

*Earl Sanders*

# THE RENEWER

NEWSLETTER OF THE CITIZENS ADVISORY COMMITTEE  
FOR URBAN RENEWAL

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## CHARTER PUTS OUR CORPORATION IN BUSINESS TO IMPLEMENT \$96,000 221-H ALLOCATION

At our executive committee meeting, Nov. 21, Attorney Hugh Peterson, Jr.

presented a prestigious document, bearing the gold seals of the State of Georgia and the Superior Court of Fulton County. Said the first page of the document: "I, Ben Fortson, Jr., Secretary of State of the State of Georgia, do hereby certify that "The Citizens Advisory Committee for Urban Renewal Rehabilitation Corporation, Inc. was on the sixth day of November, 1967, duly incorporated under the laws of the state of Georgia by the Superior Court of Fulton County for a period of thirty five years from said date." This document went on to list the incorporators as Robert L. Sommerville, William S. Howland, H. W. Whitman, Harold Arnold, Herbert Waldrip, Mrs. Grace Hamilton, Percy Hearle and Harold Davis. It then set forth the corporation's purposes saying "Said corporation is and shall be organized and operated exclusively for the purpose of assisting in the development of projects, undertakings, studies and other activities by itself or in cooperation with local government and civic bodies and other corporations and associations for the elimination of slums, blight and blighting influences and to aid, assist and foster the planning, development, renewal and improvement of the metropolitan, Atlanta, Georgia, area, all for the primary purpose of combatting community deterioration and securing adequate housing, community facilities and related facilities for the general welfare of the community." The document further stated "no part of the principal funds or income of the corporation shall ever inure to the benefit of any private shareholder or individual or beneficiary, or revert to any donor or to the estate or heirs of any donor and no part of its activities shall ever be carrying on propaganda or otherwise attempting to influence legislation or participating in or intervening in (including the publishing or distributing of statements) any political campaign on behalf of any candidate for public office." The document included an order by Superior Court Judge Jack B. Etheridge granting the charter. As Attorney Peterson handed the papers to Chairman Sommerville, he said, with a smile, "Now we'll get a seal for the corporation if I can just get all those letters on one."

The essence of all the words and seals and signatures on the papers which made up the blue bound document is that what is known as a "legal entity" has been created to put into action the \$96,000 221 H grant allocated in response to our committee's application. Summed up Mr. Peterson: "The corporation is now in business. Application for tax exemption has been sent to the Internal Revenue Service. I understand that the committee received the grant even before the corporation was organized, so now everything is ready to roll when tax exemption approval is received."

## CACURRCI ORGANIZES SELF, INCORPORATORS NAMED TRUSTEES, OFFICERS ARE CHOSEN

On the afternoon prior to our Nov. 21 executive committee meeting, our

new non profit corporation, the Citizens Advisory Committee for Urban Renewal Rehabilitation Corporation, Inc. met with Attorney Hugh Peterson, Jr. to complete its organization. All eight incorporators, as listed previously, were named trustees of the new corporation. In turn the quorum present elected two officers to carry on the corporation's work. Officers are Robert L. Sommerville, president and chairman, William S. Howland, secretary-treasurer. It was also decided that CACURRCI will hold regular monthly meetings on the same date as the monthly meetings of our committee.

## NEW CORPORATION WILL REHABILITATE EIGHT STRUCTURES, CHAIRMAN POINTS OUT

Accepting the charter documents, Chairman Sommerville explained that

the approval of a \$96,000 221 H grant for our committee specifies that the new corporation will rehabilitate eight dwellings. He pointed out that the grant calls for the purchase, rehabilitation and resale of this number of structures.

The Atlanta Housing Authority has agreed to assist CACURRCI in locating the structures, he added. Said Mr. Sommerville "This number of structures - eight - may seem small, but the idea will spread."

#### FHA OFFICIAL OUTLINES PROCEDURES FOR PUTTING OUR CORPORATION TO WORK

Following delivery of our new corporation's charter, Otis Haire, FHA real estate evaluator assigned to the 221 H program in Georgia, outlined to the executive committee the procedure by which the \$96,000 grant allocated to our project will be put to work. Mr. Haire first pointed out that 21 applications for 221 H grants so far had been made in the state, four of these in Atlanta. He expressed the hope that our committee's plan to rehabilitate eight houses will spur growth to include several hundred units. Said he "Expansion brick by brick, house by house, street by street, neighborhood by neighborhood is the only way this can be done. It serves a two fold purpose -- getting rid of dilapidated houses and upgrading people as well as structures."

First step for CACURRCI will be to review rehabilitation requirements with the city building inspector's office, he pointed out. This is essential, because a work write-up itemizing deficiencies from foundation to roof will be required for each structure. Next point is that all rehabilitation in one project must be carried out by one contractor, chosen from competitive bids. The contractor will stipulate the exact price, after which 20 per cent of the fee will be held back until all rehabilitation is completed. This is in lieu of a performance bond. Upon completion of repairs, individual appraisals will be made. The amount of loan granted will vary with regard to the size of families and other factors. After completing the initial paper work and other preliminaries, the CACURRCI's next step will be to make financial arrangements with local lending institutions for acquisition of properties. After houses are rehabilitated and sold, FHA will pick up the tab. Mr. Haire also pointed out that FHA has certain stipulations about the types of houses to be purchased and repaired. For example, so called "shotgun houses" will not be approved. The speaker also urged that at least 16 to 20 houses be considered for choice of the initial eight for the project, because frequently approval difficulties are encountered.

In a discussion following Mr. Haire's talk, Mrs. Grace Hamilton asked if there were any restrictions on location of the eight units. John F. Thigpen, Director, (Georgia) Department of Housing and Urban Development, Federal Housing Administration, replied that any area within the city could be used for location. Mr. Haire added that location of any project within a two mile radius was desirable both from the corporation's viewpoint and that of the contractor. In reply to a question from Mrs. Doris Lockerman, about value of houses, Chairman Sommerville pointed out that the total grant of \$96,000 would indicate a value of \$12,000 per house.

#### AHA SUGGESTS TWO GROUPS OF HOUSES FOR NEW CORPORATION TO CONSIDER

Two groups of houses were brought to the attention of the new corporation by James Henley of the Atlanta Housing Authority. One is located east of Glen Iris Drive and south of the Sears store. These are on Rankin, Wilmer and Dallas Streets. The other group is in an area bounded by McDonough, Lakewood and Carver Homes. Mr. Henley pointed out that no individual houses had been designated but that preliminary surveys indicated that the houses were in a purchase price range of \$4,500 to \$8,000, with repair estimates ranging from \$2,000 to \$4,000. Said he: "The houses appear to need considerable repair work, but are not beyond rehabilitation. They also appear to be owner occupied, single family dwellings". Mr. Henley emphasized that the Housing Authority would be delighted to do all within its power to assist CACURRCI. In an ensuing Q & A session, A. B. Padgett asked Dan E. Sweat, city director of governmental liaison, if the new corporation would help the city's model city program (for which Atlanta had recently received federal approval) by choosing homes in that area. Mr. Sweat replied that this would definitely be of assistance, but that since considerable time would be required before definite model city plans could be made, he suggested that CACURRCI go ahead with its program in other areas. In reply to a question about whether churches were showing interest in 221-H, Mr. Haire said that a Sunday School class at the Second Ponce de Leon Baptist Church had called a meeting to discuss participation. In reply to another question about time limits for a project, Mr. Haire said a total of 60 days would be allotted--30 days for choosing a site, 30 days for naming a contractor.

As the discussion ended, FHA Housing and Urban Development Director Thigpen remarked that his organization is so pleased with our participating in the 221 H program that he is assigning two of his top assistants to work with CACURRCI.

**BEDFORD-PINE LEADERS SEEKING TO EXPEDITE  
PARK THERE, CHAIRMAN WALDRIP REPORTS**

A number of leaders of the Bedford-Pine urban renewal project area met

Nov. 20. with members of the Board of Aldermen and representatives of the Atlanta Housing Authority to discuss how a park for that area could be speeded up, Herbert Waldrip, chairman of our Bedford-Pine associate committee told the executive committee. Said Mr. Waldrip - "The property for a park (adjoining the new C. W. Hill School) has been cleared for a year and the people in the community hate to see another summer come around with no recreational facilities for the children there." Mr. Waldrip pointed out that the Nov. 20 meeting was told that the Board of Education was holding up development of a park and that another meeting to include representation from the Board of Education will be scheduled shortly, but that he feared that it would be June before any action on a park would get under way.

NOTE -- The day following our executive committee meeting, Director Howland, who attended the Bedford-Pine meeting, arranged for Mr. Waldrip to confer with Mayor Allen and also with Dr. Darwin Womack, assistant superintendent for school plant planning and construction, about the need for action on a Bedford-Pine park.

**CHAIRMAN EXPRESSES APPRECIATION  
OF DR. CLEMENT'S NOTABLE SERVICES**

At the Nov. 21 meeting, Chairman Sommerville expressed our committee's

regret on the death of Dr. Rufus B. Clement, a long time member. Said Mr. Sommerville: "Dr. Clement was seldom able to attend meetings, but no member worked harder to help our committee and the subcommittees on which he served achieve their purposes. I never knew a man more gentle in speech nor more powerful in getting things done. If you asked Dr. Clement to do something, I know of nobody who would go to more trouble to help you."

**FINAL CIP STUDIES BEING EVALUATED,  
DIRECTOR ALDRIDGE TELLS COMMITTEE**

Before year's end, final surveys and reports of the CIP are due to be received

for evaluation, Director George Aldridge reported to our executive committee. He added that since many of these will have to be submitted to committees for review, he probably will not be able to present a full report until our January meeting.

**CITIZEN PARTICIPATION MAJOR ELEMENT  
IN MODEL CITY PROGRAM, SWEAT EXPLAINS**

Active citizen participation is among major requirements of the model city

program in which Atlanta is one of the first 63 cities to receive a federal grant, Dan E. Sweat, Jr., city director of governmental liaison, emphasized in an updating talk to our executive committee Nov. 21. Although Atlanta will receive only \$152,000 out of the \$500,690 planning fund requested, the city probably will obtain another \$74,000 for model city purposes, Mr. Sweat said. This latter amount is being reserved in the Community Improvement Program funds. The city must show need for it in the model city program. Mr. Sweat delineated the model city area as comprising 3,000 acres in the southern section of the city, bounded on the north by Interstate 20, on the west by Lee Street, and on the south and east by the railroad belt line. Although comprising only 3.7 per cent of the city land area, the model city site includes 9.5 per cent of the total population, on a 75 per cent Negro, 25 per cent white basis. As reasons for its choice for the model city program, Mr. Sweat showed that this area includes 8.3 per cent of the total housing units, but 20 per cent of these are substandard. Also it includes 11.3 per cent of the city's illiterates and 20 per cent of the population with incomes under \$3,000 per year. Unemployment rate is 5 1/2 per cent as compared with the city wide rate of 3 1/2 per cent. All in all, the area represents 20 to 25 per cent of the city's major problems. Mr. Sweat also briefly outlined the methods by which the Model city program will be administered. Top direction will be provided by a project executive board, consisting of policy making officials. NOTE-- On Nov. 22, Mayor Allen and other city officials conferred with Regional HUD Administrator Ed Baxter and other regional federal officials involved in implementing the model city program. Our committee was represented by Director Howland.

FULL COMMITTEE MEETING -- TUESDAY, DECEMBER 19 - DETAILS LATER.