed return postal card is enclosed for your convenience in letting us know whether you plan to attend.

Sincerely,

A handwritten signature in cursive script that reads "Cecil Alexander".

Cecil A. Alexander, Chairman
Housing Resources Committee

Encl: Return address postal card

CITY OF ATLANTA



AKC

May 21, 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: Mayor Ivan Allen, Jr.

This morning I heard a rumor that the 800 unit East Lake No. 2 Public Housing project is in difficulty. I immediately called Gilbert Boggs in the Housing Authority who confirmed the report.

According to Gilbert, a Letter of Intent had been issued on the project to be produced for a given price and that now the Developer claims that the escalation of cost, particularly interest, makes it impossible to produce the project at the price stated in the Letter of Intent and has asked for more money.

HUD has apparently taken the position that the Letter of Intent is equivalent to a contract and will not up the price. The difference in price I understand is about \$1,000,000 or \$1,250 per unit.

It appears that the Developer proposed to use a patented pre-stressed concrete slab panel type of construction and the patent holder has raised his previous estimate disproportionately.

The Developer is currently attempting to revise the plans to use a different type of construction, which may not be any cheaper, since costs have risen recently in all fields since the original commitment.

Thought you should know about this. Gilbert Boggs has agreed to keep me informed of further developments.

Sincerely,

Malcolm D. Jones
Malcolm D. Jones
Housing Coordinator

MDJ/mc

cc: Mr. Cecil A. Alexander

MINUTES

Reorganizational Meeting

Housing Resources Committee

May 8, 1969

The Reorganizational Meeting of the Housing Resources Committee was held at 10:00 A.M., Thursday, May 8, 1969, in Committee Room 2, Second Floor, City Hall. Members of the Low-Income Housing Coordinating Group was also invited.

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

Chairman Alexander opened the meeting by greeting the new members and thanking all the members for attending the meeting. The Chairman then introduced Mayor Allen.

Mayor Allen opened his remarks by congratulating the Committee on its many accomplishments in eliminating slums in Atlanta and providing better housing conditions. He praised recent accomplishments in Public Housing and stated that the City of Atlanta requires more Public Housing to meet the needs of its lowest income people. Mayor Allen stated that more and more of the City's slums are being cleared away, but there are still too many slum pockets left over the City, and that the standards of the Housing Code are being constantly increased. He said that he would like to see for every new housing development, a slum pocket in the City be cleared away. He stated that the Federal Government is helping with the problem of housing, because the City does not have enough revenue to support or finance these projects. Mayor Allen particularly praised the Housing Authority for its assistance, cooperation and ability to cope with the low-income housing situation in Atlanta.

Mayor Allen also stated that so far this year the Building Permits (primarily for Industrial and Commercial construction) have increased about 50% above last year, which was a record year.

Mayor Allen then went on to explain the letter he wrote to Chairman Alexander on April 3, 1969, giving new direction to the Housing Resources Committee.

Mayor Allen stated that several changes have occurred in legislation, which are the Model Cities Act of 1966, the Fair Housing Act of 1968 and the Housing Act of 1968 that have changed the housing goals and needs of the City of Atlanta.

He then stated that since the Housing Resources Committee has asked his office for new instructions, he suggested that the following areas be investigated and action initiated during 1969:

1. The Planning Department has been instructed by the Planning and Development Committee of the Board of Aldermen to conduct a total review and evaluation of our housing efforts to date, along with a redefinition of total housing needs by location, type, size and rentals and sales price ranges.

Mayor Allen said that the HRC should be involved in this matter and assist the Planning Department in the development of the scope of this study and in obtaining political acceptability and support. At present a joint Atlanta-Fulton County Housing study is being proposed.

2. Eric Hill and Associates has just completed its report for the Model Neighborhood Program. This report contains much food for thought in the area of lowering the costs of low-income housing. HRC should take the initiative and explore ways and means to implement those pertinent recommendations deemed feasible on a city-wide basis.
3. Conventional urban renewal projects, the Neighborhood Development Program and Model Cities Program can provide much needed land for housing development and improvement purposes. In this regard the HRC can assume a very important role.
4. Outside of the boundaries of conventional urban renewal projects, the Neighborhood Development Program and Model Cities Program, the procurement and development of sites for housing can best be expected to come along by themselves because of the momentum generated in the initial two years. If there is a need for prodding here, it is in the direction of placing greater emphasis in outlying areas of the City on single-family, public housing and higher density public housing in close proximity to the central core of the City. HRC can be most helpful in providing this type of direction to city development, and
5. In general, the new housing units which have been developed were intended as replacement housing for slum properties. Yet, slums still exist. In the future, HRC should seek to devise and implement ways and means through which one slum structure would be demolished

for each new low-cost housing unit created. Unless this is done immediately, the same slums will be with us indefinitely.

Mayor Allen stated that low-income housing usually improves the neighborhood after it has been developed. He stated that he does not believe that large tracts of land are going to be zoned this year (because of impending political elections) in residential areas for low-income housing. Probably the land surrounding already existing housing developments can be expanded and some new developments, perhaps in the outlying areas.

Mr. Alexander agreed with Mayor Allen on the elimination of slums in the Atlanta area and emphasized the importance of the Mayor's role in the overall program.

Mr. Alexander then commented on the Broad Functions set up for the Committee (copies distributed and with file copy only of these minutes). He explained the functions of the Business Participation and Finance Panel, Construction and Design Panel, the newly organized Housing Locations, newly organized Housing Restudy, Legal, newly organized Moderate and Upper Income In-Town Housing, Public Relations and Social Aspects Panels of the Committee.

At this point, Mr. Archer D. Smith, III, Chairman of the Legal Panel, asked Mayor Allen if his new direction letter to the Chairman meant that the Housing Resources Committee should discontinue its previous efforts in promoting sites for low and medium income housing and assisting developers by supporting rezoning of certain proposed tracts considered appropriate for this purpose.

Mayor Allen responded that he did not intend to restrict activities of the HRC in any of its efforts in providing low-income housing; that his letter to Mr. Alexander was intended to re-define and provide direction for new additional efforts by the Committee.

Mr. Alexander then introduced Mr. M. B. Satterfield, retiring Executive Director of the Housing Authority. He praised Mr. Satterfield for his excellent contribution to the housing situation in the City of Atlanta, and as a token of the Committee's appreciation for Mr. Satterfield's cooperation, assistance and accomplishments in the Low-income Housing field, presented Mr. Satterfield with a copy of "Atlanta Century". Autographing was initiated by Mayor Allen.

Mr. Erwin Stevens of the Social Aspects Panel asked what the rent was for a single person who lives in a Public Housing unit. Mr. Satterfield explained the minimum is \$25.00 for a single

person, with utilities not more than \$10.00 additional; that in general the rent charged in Public Housing units is 20-21% of net family income.

The Chairman then introduced Mr. Cary Hooks, Director of FHA, to comment on funding and progress to date in Atlanta on FHA Low-income housing projects.

Mr. Hooks stated that under Section 221 d(3) in the Metropolitan Atlanta area there are 18 projects Completed with 1,944 units, Under Construction - 15 projects with 1,758 units and under Final Commitment, 5 projects with 628 units and 6 projects with 66 units under Conditional Commitments. Under Section 236 there are 7 projects with 233 units. This makes a total of 51 projects with 5,329 units. Mr. Hooks also stated that the Rockdale U. R. Project has 325 units Under Construction with an additional 825 units In Planning plus an additional 260 units. There are 300 of these units under the BMIR (Below Market Interest Rate).

Mr. Hooks stated that anyone with a project can talk to him about it.

Mr. Hooks commented on the funding of some of the low-income housing programs. He stated that there are no funds available under Section 236 which is taking the place of 221 d(3). Rent Supplement is in same situation and funding of \$100,000,000 has been requested. Some Section 236 and Rent Supplement funds have been reallocated. Section 235 (g) and 221 (h) program funds are still available. He stated that the 106 program provides for seed money to lend to nonprofit organizations with up to 80% loan, but admitted that none of these funds have been used in Atlanta and that the program is little known. Under Section 237 a person who has had bad credit can have a loan approved for him, if he has gone through the local counseling service and is so recommended by the counselors. The size of the loan has to be determined. The person has to go through the counseling service and there is not cost to the person himself.

Mr. Alexander asked Mr. Hooks what is the lowest cost per month for a 1-2-3 bedroom unit? Mr. Hooks answered that under Section 236 program it is \$108 for a 3-bedroom unit with a \$52.00 rent subsidy, which makes the total payment \$56.00; that Rent Supplement income limits are the same as for Public Housing. Mr. Hooks then stated that there are 300- Rent Supplement units in the Metropolitan area.

Chairman Alexander assigned three proposals by Eric Hill and Associates for updating and expanding housing needs studies to the Housing Study Panel for further study and to report back to the Executive Group.

He also assigned the National Coalition Draft Position paper on housing to the Business Participation and Finance Panel for study and report of recommendation to the Executive Group.

Chairman Alexander then called on Malcolm D. Jones, Housing Coordinator, to report on the Membership List of the HRC and the Summary - Status of Accelerated Low-Income Housing Program, January 15, 1969.

Col. Jones referred to the newly organized Membership List and stated that if any addresses or telephone numbers were wrong on the Membership List to please get in touch with the Housing Resources Committee office for any change. (Copies distributed and attached to file copy of Minutes)

Col. Jones then commented on the Summary of January 15, 1969, (copies distributed) stating that as of January 15, 1969, 3,365 units have been Completed, 6,559 units are Under Construction, and 8,335 units are In Planning with a total In Sight of 18,259, and Being Considered (in all categories) is an additional 7,630 units. In addition, 1,019 units have been leased for Public Housing; 800 of these are now occupied or available for occupancy. Also that 15,165 units have been reported by the Housing Code Division as repaired or rehabilitated; and explained that while these do not add additional units to the inventory, that it does increase the number of standard units available. He also pointed out the trend during 1963-68 of total housing permits in the City and showed that during the existence of the HRC, 2,469 units have been demolished under the Housing Code. He also referred to the Public Housing Summary, which was attached.

Chairman Alexander then announced that the Model Cities Executive Board was having a presentation by Eric Hill and Associates on May 14, 1969, at 10:30 A.M. in Committee Room 2, and all Members of the HRC are invited to attend. Eric Hill and Associates will present a Report to the Atlanta Model Cities Agency - "Lowering the Cost of Housing - Research on Strategy and Policy". (Subsequent to the meeting, the Construction and Design Panel was requested to attend the meeting and to make report and recommendation to the Executive Group for implementing on a city-wide basis appropriate portions of the Eric Hill and Associates proposals.)

Mr. Alexander then introduced Mr. Donald J. Roe and Mr. Bob Clayton, Citizens and Southern National Bank, who showed a film on the Savannah Project, a clean-up campaign last year by the Citizens and Southern National Bank.

The Film was very impressive and well received. It portrayed the cleaning up of the slums in the Savannah area,

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where students from White and Negro colleges worked together with the residents of the slums of Savannah.

The Chairman adjourned the meeting at 12:00 noon.

Respectfully submitted,

Malcolm D. Jones
Malcolm D. Jones
Housing Coordinator

mc

Encls: As stated (with file copy only)

Housing Resource

April 28, 1969

Mr. Lewis M. Meeks, President
Perry Area Chamber of Commerce
Post Office Box 592
Perry, Georgia 31069

Dear Mr. Meeks:

Your letter of April 24, 1969, addressed to Major Ivan Allen, Jr. together with the enclosed questionarie is being referred to Colonel Malcolm M. Jones, Housing Coordinator for the City of Atlanta.

I am sure Colonel Jones will be happy to supply the information requested.

Sincerely,

R. Earl Landers
Administrative Assistant

REL:hbd

E. Rosen

CITY OF ATLANTA



April 22, 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:

Mr. Cecil A. Alexander has requested that I make appointments for Mr. Peter Fischer, Housing Program, American Bar Association, Washington, D. C. (Tel. Area Code 202 - 659-1330) with such people as Mr. Fischer designates, during his trip to Atlanta this week.

Mr. Fischer has advised that he will be in Atlanta (InnTown Motor Hotel, Tel. 524-7991) Wednesday, Thursday and Friday, April 23, 24 and 25 (arrives Tuesday night, April 22) and has requested appointments during that time with certain specific individuals. Appointments have been made as follows:

<u>Appointments</u>	<u>Individuals</u>	<u>Tel. No.</u>
9:15 Wed.-23	Malcolm D. Jones, Housing Coordinator Room 208, City Hall	522-4463 Ext. 430
10:00 Wed.-23	Dan E. Sweat, Jr. Director of Governmental Liaison Room 209, City Hall	522-4463 Ext. 280
11:00 Wed.-23	Mayor Ivan Allen, Jr. Mayor's Office, City Hall	522-4463 Ext. 201
(Mr. Fischer specifically requested that appointments with the above be made for Wednesday, April 23.)		
1:00 Wed.-23	I. Saporta, Architect 64 Fifth Street, N.E.	875-9227
2:30 Wed.-23	Mills B. Lane, Jr., President Citizens and Southern National Bank Marietta and Broad Streets	588-2121

MEMORANDUM
April 22, 1969
Page 2

4:00 Wed.-23	Johnny C. Johnson, Director Model Cities 673 Capitol Avenue, S.W.	524-8876
9:00 Thurs.-24	Jerry Goldsmith Vanguard Housing Corporation (Second Ponce de Leon Baptist Church) Merrill, Lynch, Pierce, Fenner and Smith 19th Floor, First National Bank Building	688-6700
10:30 Thurs.-24 (208 City Hall)	John Steinichen, Chairman Board of Trustees, Interfaith, Inc. Miller, Stevens, Baker and Steinichen 75 8th Street, N.E.	873-2822
2:00 Thurs.-24	Lester H. Persells Executive Director, Housing Authority Room 824, Hurt Building	523-6074
3:00 Thurs.-24	Robert C. Watkins, Director Greater Atlanta Housing Development Corporation Room 2740, First National Bank Building	688-2343
4:00 Thurs.-24	Rev. Sam Williams, Chairman Community Relations Commission Room 1203, City Hall	688-0206
9:00 Fri.-25 (Room 231, Sparks Hall)	Dean Alex Lacy, School of General Studies, Urban Life, Georgia State College 33 Gilmer Street, S.E.	577-2400 Ext. 480
11:00 Fri.-25	Jim Robinson, Attorney, President Urban East Housing Consultants 900 Peachtree Street, N.E.	875-0781

Malcolm D. Jones
Malcolm D. Jones
Housing Coordinator

MDJ/mc

CITY OF ATLANTA



June 12, 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

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

Dear Ivan:

In response to your letter of instructions of April 3, 1969, the Housing Resources Committee has been reorganized and several of the Panels are progressing nicely in their work.

One of the key documents you requested our Committee to work on has been most difficult to obtain. This is the report, "Lowering The Cost of Housing", prepared by Eric Hill and Associates for the Model Cities Program.

After talking with the staff of the Planning Department, the Model Cities Staff and the Consultant, it appears that the study was completed, sometime in March 1969 and has not yet been printed. We have been advised from time to time that it was in the process of being reproduced. However, we are also told that no specific authorization to print the report has yet been issued.

The Construction and Design Panel of HRC is having its study of this report considerably delayed, in waiting for copies of the report.

The printing of this report is apparently the responsibility of the Model Cities Program. Consequently, we are asking your assistance as Chairman of the Executive Board to expedite the delivery of this report to us in order that we might proceed with the charge you have given us for 1969.

Sincerely,

Cecil A. Alexander, Chairman
Housing Resources Committee

CAA/mc

May 1969

MINUTES

Housing Resources Executive Committee and
Low-Income Housing Coordinating Group Meeting

June 12, 1969

The regular monthly meeting of the Housing Resources Executive Committee and the Low-income Housing Coordinating Group was held at 10:30 a.m., Thursday, June 12, 1969, in Committee Room 2, Second Floor, City Hall.

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

Chairman Alexander opened the meeting by introducing Mr. Edwardo Chamaro, an official visitor from Nicaragua, visiting this country and is an Architect.

Mr. Alexander then asked Col. Jones to read the letter from the Business Participation and Finance Panel on the draft position paper establishing the National Urban Coalition's role in housing.

Col. Jones read the letter as follows:

"The Committee discussed the draft position paper establishing the National Urban Coalition's role in housing and Col. Malcolm Jones' analysis of the same."

The Committee accepted the report of Col. Jones and endorsed it and added the following recommendations:

- "1. Greater emphasis should be placed on producing single-family or condominium houses for the middle-income Negroes. These to be in the price range of \$20,000 to \$30,000.
2. The major thrust should be for home ownership rather than rental housing.
3. City Governments should cause the necessary steps to be taken to qualify its citizens, who are not in an Urban Renewal area, for grants and/or loans (Sec. 312) to rehabilitate houses that are now below code requirements, and where the owners have insufficient resources to make the necessary repairs.
4. That the FHA be urged to approve air-conditioning in both new and rehabilitated housing where it can be included within the maximum loan allowed.
5. That the FHA be urged to encourage the use of row-type housing such as garden-type, condominium houses, patio houses, etc."

The Chairman then asked if there were any questions. Dr. Joseph Wilbur, Housing Restudy Panel, asked if people only in the Model Cities area and Urban Renewal areas could get a rehabilitation loan? Mr. Lester H. Persells, Executive Director, Housing Authority of the City of Atlanta, explained that only that portion of the area that was in the 1969 NDP Plan area could get a rehabilitation loan and that all areas are not included in this year's Plan. He also explained that there are no Federal funds available at this time for rehabilitation grants and loans.

A motion was made, seconded and unanimously adopted that the above report of the Business Participation and Finance Panel be accepted and adopted by the Housing Resources Committee as a whole and be sent to Mr. Dan E. Sweat, Jr., Director of Governmental Liaison, in a formal document, for forwarding to the National Urban Coalition.

Mr. Alexander called on Mr. Bob Watkins, Chairman of the Housing Restudy Panel, to comment on the three proposals by Eric Hill and Associates (which his panel has been working on) for restudy on housing.

Mr. Watkins stated that he met with George Aldridge of the City Planning Department and decided to meet again with George Aldridge and a representative of Eric Hill and Associates to make recommendations on the proposals. Mr. Watkins also stated that the Housing Restudy Panel does recommend Proposal 2 that includes the unincorporated areas of Fulton County and including some of the services of analysis and evaluation described in Proposal 3, and that his Panel plans to modify the report.

The Chairman then called on Mr. Johnny H. Robinson, Community Development Coordinator, Mayor's Office, to comment on the Summer Program.

Mr. Robinson stated that in 1967, four temporary City Service Coordinators worked in the Summer Program in four low-income areas, and in 1968 there were six temporary City Service Coordinators that were located in EOA Centers in Nash-Washington, North West Central, West Central (Dixie Hills) and East Central. This year, Mr. Robinson stated, there will be four permanent City Service Coordinators to work in these different areas. Also, there will be Interns from the Urban Corps and from the Federal Government. These Interns will be under the supervision of the City Service Coordinators to help familiarize themselves with the problems of the low-income areas.

Chairman Alexander asked Mr. Robinson where the Interns come from?

Mr. Robinson answered that the Interns from the Federal Government are people who are out of school that are getting training and orientation to work in some form of the Federal Government. He also stated that the Urban Corps Interns are people in school who are working in the summer and plan to work in City Government, Business Communities and other Institutions after they finish school.

The Chairman asked Mr. Robinson what changes have been made in the Summer Program as comparison to last summer?

Mr. Robinson stated that the City has been divided into four quadrants, with full time City Service Coordinators, and that money from the Federal Government is being made available to provide at least one meal for each child at the Schools in the low-income areas.

The Chairman then called on Col. Jones to read the 15 items contained in the Housing Resources Committee plans for the 1969 Summer Program.

Col. Jones then read the following items (contained on pages 17 & 18, in pamphlet "1969 Summer Program, City of Atlanta"):

1. Follow through on timely completion of two Turnkey projects, Hollywood Rd., 220 units (ground broken 5-9-68) and Bankhead Highway, 500 units (ground broken 5-29-68).
2. Support development of 262 unit 221 d(3) and Community Facility project of the Butler Street YMCA in Area VI.
3. Work for and support rezoning of proposed 450 unit Browntown Road Turnkey project, deferred 11-15-67 until after 7-1-68 for improvement in Community Facilities of the general area, much of which has been accomplished.
4. Push development of 1,400 unit 221 d(3) Rockdale project, on which construction of first phase, consisting of 250 units, was started 10-2-68.
5. Follow up on reservation and allocations for 2,000 additional units of Public Housing, for which on 9-18-68 the Board of Aldermen authorized the Housing Authority to make application.
6. Encourage smaller developments of Public Housing, to include scattered sites and mixed type units, such as townhouses and single-family housing, which may eventually be sold to Public Housing tenants.
7. Encourage home-ownership in low and medium income housing whenever possible.
8. Assist in getting tangible evidence of physical improvements during 1969 in the Vine City NDP area. (Approved for planning only during 1969.)
9. Work with the Planning Dept. and Housing Authority in development of the 1969 increment of NDP in the Edgewood-Kirkwood area. (Approved for planning only during 1969.)

10. Work with the Model Cities staff and the Housing Authority in expediting physical evidence of experimental housing and rehabilitation during 1969 in the Model Cities area.
11. Promote establishment of emergency housing, perhaps of a temporary nature, to accommodate special emergency cases, which frequently occur.
12. Push for early rezoning consideration of the entire City to meet constantly expanding City needs, to include adequate sites for low-income housing.
13. Strive for elimination, through NDP or by private enterprise, of slum pockets in the six core areas such as: portions of Lightning, Spring Avenue, N.W. and the in the Huff Road area, adjacent to Area VI.
14. Promote emphasis on Housing Code Enforcement efforts throughout the six key areas.
15. Continue to work on ways and means of development of low-income housing in adjacent unincorporated areas, to relieve congestion in the central core areas and to provide adequate housing and job opportunities near and easily accessible to, industrial development.

Chairman Alexander asked Mr. Robinson if emergency housing would help the promotion of the 1969 Summer Program?

Mr. Robinson stated that now some of the Churches and EOA Centers were trying to find housing with other families for people who have been displaced on a temporary basis until the Housing Authority or other Agencies set up a temporary housing program for people who have been displaced by governmental action or other means.

Chairman Alexander called on Mr. Lester H. Persells to comment on emergency housing.

Mr. Persells stated that the Housing Authority does have a few units of temporary housing, but that the units stay full all the time and as soon as a family moves out another family is ready to take its place, and that these cannot be used for emergency housing as such, but only for families who meet normal requirements for Public Housing.

Mr. Alexander then called on Mr. Duane Beck of the Social Aspects Panel. Mr. Beck stated that the Housing Resources Committee should take the problem of emergency housing up with the Community Chest, whose Executive Board would meet June 13.

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Mr. Alexander then asked the Social Aspects Panel look into the problem of displaced families and the need for emergency housing.

Mr. Alexander then called on Mr. Dave Palmer of the Housing Locations Panel.

Mr. Palmer brought up the matter of the J. P. Stephens and Company. Mr. Palmer stated that the J. P. Stephens and Company, a cotton mill that has been shut down, are going to make the tenants that live in the houses, owned by the mill, move out; that it is rumored, they are going to cut the tenants utilities off if they do not move by a certain time and it is also rumored that the houses will be demolished after the tenants have left. A meeting is being set up now with representatives of the City of Atlanta and the J. P. Stephens and Company.

Mr. Archer Smith then made a motion that a Resolution be sent to the J. P. Stephens and Company. The motion was seconded and, after further discussion, unanimously adopted. The Resolution reads as follows:

"RESOLVED: That the Housing Resources Committee attempt, through its Social Aspects Panel, to secure temporary housing on an emergency basis for dispossessed families, and more particularly, to attempt to locate housing for all tenants in need of such of J. P. Stephens and Company, who are, or are about to be, dispossessed by reason of the closing of said plant, including the possibility of finding someone interested and able to lease the homes, being vacated at the J. P. Stephens plant, to people in need of emergency housing on a temporary basis."

Mr. Dave Palmer then made a motion that a Resolution be sent to the Community Chest to involve the Chest in the problem of emergency housing. The motion was seconded and after further discussion, unanimously adopted.

Mr. Johnny Johnson, Director of Model Cities, stated that every year money is appropriated to cope with emergency needs and that the HRC should support the efforts of the Community Chest in order to have the funds available for emergency needs, such as this.

Mr. Bob Winn, Chairman of the Construction and Design Panel made a motion which was seconded and unanimously adopted that the HRC send a Resolution to the Community Chest stating:

"That the Housing Resources Committee respectfully requests the Executive Board of the Community Chest to include, for the period of 1970 and following years, funds for emergency housing and other emergencies that it deems proper."

(This Resolution was transmitted in writing by the Chairman, to the Community Chest Executive Board before it met on June 13.)

Chairman Alexander then called on Mr. Bob Winn, Chairman of the Construction and Design Panel, to report on the study for Model Cities made by Eric Hill and Associates, "Lowering the Cost of Housing: Research on Strategy and Policy".

Mr. Winn stated that the Construction and Design Panel held a meeting on May 28, 1969, at Georgia Tech, concerning the study prepared by Eric Hill and Associates, but as yet his Panel has not been able to get full copies of the report; had received only a summary. Mr. Winn announced that there will be another meeting of the Construction and Design Panel on June 25th, and that Mr. Dismuke of Eric Hill and Associates will also be at the meeting, to make a special presentation of the report, and at this time the Construction and Design Panel will study the report in detail and report back to the Committee after the meeting with Eric Hill and Associates. Mr. Winn also stated that the Construction and Design Panel would designate Mr. Otis Thorpe to coordinate and work closely with Mr. Johnny Johnson in the Model Cities program.

The Chairman then called on the Chairmen of other Panels for reports. There was no additional reports to be given at this time.

Mr. Richard Harvey, Chairman of the Public Relations Panel, commented that there should be a guide from the Committee as a whole as to how much do we want to stress meeting the housing goals inside as compared with outside the City Limits.

Mr. Winn then invited Mr. Harvey to attend the meeting on June 25, 1969, with the Construction and Design Panel.

Chairman Alexander stated that different times will be set up for each of the Panels to be given a specific task to work on and report back to the Executive Committee and that each member would be notified as to the time and place of such meeting.

Chairman Alexander then called on Malcolm D. Jones to comment on the tentative schedule for assembling the 1970 Neighborhood Development Program application.

Mr. Jones stated that the Housing Resources Committee will definitely be involved in the City's application for the 1970 Neighborhood Development Program and that he had so notified the Planning Department, in writing and asked that he be notified of any meetings involving this program, in order that we might participate therein.

Mr. Jones then commented on the Housing Resources Participation in the preparation of submittals of material for recertification of the Workable Program for 1969. He stated that the material for the

recertification is due in the Planning Department on June 16, 1969, and that he will have the Chairman look over what is being presented to the Planning Department and ask the Chairman make any necessary changes or modifications therein; that time is insufficient to permit referring the material to the Executive Committee for review and consideration.

Mr. Jones also commented on the most recently revised Summary - Status of Accelerated Low-Income Housing Program, May 15, 1969. This Summary report contains a comparison with the May 15, 1968 report, the highlights of which are as follows: As of May 1969, 4,839 units have been completed, whereas in May 1968, 2,031 units had been completed. In 1969 there were 7,253 units Under Construction and in 1968 there were 5,108 units Under Construction; and In Planning for 1969, there are 7,903 units, and in 1968 there were 7,151 units In Planning. This made a total In Sight for May 1969 of 19,995 units. The total In Sight for May 1968 was 14,290 units. For 1969 the Leasing Program has 1,015 and for 1968 there were 231 units. For a total of 21,013 units for 1969 and 14,571 units for 1968. The 21,013 units are an increase of 4,213 above the overall goal. In 1968 the 14,571 units were a deficit of 2,223 units of the overall goal. Being Considered in all categories are 3,535 units for May 1969; and in May 1968 there were 4,481 units Being Considered (all categories).

Col. Jones commented that the Public Housing is behind in its overall goal and that to meet the required goal the City will have to request an additional reservation of 1,236 units.

Mr. Alexander pointed out that we are now approximately half way through our 5 year program and that the Public Housing figure is now approximately half of the overall goal.

Mr. Alexander asked Col. Jones why there was such an increase in Private Development?

Col. Jones responded that he usually does not have this information, until he gets the reports from the Building Department on its Building Permits issued each month and for this reason, earlier in the program we did not have information on, and therefore did not reflect units under Private Development that were "In Planning".

Col. Jones commented on the units rehabilitated by the Housing Code Division and explained that there have been 17,124 units so rehabilitated; that these units do not increase the number of housing units available, but do increase the supply of standard units.

Mr. Persells commented on a Status Report made by the Housing Authority as of June 1968. (Copy attached to file copy of minutes.)

In Management	10,826
Under Construction	1,315
In Planning	2,549
In Reservation	1,824
TOTAL	<u>16,514</u>

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The Chairman then asked if there was any other business? As there was none, the meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Malcolm D. Jones
Malcolm D. Jones
Housing Coordinator

mc

Encls: As stated (with file copy only)

August 25, 1969

Hon. J. J. Little
Clerk of the Board of Aldermen
City of Atlanta
Atlanta, Georgia 30303

Dear Mr. Little:

By letter of August 18, to Mr. Cecil Alexander, Mr. J. Leonard Reinsch resigned his membership on the Housing Resources Committee. ✓

Under the authority invested in me, I am hereby appointing Mr. William Bohn to fill the unexpired term of Mr. Leonard Reinsch on the Housing Resources Committee.

Respectfully yours,

Ivan Allen, Jr.
Mayor

IAJr:lrd

THE CHASE MANHATTAN BANK

National Association



1 Chase Manhattan Plaza, New York, New York 10015

March 6, 1969

DAVID ROCKEFELLER *Chairman of the Board*

Mr. Cecil A. Alexander, Chairman
Housing Resources Committee
City of Atlanta
City Hall
Atlanta, Georgia 30303

Dear Mr. Alexander:

Thank you so much for sending me a copy of your Housing Resources Committee report. The need for better housing on a large scale remains one of the priority items of unfinished business on our national agenda. The progress that you are making in Atlanta should serve as an inspiration to municipalities throughout the nation.

Your invitation to speak to "Resurgens" was indeed flattering. As much as I would like to meet with your group, however, unfortunately my schedule makes it impossible to consider at this time. But I shall certainly keep it in mind, should the opportunity to accept present itself in the future.

With kindest regards,

Sincerely,

David Rockefeller

4. 22

Finch Alexander Barnes Rothschild & Paschal

Cecil A. Alexander, F.A.I.A.

March 6, 1969

The Honorable Ivan Allen, Jr., Mayor
City of Atlanta
Atlanta, Georgia

Dear Ivan:

I thought you would be interested in John Ottley's reactions.

After working out with the Braves (they gave me my release) I stopped in Miami and Jacksonville to get a first hand rundown on their metropolitan governments. Very soon I am going to Nashville and Toronto to do the same research there.

Last week I spent an afternoon reviewing some ideas with Phil Hammer and it was very useful.

Best regards,



CAA:vb

encl:

JOHN K. OTTLEY
3368 VALLEY CIRCLE, N. W.
ATLANTA, GEORGIA 30305

2-28-69

Dear Cecil:
your highlights of
Atlanta's problems and
opportunities and obligations
was one of the most
exciting presentations that
I have ever heard in
more than 20 years of
membership in the
Inquiry Club.

You combined sound,
hard to get, facts with
imagination, idealism, and
possible practical solutions
in a rare way.

Congratulations and
my good wish.

Sincerely,
John

RECEIVED

MAR - 3 1969

FINCH, ALEXANDER, BARNES,
ROTHSCHILD & PASCHAL
ATLANTA, GEORGIA

- g. Try to broaden our area of activity by including in the membership of the HRC a few well-chosen individuals from adjoining Counties.
- h. Strive in every way feasible to get the slum pockets in Atlanta eliminated. Urban Renewal (NDP) seems to be the most practical method; and applications would be immediately approved by HUD, if housing is to be developed in the present slum areas. There is a special LPA letter (No. 454) on this. These would, in most instances, be suitable areas for Public Housing, either Conventional or Turnkey. This would create little zoning opposition and eliminate antagonism from the more affluent residential neighborhoods.
- i. Push utilization of certain City-owned land such as portions of the Lakewood Park property, the City Prison Farm property, some undeveloped Water Works property (such as the area north of Peachtree Creek) and certain undeveloped Parks Department property (such as the area off Collins Drive in Riverside) for low-income housing developments.
- j. Concentrate on production of sales housing whenever possible. With the Federal subsidy on interest, under Section 235, the market should be substantially increased through the additional purchasers who may now qualify.
- k. Urge creation of a small City of Atlanta Committee, including perhaps an Alderman, a member of the Chamber of Commerce, a Minister, an Educator, and a prominent Businessman (in addition to our new "Metropolitan Cooperation Committee"); such committee to approach the County Commissioners of adjoining Counties in an aggressive attempt to get at least one low-income housing approved in each of the Counties.

Mr. Cecil A. Alexander
January 10, 1969
Page 3

1. Encourage expansion of the Leasing Program and the Rent Supplement Program, in preference to additional direct Public Housing, as such.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc