

File

MINUTES

EXECUTIVE GROUP, HOUSING RESOURCES COMMITTEE

November 2, 1967

The Executive Group of the Housing Resources Committee met at 10:00 a.m., November 2, 1967, in Committee Room #2, City Hall. The following members were present:

- Mr. Cecil A. Alexander, Chairman, Housing Resources Committee
- Mr. Archer D. Smith, Chairman, Legal Panel
- Mr. Robert Winn, representing Dr. Edwin Harrison, Chairman, Construction and Design Panel
- Mrs. Sujette Crank, representing Dean William S. Jackson, Chairman, Social Problems Panel
- Mr. Malcolm D. Jones, Director
- Mr. W. W. Gates, Consultant

Also present were invited guests, including:

- Mr. Dan E. Sweat Jr., Director of Governmental Liaison
- Mr. Hall Ware, Attorney, Assisting the Finance and Non-Profit Funds Panel
- Mr. J. H. Robinson, Community Development Coordinator
- Mr. J. C. Johnson, City Planner
- Mrs. Xernona Clayton and Mr. Noyes Collinson, both of American Friends Service Committee, representing SWAP
- Representatives of the Press

The Chairman, Mr. Cecil A. Alexander, presided. Minutes of the October 23, 1967, joint meeting with the Planning Department were briefly reviewed. Mr. Alexander expressed his intention of appointing a small Committee to review the "Joint" report recently released, to recommend position which this Committee should take with respect to some features of the report; that although some members of this Committee had participated in preliminary discussions during preparation of the report, but due to pressure of time, no member of this Committee had an opportunity to review the report before it was released.

Mr. Alexander also reported on a recent meeting with representatives of the Department of Housing and Urban Development. A tract of land containing approximately 95 acres near the Federal Penitentiary and now being used as the prison farm was discussed. It was indicated that this land could be transferred to the City of Atlanta for a housing site, if suitable development plans for use of the land are submitted by the City for HUD's approval.

Mr. Alexander reported that he had received a communication from the City stating that the additional temporary Clerk position, requested by the HRC to assemble information in the form called for by the CIP on low-income housing developments, would not be provided, but instead the Planning Department had recently employed a person to obtain and provide this Committee with such information.

Mr. Ware reported that the Finance and Non-profit Funds Panel is to meet soon with Mr. John Sibley and the Board of Directors of Atlanta Civic Enterprises and representatives of EOA to determine their attitude toward the formation and financing of the proposed non-profit Atlanta Housing Development Corporation.

Mr. Gates commented on the progress being made in Atlanta by non-profit housing sponsors on housing projects for low and moderate income groups. He also distributed a list of the sponsors who are actively participating and those who have expressed a desire to do so. It was noted that several church sponsors are in need of assistance in providing seed money. It was also pointed out that All Saints Episcopal Church is interested in becoming a sponsor and that it has available funds. Mr. Alexander commented on the Interfaith group and stated that they have applied for a non-profit corporation charter. He also advised that the Loridan Foundation is assisting in the financing of a proposed project sponsored by the Butler Street YMCA.

Mr. Alexander discussed the Urban Coalition and suggested participation by the HRC.

Mr. Dan Sweat explained the functions of the Urban Coalition Committee and its present composition. He expressed a desire that the Housing Resources Committee keep the channels of communication open on housing matters with the Urban Coalition Committee and anticipated that the HRC would become the housing arm and spokesman on housing matters of the local Urban Coalition. It was moved, seconded and motion adopted that this Committee will act accordingly.

Mr. Jones presented a summary of rezoning (Principal Sites) for Low-income Housing during 1967 and emphasized the importance which zoning plays in the overall Low-income Housing program.

Mr. Smith offered the services of the Legal Panel to assist on Zoning matters and pointed out that although he favors a City-wide approach on rezoning through up-dating of the City's Land-Use Plan, rather than rezoning of specific sites for individual projects, still that the latter is the only way in which rezoning is being accomplished at the present time, and that we cannot afford to wait, but must take advantage of opportunities, as they develop on a day-to-day basis, and assist in getting individual sites, which are suitable and appropriate, rezoned if we are to meet the goals established for this Committee.

Mr. Alexander proposed calling a special meeting to consider appropriate activities and procedures for this Committee on matters pertaining to rezoning of tracts for the Low-income Housing Program. He suggested inviting such people to the meeting as the Chairman of the Aldermanic Zoning Committee, (Chairman of the Planning Board) and the Director of Planning.

Mr. Smith also reported the names of two additional attorneys who have met with and are working with his Panel; he also advised that tax abatement on housing projects is not now legal in Georgia and agreed to look into the legal aspects of homestead exemption on co-ops and the feasibility of developers providing essential Community Facilities, such as schools or outfall sewers, needed for their projects and leasing such facilities to the City until such time as public funds could be provided with which to purchase such improvements from the developers.

Mr. Jones presented and discussed in some detail a list of Proposed Procedures to assist the Low-income Housing Program (which can be initiated now). He pointed out that none of the proposed procedures are, or should be, controversial and that if implemented, should provide considerable assistance to the low-income housing program (copy attached to these minutes). He pointed out that several of the proposals have already been recently initiated. Due to the small representation at this meeting, no formal action by the Committee on these proposals was requested or taken.

During discussion the need for some Emergency Housing in Atlanta was brought out (as one of the No. 1 problems of the City) and the need of an agency to administer it. Mr. Alexander proposed sending letters on the matter simultaneously to EOA, the Housing Authority and the Y's.

Mr. Jones also presented a Summary Report on the Status of the Accelerated Low-income Housing Program, as of October 30, 1967. (Copy attached to these minutes). He pointed out several of the principal features of the report and explained that in order to be more meaningful, the several categories of units contained in previous reports have been changed now to show those Completed, Under Construction, In Planning, Being Considered and those proposed, but which Did Not Materialize. The Summary also shows the number of units in the first three categories which are being developed as Public Housing, under the FHA 221 program and under Private Development (conventional financing). It also shows the comparison and progress made in each category with the 1967-8 goals established in the Mayor's Housing Conference when the accelerated program was initiated Nov. 15, 1966.

In addition to the figures shown for new construction, the report reflects accomplishments which have been made in rehabilitation of existing units, which is considerable. The report also includes a separate Summary of Public Housing in Atlanta and pertinent notes related to the Low-income Housing Program.

It was pointed out that a comprehensive report is being prepared for release about Nov. 15, 1st anniversary date of the accelerated Low-income Housing Program, showing progress made through October 1967. The report is expected to include a brief narrative of significant factors related to and connected with the Low-income Housing Program.

Mr. Winn pointed out that a shortage of personnel and funds at Georgia Tech is preventing adequate treatment of the "System's" approach to residential construction, in which Tech is very much interested. It was brought out that North Carolina State has been working on such a program. Mr. Winn pointed out that the Construction and Design Panel expects to meet soon to rejuvenate and redirect the Panels' efforts.

Mr. Alexander commented on two additional features:

- (1) The necessity for speeding up of the City's long range zoning plans in connection with revision of the Land-Use Plan, to include adequate sites for low-income housing; and
- (2) The submission of a package deal of several sites in various parts of the City for simultaneous consideration of rezoning for low-income housing.

Mr. Alexander also commented on the desirability of a general meeting soon (late November or early December) of the entire membership of the Housing Resources Committee to evaluate progress made to date, consider difficulties encountered and to chart course of action for the second year of the Low-income Housing program.

As there was no other business, the meeting adjourned at 12:00 noon.

Respectfully submitted,


Malcolm D. Jones
Supervisor of Inspection Services

Encls: Invitational Notice
Agenda
Possible Sites for Low-income Housing - Planning Department
Local Non-Profit Housing Sponsors
Urban Coalition
Summary of Rezoning (Principal Sites) for Low-income Housing during 1967.
Proposed Procedures to Assist the Low-income Housing Program
Summary - Status of Accelerated Low-income Housing Program
(All with original only; Summary Report already distributed)