

*Mr. Sweet*

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

June 4, 1948

From Malcolm D. Jones,  
Housing Coordinator

To: Mayor Ivan Allen, Jr.

Attached for your information is copy of letter which Mr. Spenshaw of the Housing Authority proposes to send Mr. David Rosen, developer of the Rockdale Urban Renewal Project.

Mr. Rosen has not coordinated with the Housing Authority in what he has proposed to PMA, site plan of which deviates considerably from the concept he presented to the Housing Authority at the time of the competitive proposal, which was the basis for him being awarded the development contract.

Mr. Rosen informed Mr. Spenshaw this date that to revise the plans now will necessitate additional cost and a further delay of about 90 days (the Housing Authority estimates 50 days) in starting construction, and that in view of letter he received from you recently urging that construction be started promptly, he proposes to take this matter up directly with you. Hence this memo to prepare you for such discussion.

Since Mr. Rosen was awarded the contract thru competition, primarily on the excellence of his proposed site plan, I feel that we, the City, should support the Housing Authority in its efforts to require Mr. Rosen to develop substantially in accordance with his proposal

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

June 4, 1968

From Malcolm D. Jones,  
Housing Coordinator

To: Mayor Ivan Allen, Jr.

Page 2

in the competitive bidding, even though this  
may cause some delay in starting construction  
on the project.

Encl: Copy of letter dated June 4, 1968

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

June 4, 1968

From Malcolm D. Jones,  
Housing Coordinator

To: Mayor Ivan Allen, Jr.  
Mr. Cecil A. Alexander

Attached is Summary of the Low-income Housing Program, revised to May 15, 1968. This Summary shows comparison with previous report of January 15, 1968.

Although considerable progress has been made to date, it is very probable that the units shown "In Planning" and "Total in Sight" will not all materialize.

The time lag from initial proposal to actual ground breaking on Federal assisted projects is currently running from 12-18 months, with an additional 1-2 years for completion after construction begins.

Accompanying the attached Summary, for your convenience, is a "Project Index", identifying the various projects and showing category, number of units, location and program under which they are being developed.

Encl: Summary  
CC: Mr. R. Earl Sanders  
✓ Mr. Dan E. Sweat, Jr.

*Office of the Mayor*

ATLANTA, GEORGIA

PHONE JA. 2-4463

Ivan Allen, Jr., Mayor

Sam

I did not

send this letter



Office of the Mayor

ATLANTA, GEORGIA  
PHONE 522-4463

4-22-68

From Malcolm D. Jones, *MJ*  
Housing Coordinator

Memo To: Dan Sweet

If we are going to keep this in the area of the Housing Resources Committee, basically, why wouldn't it appropriate to send them the attached list of our HRC members, with certain ones checked thus ✓.

I do believe however that we should include the following also:

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

From Malcolm D. Jones,  
Housing Coordinator

Mr. George W. Kennedy, Chairman  
Housing and Redevelopment Committee  
Chamber of Commerce  
1300 Commerce Bldg.  
Atlanta, Georgia 30301

Mr. J. C. Johnson, Director  
Model Cities  
Hoke Smith School  
575 Hill St.  
Atlanta, Georgia, 30312



# Office of the Mayor

## TELEPHONE MESSAGE

To DES

Name  Col. Jones

Telephone No. \_\_\_\_\_

- Wants you to call                       Is here to see you  
 Returned your call                       Came by to see you  
 Left the following message:

\_\_\_\_\_

He had a meeting on this last

\_\_\_\_\_

week while you were gone. The

\_\_\_\_\_

original has been sent to Mr. Landers.

\_\_\_\_\_

Copies were also sent to Charles

\_\_\_\_\_

Davis, ~~Paul~~ Ivey, Cecil Alexander

\_\_\_\_\_

and Col. Jones. He will discuss

\_\_\_\_\_

this with you.

\_\_\_\_\_

\_\_\_\_\_

Date: 9/16 Time \_\_\_\_\_ a. m. / p. m.

By \_\_\_\_\_



*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

September 5, 1968

From Malcolm D. Jones, *M.D.J.*  
Housing Coordinator

To: *Mr. Sweet*

Enclosed is complete revision, as of August 15, 1968, of Status Report on the Low-income Housing Program, in three sections: Summary, Inventory and Index. The Summary shows comparison with previous report of May 15, 1968. The Index is provided for convenience in locating specific projects in the Inventory.


The Summary only is for release to the Public. The Inventory and Index are considered confidential and are not for release to the Public.

Encls: Status Report in three Sections on Low-income Housing Program.

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

July 5, 1968

From Malcolm D. Jones,   
Housing Coordinator

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

Enclosed is complete revision as of May 15, 1968 of Status Report of the Low-income Housing Program, in three sections: Summary, Inventory and Index. The Summary shows comparison with previous report of January 15, 1968. The Index is provided for convenience in locating specific projects in the Inventory.

The Summary only is for release to the Public. The Inventory and Index are considered Confidential and are not for release to the Public.

Encls: Status Report in three sections on  
Low-income Housing Program

Office of the Mayor

ATLANTA, GEORGIA  
PHONE 522-4463

From Malcolm D. Jones,  
Housing Coordinator

12-9-68

To: Mayor Allen

This Summary is to be  
used in the annual meeting  
of the Housing Resources Committee  
10:30 A.M. Thursday, December  
12, in Committee Room # 2.  
It is not for release earlier.

We will provide you with  
a copy of the full report  
when it is ready. It is  
now being typed.

End. Summary

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

December 5, 1968

From Malcolm D. Jones,  
Housing Coordinator

To: *Mr. Dan E. Sweet Jr.*

Enclosed is complete revision, as of November 15, 1968, of Status Report on the Low-income Housing, in three sections: Summary, Inventory and Index. The Summary shows comparison with previous report of August 15, 1968. The Index is provided for convenience in locating specific projects in the Inventory.

The Summary only is for release to the Public. The Inventory and Index are considered confidential and are not for release to the Public.

This report shows progress made during the first two years through the efforts of the Housing Resources Committee and the current status of the Low and Medium Income Housing Program.

Encls: Status Report in three Sections on  
Low-income Housing Program

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

12-9-68

From Malcolm D. Jones,  
Housing Coordinator

*Jan:*

*I discussed this  
personally with the Mayor  
last Friday*

*M.D.J.*

Office of the Mayor

TELEPHONE MESSAGE

To Dez

Name \_\_\_\_\_

Telephone No. \_\_\_\_\_

- Wants you to call
- Returned your call
- Left the following message:
- Is here to see you
- Came by to see you

W. A. SCHMIDT  
VICE PRESIDENT

NATIONAL HOMES ACCEPTANCE CORPORATION  
1208 PEACHTREE CENTER BUILDING  
230 PEACHTREE ST., N.W.  
ATLANTA, GEORGIA 30303

PHONE  
525-8566

Left you this list of  
those invited on Chicago  
trip.

Date: 11/7 Time 2:30 a. m. / p. m.

By f

## American Builder

EDITORIAL OFFICE • 30 CHURCH STREET, NEW YORK 7, N. Y.

October 31, 1968

Mr. Dan Sweat  
CITY OF ATLANTA  
City Hall,  
Atlanta, Ga. 30303

Dear Dan:

Here is a copy of the centennial issue, including the section on Atlanta (p. 32). Thanks again for your help.

Your comments will be welcome and appreciated.

Sincerely,



David Thaler  
Managing Editor

DT:mg  
encl/1

## American Builder

EDITORIAL OFFICE • 30 CHURCH STREET, NEW YORK 7, N. Y.

October 31, 1968

Ivan Allen, Jr., Mayor  
CITY OF ATLANTA  
City Hall  
Atlanta, Ga. 30303

Dear Mayor Allen:

Here is a copy of the centennial issue, including the section on Atlanta (p. 32). Thanks again for your help.

Your comments will be welcome and appreciated.

Sincerely,



David Thaler  
Managing Editor

DT:mg  
encl/1



*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

10-8-68

From Malcolm D. Jones,  
Housing Coordinator

To Don E. Sweat Jr.

For your information

Please note marked portions

This looks like it might

have application to the  
Urban Coalition

M.D.J.

*Office of the Mayor*

ATLANTA, GEORGIA

PHONE 522-4463

10-25-68

Faye Yarbrough

Dear :

The NAHRO tour of housing projects in Atlanta is being arranged by the staff from Washington, with local arrangements being made by Margaret Ross, PIO of the Housing Authority. She is preparing the itinerary and setting up guides (one for each tour, I believe).

MJ.

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

**October 23, 1968**

From Malcolm D. Jones,  
Housing Coordinator

**To: Mr. Jim Wright  
Physical Planning Coordinator  
Model Cities**

**Attached for your information and file is  
copy of a General Summary of the Housing Act of  
1968, prepared by HUD Attorneys.**

**This Summary is the most concise and complete  
of several which I have seen.**

**It should be helpful to you in indicating  
the numerous Federal Programs available to assist  
in production, acquisition and rehabilitation of  
low-income housing in the Model Cities area.**

**cc: Mr. Don E. Sweat, Jr. ✓  
Mr. Cecil A. Alexander**

**Encl:**

*Mr. Sweat*

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

From Malcolm D. Jones,  
Housing Coordinator

October 18, 1968

To: Mr. J. C. Johnson  
Director, Model Cities

Enclosed for your information and file is a  
copy of Local Public Agency Letter No. 453:  
Subject - Use of Mobile Homes as Temporary  
Relocation Resources.

This may be helpful to you in resolving  
some of the relocation problems in the  
Model Cities area.

MDJ:fy

Encl. LPA Letter No. 453

cc: ✓ Mr. Dan E. Sweat, Jr.

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

October 3, 1968

From Malcolm D. Jones,  
Housing Coordinator

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

The attached proposed procedure was discussed this date during meeting with the Mayor, attended by Earl Landers, Cecil Alexander, Collier Gladin, Mr. Satterfield and myself.

All concurred and there was a general agreement by all parties that this procedure would be followed in the future.

  
Malcolm D. Jones  
Housing Coordinator

Encl: Proposed Procedure for Selection of Sites  
for Public Housing Under the Turnkey  
Program, dated August 7, 1968.

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

From Malcolm D. Jones,  
Housing Coordinator

*To Mr. Dan E. Sweet Jr.*

*For your information*

*Please note marked portions*

*M.D.J.*

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

October 8, 1968

From Malcolm D. Jones, *MDJ*  
Housing Coordinator

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

Please note the attached. I want to show this film to the HRC and to the Board of Aldermen. Chamber of Commerce might also want to show it.

Need a check for \$10.00.

I will check with Cecil Alexander as to timing. However, I think October 14 is perhaps too early. We will probably want it for our next HRC meeting, which is scheduled for November 7.

MDJ/mc

Encl: Copy letter dated October 7, 1968

*OK*  
*WAS*

*Miscellaneous  
requirements sent  
10/15/68*

*Mr. Speed*

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

**June 23, 1968**

From Malcolm D. Jones,  
Housing Coordinator

**To: Mr. M. B. Satterfield, Executive Director  
Housing Authority**

Regarding our discussion this morning pertaining to submission for inclusion in the Workable Program, under Objectives, C-4, Relocation Housing Resources, I have furnished the Planning Department with figures for adding the 221 program and conventional financed housing.

Also in accordance with our discussion, the following documents are enclosed for information of your Relocation Housing Section:

**Summary - Status of Low-income  
Housing Program - May 15, 1968**

**Project Index - May 15, 1968**

**Encls: As stated**



*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

**October 10, 1968**

From Malcolm D. Jones,  
Housing Coordinator

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

Although I have not been called upon to prepare a Budget Estimate of requirements of the Housing Resources Committee for 1969, however, the attached has been prepared to show the needs of the office, with current work load, for calendar year 1969.

Request that provision for these requirements to be included in the overall budget of the Mayor's Office.

MDJ/mc

**Encl: Budget Requirements**

*Office of the Mayor*

ATLANTA, GEORGIA

PHONE JA. 2-4463

Ivan Allen, Jr., Mayor

*Call Ed Baxter*

*Wed morning*

# Office of the Mayor

## TELEPHONE MESSAGE

To Des

Name Johnny Johnson

Telephone No. 524-8876

- Wants you to call       Is here to see you  
 Returned your call       Came by to see you  
 Left the following message:

Gary Albans 11:00

Re: Wants to see if AGJ.

Can see representatives  
from Karsen Engineering  
(HUD experimental housing  
contractor) on Monday.

He feels Atlanta still  
has a chance to get  
in on this program.

Date: 7/18 Time 11:00 a. m. / p. m.

By Y

# Office of the Mayor

## TELEPHONE MESSAGE

To \_\_\_\_\_

Name \_\_\_\_\_

Telephone No. 10<sup>00</sup> - Sat - O.V. Williamson

- Wants you to call                       Is here to see you  
 Returned your call                       Came by to see you  
 Left the following message:

Friday

1:00 - 2:00 - Cecil Alexander  
Col. Jones

2:30 - Lester Persells

Satt - on vacation 24

2<sup>00</sup> - Bill Wofford

10:00 Fri. - Johnny Johnson

9:00 - Collier Gladin

9<sup>30</sup> - 10<sup>00</sup> - Rodney Cook

Date: \_\_\_\_\_ Time \_\_\_\_\_ a. m. / p. m.

By \_\_\_\_\_

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

From Malcolm D. Jones,  
Housing Coordinator

May 10, 1968

To: Mr. Dan Sweat

The attached report of Peter Labrie is not as conclusive as it might be. For instance, under Recommendations - Schools, item (1), he is correct, of course, in stating there was no spring bond issue; however, Dr. Womack of the School Department has informed me that the improvement to Archer High is being done anyway from other funds and that it will be ready and ample to serve the proposed Brown-town Road project when developed.

There also appear to be some other items in somewhat similar category, wherein the complete situation is not amply explained in a positive manner. For example: Johnny Robinson informs me that the transit system study looks encouraging for better cross-area service.

  
MDJ



Department of Planning

MEMO

FROM: Collis DATE: Aug 22  
TO: Dan TIME: \_\_\_\_\_

- For your information
- Please make necessary reply
- Advise status of the attached

Improvements in N.W. Browntown  
since the date of your letter  
are listed in the margin

Improvements have been made  
in three areas: Sewers, Parks  
and Traffic lights.

Rodney also has a copy of  
this.

*Mr. Sweat*

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

March 15, 1968

From Malcolm D. Jones,  
Housing Coordinator

To: Mr. Cecil A. Alexander, Chairman  
Housing Resources Committee

Pursuant to action taken in yesterday's HRC meeting, to co-sponsor, with the Federal Executive Board, the proposed conference on Equal Opportunity in Housing, enclosed is copy of form passed out at previous meeting by the Federal Executive Board Housing sub-committee for notifying them of such action.

The next meeting is scheduled for 10 a.m., Tuesday, March 19, in Room 550, 730 Peachtree Street.

Malcolm D. Jones  
Housing Coordinator

Encl: Form



# CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE

January 15, 1968

CITY HALL ATLANTA, GA. 30303

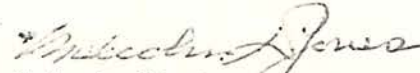
Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

## MEMORANDUM

The first three pages of the attached report are for public consumption. The remainder is considered of Confidential nature and for official use only.

  
Malcolm D. Jones  
Housing Coordinator

Encl: Report - Status of Accelerated Low-Income Housing Program,  
dated January 15, 1968

MEMORANDUM TO: Mayor Allen

These are 221 d (3) Co-ops.

Note only \$135.00 down payment.

Payments \$59.00 for 1-bedroom to \$105.00 for 4 bedrooms.

Formal opening about February 1.

Item UC-3 on our Nov. 15 Inventory Report.

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

Encls: 2 Brochures  
1 News clipping

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

**June 26, 1968**

From Malcolm D. Jones,  
Housing Coordinator

**To: Mayor Ivan Allen, Jr.  
Mr. Cecil A. Alexander**

**Enclosed is a copy of my comments, requested  
by Collier Gladin on his Staff Paper on Housing,  
May 1968.**

**Collier asked that I treat his paper in  
confidence, which I intend to do. However,  
since it pertains exclusively to the low and  
medium income housing program, I consider it  
appropriate to also let you know my views on  
the matter.**

**Encl: Copy, letter dated June 26, 1968**

Glen Bennett

Office of the Mayor

ATLANTA, GEORGIA

10 AM  
11:30

7 people

7th  
leave 7:1 in 4pm.

ROUTE SLIP

TO: Rees Vogelgesang

FROM: Dan E. Sweat, Jr. 317-633-3699


For your information

Please refer to the attached correspondence and make the necessary reply.

Advise me the status of the attached.

Re: Metro Plan

Nov. 7-8

Mr.

Vogelsing

John

Deputy Mayor Walls

Nov. 7-8

metro PC

Indianapolis Crime Comm

Glen Bennett - Harry Parker

Send me materials

2041 City - County Bldg  
Indianapolis, Ind.

Office of the Mayor

ALABAMA

MOBILE

Sept 14



Office of the Mayor

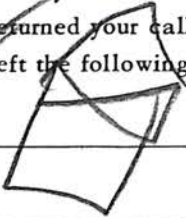
TELEPHONE MESSAGE

To Law

Name Steve Bennett

Telephone No. \_\_\_\_\_

- Wants you to call
- Returned your call
- Left the following message:
- Is here to see you
- Came by to see you



2 PM 7th  
1 Jackson

9:30 AM 8th

Date: 10/11 Time 11:20 a.m. / ~~p.m.~~

By Linda

May 14, 1968

Mr. Robert Dobbs, Chairman  
Citizens Neighborhood Action Committee  
Northwest-Perry Homes Service Center  
1927 Hollywood Road, N. W.  
Atlanta, Georgia

Dear Mr. Dobbs:

On August 21, 1967, the Board of Aldermen deferred action on a request for rezoning the Browntown Road site for a Turnkey Housing Development.

The deferral and continued delay of this project has been based on the objections of the community to deficiencies in several areas of community services.

As a result of the rezoning application and concern by the community leadership of the Northwest area, two City planners were assigned to your committee to help document problems in your area and recommend solutions.

It was my understanding that the community was not objecting to the construction of the housing per se, but to the lack of adequate services and facilities and the overcrowding of existing facilities.

The City and the community, through your committee, have exercised very encouraging cooperation and coordination in identifying problems, examining alternatives for their solution, and, in many cases, instigating actions which have resulted in immediate solutions.

Mr. Dobbs  
Page Two  
May 14, 1968

The Browntown Area Report prepared by the City planners assigned to your committee was probably the first of its kind prepared in this city and most others. It not only identified the problem areas but recommended specific actions to correct or resolve the problems.

A survey of the status of implementation of the recommendations contained in the Browntown Area Report has recently been made and it was found that many of the recommended improvements have already been accomplished, others have been initiated and are now being carried out, while plans are in existence for making additional improvements as soon as circumstances and funds permit. A copy of this status report is attached.

The Browntown Road site location has been approved by both HUD and the Housing Authority. It is designed to house 450 low and moderate income families for which decent, safe and sanitary housing is desperately needed. We cannot indefinitely deny these families a suitable place to live.

I think you will agree with me that considerable progress has been made. The credit for these improvements is due in a large measure to the helpful assistance and cooperation of the responsible citizens of the area, whom you represent.

If Atlanta is to continue to progress and provide decent housing for all of its citizens, we cannot afford to wait indefinitely for all desirable improvements. Many of these will have to be developed simultaneously with development of the housing to serve the areas involved. The City of Atlanta is committed to such a program.

I feel that both the City and the community have acted in good faith in our joint effort for improvement of the Northwest area.

I further feel that these efforts should continue and I am confident they shall.

In the meantime, it is my feeling that the City's program to provide decent housing for the poor must go forward. I hope that you and



Mr. Dobbs  
Page Three  
May 14, 1968

your committee will recognize the progress we have made and will see fit to withdraw your opposition to the Browntown rezoning. I am confident that during the two year construction period of the Turnkey housing, the improvements underway or scheduled will not only provide a better community for those residents who live there now, but for the future residents who will move into the community.

I will be glad to meet with you and the committee to discuss the status of our program if you desire.

Sincerely yours,

Dan Sweat

DS:fy

Dear Mr. Dobbs,



ON August 21, 1967 the ~~Zoning Committee~~  
of The Board of Aldermen deferred  
action on a request for rezoning  
the Browntown Road ~~side~~ site for  
a Turnkey Housing Development.

The deferral and ~~subsequent~~ continued  
delay of this project has been based  
on the objections of the community ~~to~~  
to a ~~lack of~~ deficiencies in several  
areas of community services.

As a result of the re-zoning  
application and concern by the community  
leadership of the North west area, ~~to~~  
two city planners were assigned to  
your committee to help document problems  
in your area and recommend solutions.

It was my understanding that  
your the community was not objecting  
to the construction of the housing per  
se but to the lack ~~of~~  
of ~~adequate~~ adequate services and facilities  
and the ~~possibility of~~ overcrowding  
of existing facilities.

The city and the community  
through your committee, have  
~~been~~ exercised very encouraging  
cooperation and coordination in

identifying problems, examining alternatives for their solution and, in many cases investigating actions which have resulted in immediate solutions,

The Browntown Area Report prepared by ~~city planners~~ the city planners assigned to your committee was probably the first of its kind prepared in this city and most others. It not only identifies the problem areas but recommends specific actions to correct or resolve the problem.

(Pick up)

I feel that <sup>both</sup> the city and the community have acted in good faith in our joint effort for improvement of the ~~area~~ <sup>Northwest</sup> <sup>area.</sup>

I further feel that these efforts should continue and I am confident they ~~will~~ shall.

In the meantime, it is my feeling that the city's program to provide decent housing for the poor must go forward. I hope that you and your committee will recognize the progress we have made and will ~~withdrawing~~ see fit to withdraw

Your opposition to the Brown Town  
re-zoning. I am confident that during the  
two year construction period of the Turkey housing,

I will be glad to meet with  
you and the committee to discuss  
the status of our program if  
you desire.

attached is a <sup>list</sup> ~~summary~~ of the <sup>recommende</sup>  
~~best ways for the continued~~  
~~improvement of the~~  
made in the Brown Town study, along with a <sup>brief</sup>  
status report on each item.

Sincerely,  
Dan Green

The improvements ~~set~~ underway or  
scheduled will not only provide a better  
community for those residents who live  
there now, but for the future residents  
who will move into the community,

# CITY OF ATLANTA



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

May 10, 1968

Mr. Robert Dobbs, Chairman  
Citizens Neighborhood Action Committee  
Northwest-Perry Homes Service Center  
1927 Hollywood Road, N. W.  
Atlanta, Georgia

Dear Mr. Dobbs:

As you know, the City of Atlanta has responded in a positive manner to improvement of deficiencies in community facilities in the general Perry Boulevard - Hollywood Road, N. W. area, which were so ably pointed out by yourself and neighborhood groups in the area.

The proposed re-zoning of the Browntown Road site for a well planned multi-unit housing development was deferred last fall and is currently being delayed in consideration of the objections then raised by the citizens of the area, because of the lack of community facilities.

You are, of course, aware that as a direct result, the Planning Department prepared a special study of the area, pointing up the deficiencies that then existed and making specific recommendations for improvements in the area. These recommendations were set forth on pages 24, 25, and 26 of the Browntown area report.

*pick up* (1)  
A survey of the status of implementation of the recommendations contained in the Browntown area report has recently been made and it was found that many of the recommended improvements have already been accomplished, others have been initiated and are now being carried out, while plans are in existence for making additional improvements as soon as circumstances and funds permit. A copy of this status report is attached.

Mr. Dobbs  
Page Two  
May 10, 1968

3 I think you will agree with me that considerable progress has been made. The credit for these improvements is due in a large measure to the helpful assistance and cooperation of the responsible citizens of the area, whom you represent.

4 If Atlanta is to continue to progress and provide decent housing for all of its citizens, we cannot afford to wait indefinitely for all desirable improvements. Many of these will have to be developed simultaneously with development of the housing to serve the areas involved. The City of Atlanta is committed to such a program.

2 The Browntown Road site location has been approved by both HUD and the Housing Authority. It is designed to house 450 low and moderate income families for which decent, safe and sanitary housing is desperately needed. We cannot indefinitely deny these families a suitable place to live.

In view of all that has already been accomplished and currently planned in the nature of improvements for this area, I would very much like to see you and other responsible citizens of the area:

1. Write a letter to the Chairman of the Zoning Committee (with a copy to me) withdrawing your earlier objections to the proposed Browntown Road Turnkey development and request that it now be initiated.
2. Should you and others working with you not be able to submit a positive recommendation for the project, then I solicit your cooperation in not publicly further opposing it, when it comes up for reconsideration.

In the event that you cannot see your way clear to follow either of the courses of action indicated above, I see nothing left for those of us responsible for development of low income housing than to recommend at an early date the rezoning of this site, which I propose to do; and intend to support it to the best of my ability. I hope that this will

Mr. Dobbs  
Page Three  
May 10, 1968

not be necessary and that you can see your way clear to carry out  
proposal (1) indicated above.

Sincerely yours,

Dan E. Sweat, Jr.

DESJr:fy

Encl: Status Report on improvements in  
community facilities recommended  
in the Browntown area report

## HOUSING RESOURCES COMMITTEE

October 3, 1968

PROJECT DATA

Wheat Street Gardens - 221 d (3) - N-P Spon. - Wheat Street Baptist Church  
NP & RS

#1 280 units - all 2 Br. \$74.00 up Water Furnished  
\$71.00 down

(Completed before current program started)

#2 84 units - 48 1 Br. \$79.00  
36 3 Br. \$98.00

Cost \$10,912/U (FHA Com.)

#3 108 units 3 Br. \$140.00 (RS \$80.00/mo.)  
6% interest

Cost \$12,500/U (FHA Com.)

Friendship Center 221 d (3) N-P - N-P Spon. - Friendship Baptist Church

34 1 Br. \$87.50 Developer - Celotex Corp.  
208 units 95 2 Br. \$101.00 Builder - Rogers Const. Co.  
(16 U/A) 30 3 Br. \$115.00  
49 T.H. \$107.00

Central Air Conditioning

Utilities Furnished

Stove & Refrigerator Furnished

Cost \$10,812/U (FHA Com.)

College Plaza 221 d (3) LD Builder- Randen Construction Co.  
96 units 96 Units all 2 Br. \$75.95 Water Furnished

Stove and Refrigerator Furnished  
Permit for Const. Cost \$8,255/U

Allen Temple 221 d (3) N-P N-P Spon. - Allen Temple AME Church

#1 151 units 100 2 Br. \$62.00  
50 3 Br. \$79.00  
1 Manager's Apt.

#2 222 units 142 2 Br. \$68.00  
80 3 Br. \$80.00

#3 208 units 2 Br. \$88.50  
3 Br. \$99.50

Cost \$11,566/U (FHA Com.)

London Towne Houses 221 d (3) Co-op N-P Spon. - FCH, Inc.  
Builder-Diamond & Kaye

200 units 8 1 Br. \$63.00

#1 36 61 2 Br. \$69.00 Purchase Price

#2 48 122 3 Br. \$84.00 (Incls. Tax, Insurance & Outside

#3 48 9 4 Br. \$109.00 Maintenance)

#4 68

6 Model Units to select from.

Must sell before const. starts

\$10.00 application fee

Average Cost \$14,078/U (FHA Com.)

\$135.00 Down Payment

No. Closing Costs



London Towne Houses (Cont.'d)

*Mortgage Interest	43%
*Real Estate Taxes	16%
Mortgage Principal	19%
Maintenance	12%
Reserve Funds	5%
Administration	5%
Landlord's profit	0%
	<u>100%</u>

\*tax deductible items

McDaniel Street - Public Housing

650 Units	310 Completed 7-25-68
	340 Under Construction

Built on Urban Renewal Land  
Average Cost approximately \$14,500/U

# CITY OF ATLANTA



March 28, 1968

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

## MEMORANDUM

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

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman  
Housing Resources Committee  
MALCOLM D. JONES  
Housing Coordinator

Pursuant to our verbal discussion this morning, attached is copy of a letter which I wrote some time ago to Dr. Ed Harrison, President of Georgia Tech, pertaining to a presentation before his Construction and Design Panel of the Housing Resources Committee, of a construction process developed by Mr. John McNamara, Engineer, and his associate, Mr. Leon J. Meyer, Architect, both from Savannah.

A slide presentation of the process was made before the Construction and Design Panel of the Housing Resources Committee in Dr. Harrison's office at Georgia Tech on March 26.


Mr. McNamara has gone to Washington and presented his concept to Mr. Porter Driscoll, Director of the Architectural Division, FHA in HUD and to Mr. Driscoll's superior, Mr. Deman, Assistant Commissioner for Technical Standards in HUD (both at HUD's main office in Washington).

Mr. McNamara states that he was well received by both gentlemen who expressed considerable interest in his project and offered to recommend a Federal grant under Experimental Housing for a pilot project using this method.

Mr. McNamara has further advised me that he talked by phone today with Mr. Driscoll in Washington, telephone Area Code 202, number 382-5584; that Mr. Driscoll said he would be glad to talk with you or other persons from Atlanta about this project, but suggests that a specific appointment be made in advance to insure that he would be available; that he does quite a bit of traveling and might therefore be out of the office.

Mr. McNamara's telephone number in Savannah is Area Code 912, number 232-4821

Sincerely,

  
Malcolm D. Jones  
Housing Coordinator

Encl: Cy Letter to Dr. Harrison dated Jan.15,1968

HOUSING RESOURCES COMMITTEE

January 15, 1968

Dr. Edwin Harrison, Chairman  
Construction and Design Panel  
Housing Resources Committee  
Office of the President  
Georgia Institute of Technology  
225 North Avenue, N.W.  
Atlanta, Georgia 30313

Dear Ed:

A team from Savannah, composed of Mr. Leon J. Moyer, Architect, A.I.A., and Mr. John O. McNamara, Jr., Consulting Engineer, made a presentation last Friday afternoon to a small group at City Hall of a proposed new method of constructing low cost housing on which they have applied for a patent.

The process consists essentially of pre-cast angle shaped concrete slabs which can be poured on the site and then fitted together to form dwelling units, which in turn can be assembled laterally, longitudinally, and or vertically (in a somewhat "habitat" concept) stepped either up or down to fit topography of the terrain, to form apartment complexes of any desired size.

This team claims that by using this method, almost instant housing can be developed, using to a large extent local untrained labor and at a savings of 10 to 15% over conventional construction.

This procedure appears to have merit and if considered feasible, a pilot project might be attempted soon in the Model Cities area as an experimental housing project with Federal financial assistance.

Dan Sweat of the Mayor's Office is anxious that this proposal be given due consideration and would like a report from this Committee as to what your Construction and Design Panel thinks about the idea.

The proponent team is willing to return to Atlanta at our convenience to give a slide presentation of the proposed procedure.

Page 2

January 15, 1968

To: Dr. Edwin Harrison

I hope that you and your Panel can meet with this team at such time and place as you may designate on Monday, January 22, Thursday, January 25, or Friday, January 26, which are dates I could also meet with you.

Please advise Malcolm D. Jones, Room 1204, City Hall, Telephone 522-4463, Extension 430, if your Panel can meet with this team and if so where and when.

Sincerely,

Cecil A. Alexander, Chairman  
Housing Resources Committee

cc: Mr. Dan E. Sweat, Jr.

March 26, 1968

MEMORANDUM

To: Mayor Ivan Allen, Jr.

This office has been approached recently on behalf of four of the largest insurance companies in the Insurance Industry for vacant land sites to enable those companies to participate in financing low-income housing projects, as part of the Insurance Industry's commitment to President Johnson to allocate a billion dollars to such projects in urban problem areas. Also I understand that about eight additional insurance companies have expressed an interest to participate in this program in Atlanta.

Each of the four specific contacts made have been for locations of land that is already suitably-zoned. Not one of them has expressed any interest in land which requires rezoning, as they say they cannot afford to devote the time and effort required to accomplish rezoning, nor can they afford to stir up the animosity that is usually created in rezoning tracts for low-income housing.

This is the best opportunity the City has had to get available, willing and adequate financing for low-income housing. We should take advantage of this situation, but we cannot under existing procedures. Most of the substantial builders are discouraged and tend to shy away from initiating additional substantial low-income housing projects in Atlanta, primarily because of zoning difficulties and high land costs.

It appears that now is the time to lay this matter squarely before the entire Board of Alderman and the business community in a somewhat similar manner to the way the traffic problem was recently handled (see attachments) in a special effort to make sufficient sites available to meet the entire remaining requirements of the Low-income Housing Program.

Sincerely,

Malcolm D. Jones  
Housing Coordinator

Encls: 2 News Clippings

cc: Mr. Cecil A. Alexander  
✓ Mr. Dan E. Sweat, Jr.

*Constitution May 14*  
**Mayor to Brief Aldermen  
On Parking, I-Way Streets**

Mayor Ivan Allen has asked Atlanta's 16 aldermen to attend a special briefing Thursday on proposals to ban parking on city streets and make portions of Peachtree, West Peachtree, 10th and 14th streets one-way.

The informal aldermanic board Monday meeting will be at 4:30 p.m. at City Hall.

Allen sent telegrams calling the session at the request of Ald. Richard Freeman, chairman of the Traffic, Parking and Transit Committee.

Ald. Everett Millican successfully got the parking ban proposals for 26 streets delayed 10 days ago with the argument that the aldermen had not had a chance to study the plans.

Freeman's committee last week approved the one-way proposals for the four streets—as well as Rhodesia Avenue in Southeast Atlanta—and will present the items to the full

Allen said Thursday's session will give the aldermen a "chance to discuss the plans before the full board meeting on Monday." He labeled it an "informal" session for informational purposes, but said the public would not be barred.

The mayor predicted that the full board eventually will pass "a high percentage" of the parking ban and one-way proposals.

Traffic Engineer Karl Bevins will brief the aldermen Thursday.

*Constitution Nov 27*

# Zoning Panel Rejects 352-Apartment Collier Road Project

By ALEX COFFIN

The aldermanic Zoning Committee turned down a plan Thursday to build 352 apartments on Collier Road NW at Interstate 285 after more than 75 persons protested the units.

Donald Hollowell, State Sen. Leroy Johnson, Ald. Q. V. Williamson and the Atlanta branch of the National Association for the Advancement of Colored People, were among those arguing that the apartments would wreck the Collier Heights Plan. Hollowell gave the committee "anti" petitions he said were signed by 900 persons.

The some 75 persons also protested a shopping center, which was approved, and a car wash, which was denied—both of which

were asked for Bakers Ferry Road SW, at Boulder Park.

All actions are subject to full board approval.

The committee also:

1. Approved a request to rezone from residential (R-3) to commercial (C-1) a tract fronting 400 feet on the northeast side of Bakers Ferry Road, 776 feet northwest of Fairburn Road SW.

2. Denied a special use permit for a car wash on property fronting 125 feet on the northeast side of Bakers Ferry Road, 338 feet northwest from Fairburn Road.

3. Approved a special use permit for a day care center at 456 Collier Ridge Drive NW.

4. Denied a request to rezone

from residential (R-5) to apartment (A-1) property at 1203 Northwest Drive NW.

5. Approved a special use permit for a day nursery at 3132 Delmar Lane NW.

6. Approved a special use permit for a billiard parlor at 855 Hollywood Road NW.

7. Approved a request to rezone from light-industrial (M-1) to apartment-conditional (A-1-C) property at 2908 Gordon Road.

8. Deferred action on a request to rezone from residential (R-5) to apartment (A-1) a tract fronting 120 feet on the southwest side of Simpson Road NW at Dixie Hills Circle.

9. Denied a request to rezone from residential (R-6) to apartment (A-1) a tract fronting 100

feet on the north side of North Avenue at Pierce Avenue.

10. Deferred action on a request to rezone from residential (R-5) to apartment (A-1) a tract at 2195 Bankhead Ave. NW.

11. Denied a request to rezone from residential (R-5) to commercial (C-1) a tract fronting 353 feet on the northeast side of Bankhead Avenue, 233.3 feet east of Interstate 285.

12. Approved a request to rezone from residential (R-5) to commercial (C-2) a tract fronting 409.8 feet on the southwest side of James Jackson Parkway at Hightower Place NW.

13. Approved a request to rezone from residential (R-5) to apartment (A-1) a tract fronting 395.8 feet on the east side

of Brownlee Road SW, 100 feet north of Scott Street.

14. Approved a request to rezone from residential (R-6) to apartment (A-1) property at 1151-53, 1155-57 and 1159-61 Sells Avenue SW.

15. Approved a request to rezone from apartment (A-1) to commercial-conditional (C-1-C) a tract fronting 210.18 feet on the east side of Boulevard SE at Hansell Street.

16. Denied a request to rezone from residential (R-6) to commercial (C-2) property at 908 Bowen St. NW.

17. Approved a request to rezone from residential (R-4) to apartment—conditional (A-1-C)—property at 2786 Hapeville Road.

18. Approved a request to rezone from residential (R-4) apartment conditional (A-1)—property at 2821 Waters R Southwest.

## MINUTES

### HOUSING RESOURCES EXECUTIVE COMMITTEE AND LOW-INCOME HOUSING COORDINATING GROUP MEETING

March 14, 1968

The regular monthly meeting of the Housing Coordinating Group and Housing Resources Committee Executive Group was held in Committee Room 2, City Hall, March 14, 1968, at 10 a.m.

Thirteen (13) members of the Housing Resources Committee Executive Group; seven (7) invited key individuals concerned with Low-income Housing; three (3) other invited guests; three (3) developers; and members of the Press attended the meeting. List of those invited, with attendance indicated, is attached to the file copy of these minutes. Also attached to the file copy of these minutes are copies of invitational notices sent out for the meeting and the agenda used at the meeting.

Chairman Alexander presided.

Mr. Alexander opened the meeting by stating that there are two matters under consideration:

(1) There is going to be a Conference on Equal Opportunity in Housing to be co-sponsored by the Atlanta Federal Executive Board and other voluntary organizations. Twenty-five (25) organizations have signed up as co-sponsors i.e. Catholic Archdiocese of Atlanta, CACUR, Community Relations Commission, Interfaith Housing Corporation, Georgia Council of Human Relations and many others. He mentioned the fact that the Mayor is backing this conference. The primary purpose of this conference will be educational. This conference will seek to bring those of different backgrounds and viewpoints around the table to discuss the problems - to have Atlanta people talk to Atlanta people. Broad participation by organizations and individuals throughout Metropolitan area will be encouraged. He read to the Group the objectives contained in brochure passed out by Mr. Nat Welch at the March 12 preliminary meeting called by the Federal Executive Board.

Mr. Alexander made a suggestion that the Housing Resources Committee might become a co-sponsor of the conference by lending their name as co-sponsor without going on record as to how the Housing Resources Committee feels about the matter.

Mr. Palmer made a motion that the HRC be a co-sponsor of the conference on Equal Opportunities in Housing on this basis; the motion was seconded and Committee voted on and approved the motion.

(2) Mr. Alexander then proposed that a Resolution be drawn up to request that an Aldermanic Committee be established on Housing. He stated that a call should be made to either set up a separate Aldermanic Committee or to take



housing into an existing committee which would concentrate its efforts on the Low-income Housing Program. He stated that at present we have the Planning and Development Committee under Mr. Cook; however, housing is not one of their specific concerns. He said that he felt having an interested and responsive group in the Aldermanic Board would be very beneficial to the program.

Mr. Archer Smith made a motion that the Mayor be requested to set up a Committee for, or refer to an existing committee, consideration of the City's Program on Low-income Housing. The motion was seconded and carried.

Mr. Alexander then asked Mr. Collier Gladin to explain the Land Use Map and its effect on the Low-income Housing Program. He mentioned that of some 54 sites being considered for this program only 12 are consistent with the Land Use Map.

Mr. Gladin explained that the Land Use Map represents a distribution of our portion of the growth that we anticipate coming into the City by 1983. The acreage shown on the map is to absorb the anticipated growth of 150,000 people. This Plan should encourage greater density of housing and at same time protect single family residential areas. Parks and other services are planned in advance of all this growth. This Plan serves as a guide to housing, schools, parks and sewer requirements. He said this was not a zoning map; just a guide. He stated this plan does not indicate rapid transit. Detailed changes will be made as they become necessary. He said the Mayor's statement that this Plan was a "policy guide on which we can build" is a good description.

Mr. Alexander asked how many additional acres were for housing?

Mr. Gladin didn't have the answer available at the meeting.

Mr. Alexander asked if an owner of property came in and applied for rezoning without a developer, what would happen? He asked if there was anything in the Ordinance that required they have to be ready to develop?

Mr. Gladin said that when a request is received, it will be farmed out for consideration. Recommendation of School Department and others concerned will be considered.

Mr. Jones asked if a proposal is brought in for rezoning a site and the type of development is consistent with what is projected in 1983 on the Land Use Map, in general could the developer anticipate favorable consideration by the Planning Department and Zoning Committee?

Mr. Gladin responded that the Planning Department will support proposals along these lines.

Mr. Alexander then said that being the case, when a developer comes in with a project for a site that is in conformance with the Land Use Map and we think is a good project he felt the HRC should therefore support it.

Mr. Winn asked what effect the Land Use Plan would have on the plans of 54 sites of which only 12 were in conformance with the plan.

Mr. Alexander said it would probably hurt us.

Mr. Jones said we would have to realign our plans.

Mr. Gladin asked how many acres were in the 12 sites that were in conformance with the Land Use Plan.

Mr. Jones said approximately 320 acres.

Mr. Gladin said that maybe we should take a look at the number of units that have actually been built. He stated that many projects had been planned, but not actually built yet, and that some sites had also been turned down for reasons other than zoning.

Mr. Palmer asked if the Land Use Plan shows sites in any instance that the Aldermanic Board has already turned down? (They are not indicated specifically as such.)

Mr. Archer Smith said if there are particular projects in this general connection, that the HRC should send advocates to Aldermanic Board and Zoning Committee to support them. Mr. Smith also stated that he felt the HRC should act as advocate at the Zoning and Planning Commission levels for particular low-income housing projects which conform to the 1983 projections of the Land Use Map of the Planning Department of the City.

Mr. Jones brought out the point that the HRC should not be required to support all developments that are in conformance with the Land Use Map; that proposals might not be appropriate.

Mr. Archer Smith then suggested that an addendum be added to the Resolution stating that the resolution would not exclude the HRC from supporting projects that are not in conformance with the Land Use Map.

After considerable discussion, it was concluded that the Resolution not be amended, as this would tend to weaken it.

It was then decided and agreed that Mr. Alexander and Mr. Archer Smith would get together and draw up specific wording of a Resolution stating that the HRC would give its support to developments of low-income housing by going before the Planning Board and Zoning Committee of the Aldermanic Board. The following is the Resolution developed.

"Housing Resources Committee will support and advocate in each instance before the Zoning Committee and the Aldermanic Board those appropriately planned development projects which conform to the 1983 Land Use Map of the City Planning Department, as it presently exists or is hereafter amended."

Mr. Palmer asked for a list for Mr. Clarence Coleman by March 20 of major projects that had been turned down already by Zoning Committee or Aldermanic Board, but which now might be desirable in view of the Land Use Map.

Mr. Jones said he could give him a partial list by that date.

Mr. Alexander asked about this approach in terms of the Turnkey Program.

Mr. Persells said it might be a means of finding more land for development for this program. He stated that consideration should be given by builders to what sorts of people will live in the housing; that developers may determine whether they could make more money building for low-income or high income people as both types of housing are needed in Atlanta. However, he suggested that zoning should be on basis of appropriateness of the area to meet the long term requirements of the City as to location, density, schools, parks, etc., and not on the basis of what kind of people will occupy the units; that when we reach the point of zoning on plans for future utilization of the land, rather than on who is to use or live there, we would be much better off.

Mr. Alexander asked Mr. Persells if this Land Use Map was going to be used by the Housing Authority as a guide?

Mr. Persells indicated that it had been used; however, the Housing Authority does not turn down a project simply because it does not conform to the Map.

Mr. Alexander then discussed the role of the Housing Authority further. He stated that we are ahead on the 221 program and Rehabilitation phase, but behind about 2500 units on Turnkey and Public Housing.

Mr. Bystry asked if HUD had checked any of these areas for Public Housing?

Mr. Gladin stated that the City is required to maintain a Land Use Plan under the Workable Program. The problems are finding more sites and getting them zoned; that turnkey projects must go through HUD in getting approvals.

Mr. Alexander asked from the developers point of view for the pros and cons of Turnkey versus the 221 program. He asked if the 221 program was more appealing to developers than the Turnkey program.

Mr. W. L. Moore said getting land zoned for Public Housing is more difficult.

Mr. Alexander asked about economix (a mixture of Public Housing, 221 d (3), and single family dwellings) to be developed in one area.

Mr. Persells said the Housing Authority preferred to have that kind of mixture. However, each program would require separate mortgages and separate approvals and that it would be a complicated process.

Mr. Bystry said this might delay the program.

Mr. Alexander stated that much stronger support would be likely if particularly large tracts were developed under the 221 d program with only a smaller portion of the tract for public use.

Mr. Moore stated that the biggest problem was the high cost of land in Atlanta and the difficulty of financing land under the 221 d (3) program and; secondly getting the land zoned. He felt that this type financing (interim construction loans at reasonable interest rates) might be encouraged by this Committee. He also suggested that perhaps banks and other financing institutions might be encouraged to set aside a certain amount or percent of their money for financing of low-income housing. He mentioned the fact that insurance companies are now participating in financing of this type.

Mr. Alexander said that most of the large banks in Atlanta are represented on this Committee. He stated that perhaps the Business Participation Panel could do something about encouraging this type of financing.

Mr. Alexander then welcomed Mr. Richard Cecil, who was representing Mr. William C. Bartholomay, President of the Atlanta Braves, and newest member of the Business Participation Panel; and Mr. Robert C. Watkins, newest member of the Construction and Design Panel.

Mr. Alexander praised the persistent efforts of the developers in the face of so many problems and roadblocks. He stated that the City of Atlanta owes the developers a great debt for their contribution to this program.

Dean Jackson brought up the question "Who is responsible for physical structures in terms of recreational or social needs in a housing development? Is this the responsibility of the developer?"

Mr. Alexander stated that on the National scene, the Community is responsible.

Mr. Jones explained that in Public Housing projects, Federal regulations require certain consideration be given to open space and recreational facilities. He pointed out that this was also given consideration by the Planning Department in regards to zoning; that the Planning Board itself has turned down projects that did not provide enough space or recreational facilities. He stated that the social elements were being given more consideration today than ever before.

Mr. Alexander commented that there is a gap in social services to be performed in low income housing projects and suggested that the Community Council and non-profit groups such as Interfaith may fill the gap of social planning. He asked for a report from Dean Jackson's Committee as to proposals for social planning in low income housing.

Mr. Palmer mentioned that there was \$1,000 set aside to see how practical it would be to bring available recreational activities to Senior Citizens.

Mr. Alexander stated that according to our figures, Public Housing is running behind schedule and asked for any suggestions that might be helpful.

Mr. Persells said this was definitely not because of lack of interest on the part of developers, but the difficulty of obtaining a piece of land to present that is properly zoned. He stated that a project should not be self-contained, but be part of a whole community; that recreational facilities should be available to entire neighborhoods.

Mr. Alexander announced that he would appoint a Committee of three to study the "Analysis of Atlanta's Low-income Housing Program," dated February 7, 1968, which would make a report of recommendations back to the Executive Group.

Mr. Alexander mentioned that package rezoning is still under consideration. He stated that one of the problems is so much land in this area that could be developed in this program that might receive favorable recommendation by HUD, but be politically opposed by others.

Mr. Moore asked if there was any way to subsidize, such as limited dividend?

Mr. Alexander stated that John Steinichen of Interfaith was looking for proposals.

Mr. Palmer asked if anyone had tried to get the land in the Southwest quadrant that is artificially overzoned industrial, rezoned for a more reasonable price?

Mr. Moore stated that on one particular site, Mr. Shuttleworth would probably recommend multi-family. The price on this land has come up to industrial. He also stated that in certain Wards, 221 d (3) houses are not allowed because of opposition from Aldermen in those Wards.

Meeting adjourned at 11:30 a.m.

Respectfully Submitted,

  
Malcolm D. Jones  
Housing Coordinator

# CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING  
COLLIER B. GLADIN, Director

March 25, 1968

Mr. Malcolm D. Jones  
Housing Coordinator  
12 Floor, City Hall

Dear Mr. Jones:

This is to acknowledge your letter of March 15, 1968 relative to reanalyzing the City's low-income housing goals of 16,800 units by the end of 1971, in light of recent developments in the Bedford-Pine Urban Renewal Project and the Model Cities Area.

We are working on your request and will be in touch with you shortly.

Sincerely yours,

  
George L. Aldridge  
Chief, Current Planning Division

GLA/cm

cc: Mr. Dan E. Sweat, Jr.,  
Mr. Cecil A. Alexander  
Mr. Collier B. Gladin  
Mr. Johnny C. Johnson (Model Cities)

April 12, 1968

Memorandum To: Mayor Allen

Reference is made to Zoning Petition #Z-68-33-S on Zoning Committee Agenda April 4, 1968 to rezone an approximately 15 acre tract on the West side of Jonesboro Road, S. E., south of McWilliams Road, from M-1 to A-1, to permit construction of a 180 unit Turnkey project.

Although the proposed rezoning of this site is consistent with the recently adopted Land Use Plan and had the favorable recommendation of the Planning Board and the Planning Department, plus the formal written and verbal endorsement of the Housing Resources Committee; and the site had been approved by the Housing Authority and had tentative approval of HUD, still it was denied by the Zoning Committee. Proponents and those in opposition at the Public Hearing were about equal; 6-8 on each side.

The Developer had obtained and filed with his rezoning application favorable letters from the Water, Parks, Construction (Sewer Division) and School Departments and from the Atlanta Transit System, as to their ability to provide necessary community facilities for the proposed project. This project had all the normal prerequisites to meet physical requirements.

During the Public Hearing the two members of the Zoning Committee who were present expressed concern over protection for the City as to ultimate development, in the event the proposed project should not materialize. They called upon the Developer to provide them with such assurance in writing (which he agreed to do) and for him to see Mr. Shuttleworth as to details of form for submitting such evidence.

The Developer contacted Mr. Shuttleworth the following day to follow thru on the Zoning Committee's instructions, only to find out that the petition had been denied.

Memorandum To: Mayor Allen, April 12, 1968

The Developer is seeking reconsideration and proposes to wait for vote of the entire Board of Aldermen on the issue before he accepts defeat or submits a formal inquiry to the Housing Resources Committee as to the futility of Developers attempting future re-zonings for the Low-income Housing Program.

To the best of my knowledge there has not been any proposed rezoning petition approved for Federal assisted low-income housing in the 4th Ward. (The one project which is being planned for a Turnkey development in that Ward, on Silbert Rd. at Flynn Rd., is on a 20 acre tract that was already zoned A-1). Three other substantial Federal assisted projects proposed in the 4th Ward have been denied. Several other major developments in the 4th Ward, which were seriously considered, have not been officially applied for, because of well known opposition of the Ward Aldermen.

A somewhat similar situation also exists in the 7th Ward, where much vacant land also lies, and where rezoning has been successful on only a relatively few sites. Four major proposals in that Ward have similarly been denied.

As a result, several Developers have expressed their unwillingness to pursue future low-income housing projects in Atlanta, particularly in the 4th and 7th Wards which have the largest proportions of vacant land which is obtainable at prices Developers can afford to pay for low-income housing.

Futhermore, as you may already know, the proposal for re-zoning for low-income housing of the East Lake Golf Course No. 2 site (Z-68-30-S) was deferred by the Zoning Committee, although it was recommended by the Planning Department as consistent with its interpretation of intended use of the Land Use Plan; had the formal endorsement of the Housing Resources Committee; approval of the Housing Authority; tentative site approval by HUD; and also had the essential community facilities already existing or built into the proposed development.

If we are unsuccessful in getting the re-zoning of these sites which have all of the physical prerequisites, there seems little hope for any site in the City. Neither is there much justification for encouraging Developers to continue trying to get sites rezoned for low-income housing, in view of the pattern of unsuccessful development attempts which has been so effectively established.



Page 3

Memorandum To: Mayor Allen, April 12, 1968

Unless this log jam can be broken soon, success of the low-income housing program in Atlanta is seriously jeopardized, if not doomed.

Respectfully,

Malcolm D. Jones  
Housing Coordinator

Encls: 1. Copy of Developer's statement and letters as to availability of community facilities, filed with rezoning petition.  
2. Text of Developer's presentation at Public Hearing.

cc: Mr. Dan E. Sweat, Jr.  
Mr. Cecil A. Alexander

# CITY OF ATLANTA



## HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

April 2, 1968

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

Mr. Dan E. Sweat, Jr.  
Alderman Rodney M. Cook  
Alderman G. Everett Millican  
Mr. Jim Crawford  
Mr. Collier B. Gladin  
Mr. Lester A. Persells  
Mr. Edwin L. Sterne  
Mr. Carey S. Hooks  
Dr. John W. Letson  
Mr. A. B. Padgett  
Mr. Jim Parham  
Mr. Johnny C. Johnson  
Mr. George W. Kennedy  
Mr. James B. Pilcher  
Dr. Sidney L. Davis

*Yes*

Gentlemen:

The next meeting of this Coordinating Group, for the purpose of getting together, comparing notes and exchanging ideas in interest of obtaining more effective coordination in the Low-income Housing Program, will be held Thursday, April 11, at 10:00 a.m., in Committee Room 2, City Hall.

This will be a joint meeting with the Executive Group of the Housing Resources Committee.

The several previous meetings of this group have been very stimulating and helpful to the Low-income Housing Program.

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee, and I hope that you will be able to attend this meeting, as your active participation is solicited and will be very helpful in furthering the progress of the Low-income Housing Program.

A return addressed postal card is enclosed for your convenience in informing us whether you plan to attend the April 11 meeting.

Sincerely,

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

Encl: Postal Card

# CITY OF ATLANTA



HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

April 2, 1968

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 Housing Resources Committee Member:

The regular monthly meeting of the Executive Group of the Housing Resources Committee for April 1968 will not be held April 4 as scheduled, but will be held Thursday, April 11, at 10:00 a.m., in Committee Room 2, City Hall.

This will be another joint meeting with the newly established Coordination Group composed of Heads of other Departments and Agencies involved in connection with the Low-income Housing Program.

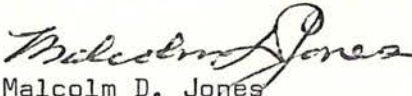
As you of course already realize, we are still in a critical phase of the Low-income Housing Program and are seeking ways and means of resolving the difficulties confronting the program, the greatest of which is land.

Please be prepared to present a brief report on your Panel's efforts this year.

We hope that you will be able to attend this meeting. Please reserve the date on your calendar.

A return addressed postal card is enclosed for your convenience in advising us whether you will be able to attend the April 11 meeting.

Sincerely,

  
Malcolm D. Jones  
Housing Coordinator

Encl: Postal Card

A G E N D A

Housing Resources Committee

and

Coordinating Group

April 11, 1968

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1. Report on Resolution by Chamber of Commerce - Curtis Driskell
2. Request to Mayor to provide an Aldermanic Committee to work with Housing Resources Committee and support its efforts in the Board of Alderman.
3. Report on Housing Resources Committee's support on Re-zoning Petitions - Jones
4. Need for series of Panel meetings.
5. Charge Land Committee:
  - (a) Work with Planning Department and Joint Planning Board on coming up with plan to provide land.
  - (b) Proposal for Rezoning Entire City.
6. Reports from Panels
7. Other Business

## A RESOLUTION

The Atlanta Chamber of Commerce Board of Directors, through the work of the Chamber's Housing and Redevelopment Committee, has supported vigorously from the outset the efforts of the Mayor's Housing Resources Committee to relieve the city's shortage of housing for low income families.

As a result of its investigation of this problem, the Housing and Redevelopment Committee delivered to this Board in August, 1967 a report entitled "The Low-Rent Housing Gap in Atlanta," which included specific information underlining the critical nature of the housing need. This Board was informed by the report that the process of rezoning land suitable and feasible for multi-family, low-rent housing appears to be the single most difficult obstacle in the task of providing, during a five-year period, some 16,800 units of the type housing required. The Board also was made aware that available vacant land is scarce within the City of Atlanta for any use, and outlying areas have not seen fit to qualify for programs which allow construction of federally-insured housing of the type which would help meet the current need.

A resolution by this Board in September, 1967 urged immediate steps by the City of Atlanta Planning Department and the Board of Aldermen to adopt an updated land use plan, from which a new zoning ordinance could be evolved. The resolution further declared: "...Any new zoning plan adopted by the City of Atlanta should make provision for adequate land for multi-family housing and open up land for increased density of housing in all quadrants of the city, in order to serve the best interests of a changing and progressive City of Atlanta."

Since that time, diligent study has been given by the Atlanta Chamber of Commerce to a proposed "package zoning plan," the purpose of which would be to rezone simultaneously several sites of land throughout the city for development in public housing.

Be it resolved that the Atlanta Chamber of Commerce Board of Directors reiterates its position in support of dispersing multi-family housing to all quadrants of the city. ~~However, neither this Board nor the Housing and Redevelopment Committee believes it is desirable or feasible for the Atlanta Chamber of Commerce to judge the merits of specific sites recommended for rezoning.~~

And be it further resolved that the Atlanta Chamber of Commerce Board of Directors supports the principle of the package zoning proposal as an approach well worth considering toward the efforts to alleviate this serious problem in our community.

Submitted to the Board of Directors  
Atlanta Chamber of Commerce  
April 10, 1968

March 8, 1968

Mr. Henry C. Baldwin, Chairman  
Public Relations Committee  
Atlanta Real Estate Board  
Healey Building  
Atlanta, Georgia

Dear Mr. Baldwin:

This acknowledges your letter of March 4, advising that your Board might be willing to stand the expense of material to be used in repairing Mrs. Hester's property provided, I could get the labor unions to join in doing the work; and suggesting that I see what can be done in getting the unions to participate.

This places the matter in a somewhat different perspective. Although I am willing to assist in any way possible in this and similar matters, my office simply does not have sufficient personnel to get involved in details in connection with repair of one piece of property, to the extent that this would entail, with so many different organizations involved.

I would suggest that your Board assume responsibility for effecting complete rehabilitation of this property or that your Board approach the labor unions and solicit their participation.

Any plans which may be developed for improvement of this property should be coordinated with Mr. James A. Smith, Chief, Housing Division of the Building Department, whom I am sure will be glad to cooperate with you. His telephone number is JA 2-4463, Extension 281.

Sincerely,

Malcolm D. Jones  
Housing Coordinator

✓ bcc: Mr. Dan E. Sweat, Jr.

OFFICERS

J. MARION CRAIN, PRESIDENT  
J. ADAIR MCCORD, VICE PRESIDENT  
A. H. STURGESS, JR., VICE PRESIDENT  
NOEL C. TURNER, VICE PRESIDENT  
FRED O. SCHEER, TREASURER  
BRUCE B. WILSON, SECRETARY  
MRS. TOMMIE JACKSON, EXECUTIVE SECRETARY

# Atlanta Real Estate Board

AN ASSOCIATION OF REALTORS

HEALEY BUILDING

Atlanta 3, Georgia

March 4, 1968

DIRECTORS

HENRY C. BALDWIN  
MARION BLACKWELL, JR.  
THOMAS V. CAUBLE, JR.  
J. MARION CRAIN  
ROY A. DORSEY  
EMERSON HOLLEMAN  
C. D. LEBEY, JR.  
HARRY NORMAN, JR.  
FRANK C. OWENS, JR.  
JAMES L. STARNES  
STEWART WIGHT  
WARD WIGHT

Col. Malcolm D. Jones, Housing Coordinator  
City of Atlanta  
City Hall  
Atlanta, Georgia, 30303

Dear Col. Jones,

Regarding your letter of February 14 concerning Mrs. Hester's property at 902 Allene Avenue, S. W., Mr. J. M. Crain, President, of our Board advises me that the Board might be willing to stand the expense of the material to be used in repairing Mrs. Hester's property provided you and I could get the labor unions to join with us in doing the work.

The date for Realtor Week has not be announced yet but it will be set shortly and will be sometime in May. Please see what can be done in getting the unions to cooperate with us .

Cordially,

Henry C. Baldwin, Chairman  
PUBLIC RELATIONS COMMITTEE

HCB/tj





DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
RENEWAL ASSISTANCE ADMINISTRATION  
WASHINGTON, D. C. 20410

*Mr. Sweet  
File  
221(h)*

January 15, 1968

LOCAL PUBLIC AGENCY LETTER NO. 446

SUBJECT: Utilizing Section 107(a) of the Housing Act  
of 1949 for Low-Income Purchasers under  
FHA Section 221(h)

FHA recently determined that units rehabilitated under Section 221(h) of the National Housing Act, as amended, may be made available to low-income families utilizing a rental agreement with an option to buy. ✓

Therefore Section 107(a) of the Housing Act of 1949, as amended, applies to any sale of project land to an eligible non-profit organization which has obtained from FHA a commitment to insure under Section 221(h) and which has agreed to rent all units it will construct to low-income tenants under a rental agreement with an option to purchase meeting the applicable requirements of FHA.

A handwritten signature in dark ink, appearing to be "R. M. M.", written over the typed name of the official.

Acting Deputy Assistant Secretary  
for Renewal Assistance



Rezoning Petitions - Potential Low-income Housing

Agenda - Atlanta-Fulton County Joint Planning Board

February 14, 1968

<u>Petition No.</u>	<u>Approximate Acres</u>		<u>Approximate No. Units</u> (12 U/A)	
Z-68-16-C	.4		8	Ap
Z-68-11-C	.7		10	Ap
Z-68-10-C	3.0		36	Ap
Z-68-15-C	.4	8	8	Denied
Z-68-5-C	4.0		48	Ap
Z-68-4-C	3.4		40	Ap
Z-68-22-C	3.3		40	Ap
Z-68-9-C	.8		10	Ap
Z-68-21-C	23.0	276	276	Denied
Z-68-19-C	1.5		18	Ap
Z-67-242-S	6.7	* —	80	Det
Z-67-250-S	2.4	28	28	Denied
Z-67-144-E	14.3	172	172	Denied
Z-67-159-B	.5	6	6	Denied
Z-67-192-B	<u>1.1</u>		<u>10</u>	Ap
Totals	65.8	490	790	
		* 80		
		<u>570</u>	<u>570</u>	Balance possible
			220	

February 23, 1968

MEMORANDUM

To: Mayor Ivan Allen, Jr.

From: Malcolm D. Jones

Re my memorandum to you yesterday pertaining to the proposed compromise on off site improvements for the Turnkey project on Gilbert Road at Flynn Road.

Mr. Bystry, the Whiting-Turner developer, has informed me that he has turned the matter over to Mr. Satterfield and will abide by any solution worked out by Mr. Satterfield with the City.

Mr. Satterfield reports that he has contacted the HUD attorney in Ray Hanson's office, as suggested by Henry Bowden, and that the attorney's opinion is that the Cooperation Agreement between the City of Atlanta and the Housing Authority does apply to Turnkey projects in development, as though the project were actually being developed by the Housing Authority itself.

Mr. Satterfield states that in essence the Cooperation Agreement provides:

- (1) The City will provide necessary access streets and boundary streets;  
and
- (2) The City will bring to the site all necessary facilities (that this includes sewer).

Mr. Satterfield further states that he will stand on this; however, since agreement has already been made by the Developer to pave all of Flynn Road (a boundary street), he will not reopen this and hopes that HUD will overlook it and allow the cost as part of the project development, but he feels the City should not look to Developer for any additional off site improvements.

Henry Bowden will be informed, as soon as I can contact him, of the HUD attorney's opinion obtained informally and verbally.

I will have a copy of the Cooperation Agreement Monday, February 26, for examination.

✓cc: Mr. Dan E. Sweat, Jr.

March 8, 1968

Honorable Fletcher Thompson  
Member of Congress  
House of Representatives  
1641 Longworth Building  
Washington, D. C.

Dear Fletcher:

Thank you for the low rent housing report.

We shall certainly call upon you for assistance in securing approval of the leases in case it is necessary.

Thank you for your help.

Sincerely yours,

Dan Sweat

DS:fy

bcc: Mr. M. B. Satterfield  
Col. Malcolm Jones

FLETCHER THOMPSON  
MEMBER OF CONGRESS

RICHARD ASHWORTH  
ADMINISTRATIVE ASSISTANT

1641 LONGWORTH  
WASHINGTON, D.C.

5TH DISTRICT, GEORGIA  
OLD POST OFFICE, ATLANTA

Congress of the United States  
House of Representatives  
Washington, D.C.

February 29, 1968

Mr. Dan Sweat  
Governmental Liaison  
Mayor's Office  
Atlanta, Georgia 30303

Dear Dan:

Enclosed is a report I have received today from the Regional Administrator of the Department of Housing and Urban Development concerning low-rent housing in the Atlanta area.

I thought you'd appreciate receiving the information. If there is any way that I can help to secure approval of the additional leases mentioned in the letter, I will be glad to do so.

Kindest personal regards.

Yours very truly,



FLETCHER THOMPSON  
Member of Congress

FT/j

Enclosure



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
PEACHTREE SEVENTH BUILDING, ATLANTA, GEORGIA 30323  
Room 645

REGION III

Office of the Regional Administrator

February 27, 1968

IN REPLY, REFER TO:  
3H

Honorable S. Fletcher Thompson  
House of Representatives  
Washington, D. C. 20515

Dear Mr. Thompson:

This is to acknowledge your letter dated February 23 requesting information concerning the Summary of Low-Rent Housing forwarded you earlier this month. The 800 units authorized for leasing by the Atlanta Housing Authority will be located wherever such housing is available throughout the Atlanta area. Currently, the Atlanta Housing Authority has leased 227 units for low-rent housing purposes and 17 of these units are located within the Fifth Congressional District. The Atlanta Housing Authority also is negotiating for additional leases and some of these will be within the Fifth Congressional District.

In College Park, only one unit of low-rent housing is being cancelled. The College Park Housing Authority was given authorization to construct 174 units of low-rent housing and 173 of these units have been completed and are occupied. However, during construction it was found that an outcropping of rock extended over the site where one unit was proposed. Therefore, going ahead with construction of this unit would have been extremely costly, and it was decided to cancel this one unit.

Should we be able to assist you further, please let me know.

Sincerely yours,

Edward H. Baxter  
Regional Administrator

March 11, 1968

General Carl Sutherland  
Personnel Director  
City Hall Annex  
Atlanta, Georgia 30303

Dear General Sutherland:

This is to respectfully request the reclassification of Position Number 8 in the Housing Resources Division, Department of Mayor from Stenographer-Clerk, Salary Range 35 to Senior Stenographer, Salary Range 38.

Justification for this request is contained in the attached job description prepared by Colonel Malcolm Jones, Housing Coordinator.

Your consideration of this request will be greatly appreciated.

Sincerely yours,



R. Earl Landers  
Administrative Assistant

REL:lp

Attachment

CC: Finance Committee  
Mr. Dan Sweat ✓  
Colonel Malcolm Jones

## Functions of Secretary to Housing Coordinator'

Acts as secretary to Housing Coordinator, Office of the Mayor, City of Atlanta; and the Housing Resources Committee. The Housing Resources Committee has a membership of approximately 55 members organized into 8 Panels, each with its own specific functions. The members of the Committee are very prominent businessmen and educators in the City of Atlanta.

Secretary sends out invitations monthly to the Housing Resources Executive Group meetings; Low-income Housing Coordinating Group meetings and called meetings of the entire HRC and its various Panels, held in City Hall. Takes and transcribes official minutes of these meetings and makes distribution to all concerned. Arranges for use of Conference Room at City Hall and confirms by phone whether or not Committee members plan to attend each meeting. Notifies all concerned of changes in time or place of scheduled meetings.

In addition to taking and transcribing official minutes for Housing Resources Committee meetings, takes and transcribes complex reports, such as the HRC Annual Report, Analysis of Low-income Housing Program and Proposed Plan for Low-income Housing sites; and suggested speeches for the Mayor i.e. speech for Mayor in Thomasville Urban Renewal area recently, in connection with financing low-income single family homes by the Insurance industry.

Takes dictation and transcribes correspondence prepared for signature of the Mayor, Chairman of the Housing Resources Committee and Housing Coordinator, which requires considerable knowledge of business English and spelling and appropriate paragraphing and punctuation.

Secretary helps compile information for the quite involved periodic Inventory Report of Low and Medium Income Housing in Atlanta. Types in final form this complex tabular report consisting of approximately 33 pages. Gets the report reproduced and makes distribution. This report is the only means of showing and keeping up with the status and progress of the Low-income Housing Program.

Secretary must work independantly making own work decisions with minimum supervision, as supervisor is frequently busy attending meetings, having conferences with developers, and checking out land sites for low-income housing. This position requires general office experience and knowledge and a general concept of city organization and responsibility for functions.

Receives telephone calls and personal callers; answers their questions or directs them to the responsible party. Refers those to the Housing Coordinator which, in her

opinion require his personal attention. Schedules appointments for Housing Coordinator according to knowledge and importance of his schedule. Keeps records of his scheduled appointments.

Searches and accumulates data from files for specific correspondence, studies or projects undertaken by superior.

Maintains active and inactive files.

Maintains up to date lists of all members of the Housing Resources Committee, to include correct mailing addresses and telephone numbers.

Maintains current list of developers interested in building low-income housing.

Types and keeps up to date list of proposed sites offered for low-income housing which includes location, amount of land in each tract and who controls the site.

Takes dictation from, and types documents of a technical nature for, the Consultant to the Housing Resources Committee, who devotes one day each week to work in the Housing Resources Committee office pertaining to technical details of the Low-income Housing Program.



March 11, 1968

MEMORANDUM

To: Mayor Ivan Allen, Jr.

From: Malcolm D. Jones  
Housing Coordinator

Reference is made to my memorandums to you of February 22 and 23 and our verbal discussion on February 26 pertaining to off site storm sewer facilities which the Water Pollution Control Division was attempting to require the developer, Whiting-Turner, to share in construction costs for approximately 3000 feet off site, down stream, from the Gilbert Rd. - Flynn Rd. Turnkey development site.

Based on contention of the Housing Authority that this was not in conformity with the Cooperation Agreement with the City and the verbal opinions of both the HUD Attorney and the City Attorney, Henry Bowden, it was concluded that the City would have to bear the entire cost of the off site improvements, beyond the boundary street. I was to notify the Housing Authority and the developer of the decision, which I did, and you were to notify the Water Pollution Control Division, through Ray Nixon.

Today Mr. Satterfield called me and said that the Water Pollution Control Division appears to not yet understand the decision; that they recently told Mr. George R. Sander, Technical Director for Public Housing of the Housing Authority, they knew nothing about requirements of the Cooperation Agreement and had no money anyway with which to pay for the required off site storm sewer improvements for this site.

Mr. Satterfield is basing his position on paragraph 6 (c) of Cooperation Agreement Resolution passed by the Board of Aldermen on July 18, 1960 which is quoted below:

\* \* \*

6. In respect to any Project the City and County further agrees that within a reasonable time after receipt of a written request therefor from the Local Authority:

\* \* \*

(c) It will provide, or cause to be provided, water mains, and storm and sanitary sewer mains, leading to such Project and serving the bounding streets thereof (in consideration whereof the Local Authority shall pay to the City or the County such amount as would be assessed against the Project site for such work if such site were privately owned).

\* \* \*

Memorandum to Mayor Ivan Allen, Jr., March 11, 1968

Mr. Satterfield contends that the Federal Government will not allow any off site improvements (other than in boundary streets, which would normally be chargeable to a private developer) to be included in project costs of Public Housing and Turnkey developments; and requests that the City get the matter clarified with the Water Pollution Control Division.

New Subject:

Mr. Satterfield also reports that the Housing Authority is having difficulty in getting the sewer plan approved for the Public Housing site in Thomasville (this is not Turnkey) and is anxious to get it approved as soon as possible, so that they can advertize for bids for development of the project.

He states that the Sewer Division is now insisting on changes being made in the sewer layout, previously installed in accordance with then Sewer Division requirements and which was inspected by the City at the time as satisfactory; that the Sewer Division maintains that City requirements have changed since the work was done and therefore the layout will now have to be modified to meet the new requirements of the City.

Mr. Satterfield contends that this is not right nor fair (He does admit however that apparently one mistake was made on the former installation, which should be corrected and which the Housing Authority is willing to correct.).

Mr. Satterfield states that in addition, the Sewer Division is now insisting that the Housing Authority provide a storm sewer along the road (Moreland Ave) on the entire East side of the project, which he thinks could probably cost the Housing Authority an additional \$30,000 - 40,000, which he does not feel the Housing Authority should have to pay.

Mr. Satterfield requests that these matters pertaining to the Public Housing Thomasville project also be resolved by the City.

cc: Mr. Dan E. Sweat, Jr.

February 21, 1968

MEMORANDUM

To: Mr. Cecil A. Alexander, Chairman  
Housing Resources Committee

In talking with Mr. Satterfield today in connection with a Turnkey project, he presented the following situation which he suggests that I take up with you for such action as you may be able to take in getting the matter resolved.

The Housing Authority has been approached by the Community Relations Commission to determine if the Housing Authority's playgrounds could be used this summer in cooperation with the City's Recreation Department's activities.

Mr. Satterfield states that the Housing Authority's position is that they will be happy to cooperate in this matter provided that supervision is given the recreational activities on these playgrounds, which the Housing Authority is not authorized to provide.

Mr. Satterfield further advises that the Housing Authority has also contacted the City Recreation Department about this matter and that the Recreation Department is ready and willing to cooperate and provide the necessary supervision except for the fact that they have been informed by the City Comptroller that no money is available with which to pay the recreation workers.

Malcolm D. Jones  
Housing Coordinator

✓ cc: Mr. Dan E. Sweat, Jr.

February 22, 1968

Memorandum To: Mayor Ivan Allen, Jr.

This is a more detailed follow up report pertaining to our brief discussion yesterday re the Turnkey project on Gilbert Road S.E.

Tuesday, Mr. Matt Bystry of Whiting-Turner, the construction firm building the 220-unit Turnkey project, called me and advised that he is having difficulty in getting his site plan for the project approved by the Sewer Division; that they are apparently satisfied with it, in so far as pertains to the sewer plan for the site itself, but that two serious off site problems have arisen:

(1) He has been advised by the Sewer Division that the project cannot tie into the sewer at Flynn Road because it is already overloaded, and

(2) the Sewer Division insists that the project provide for the off site storm sewer drainage for approximately  $\frac{1}{2}$  mile down stream, which Mr. Bystry claims will cost him \$25,000 to \$30,000.

Mr. Bystry further states that he has reluctantly agreed to provide the entire paving of Flynn Road, which is a City dedicated street, but that he is not prepared to provide the off site storm sewer drainage, nor does he think the Federal government will allow this as a project cost.

I have talked with Mr. Satterfield about this who confirms Mr. Bystry's opinion that the Federal government will probably not pay for the off site storm sewer drainage. Mr. Satterfield further points out that if this were a Public Housing project, being built by the Housing Authority, that under the Cooperation Agreement the City would be obligated to supply necessary facilities to the site, including storm sewer drainage, and that no off site improvements could be paid for by the Housing Authority.

Mr. Satterfield further feels that since the Turnkey project is being built under contract with the Housing Authority to purchase the development, when completed, for Public Housing use, that the Cooperation Agreement should also apply to Turnkey projects, as though the projects were actually being built by the Housing Authority. Mr. Satterfield has suggested getting a ruling on this point from the City Attorney, as it will probably crop up in relation to other Turnkey projects.

Memorandum To: Mayor Allen, Feb. 22, 1968

I have contacted Mr. Bowden as to whether, under the Cooperation Agreement the City would be obligated to provide off site improvements for essential facilities for Turnkey projects, as it is obligated to do for conventional Public Housing projects? Mr. Bowden has suggested that Mr. Satterfield attempt to determine informally from the Federal people whether they will allow inclusion of such off site improvements in the purchase price of Turnkey projects. Mr. Satterfield has agreed to discuss this matter with local HAA officials and will advise me of their position.

I have also contacted the Water Pollution Control Division and this is how the matter currently stands with them:

The sewer site plan itself is essentially satisfactory.

Mr. Morriss has now agreed to let the project connect to the existing Sanitary sewer near Flynn Road, as the site plan calls for, and has also agreed to make the necessary improvements to the existing off site Sanitary sewer line, at City expense.

Mr. Adair estimates that due to the development, the site area itself will generate 30% more run off than at present. He has proposed to the developer's engineer that the 42" storm sewer which will serve the project be extended off site for only about 400' and that an open drain or flume be provided for an additional 2600' off site down stream to channel the run off from the 42" storm sewer, plus other surface run off from the general area. He thinks that perhaps a portion of this open drainage may have to be ripraped.

Mr. Adair estimates the cost of the off site storm drainage, if done in this manner, would be in the neighborhood of \$14,000 and has asked the Whiting-Turner engineer to make a detailed survey of the area involved to confirm the feasibility of this proposal and its estimated cost. The engineer agreed to do this and Mr. Adair expects his report this week. (However, I have just learned today that home office of Whiting-Turner has instructed their engineer to hold up on this, pending the outcome of my report to you).

In addition, Mr. Morriss has informally agreed to assist the developer financially in this off site storm sewer drainage by obtaining the necessary easements and either providing the labor, if developer will provide the pipe or by providing the pipe if the developer will furnish the labor.

It appears to me that the current sewer proposal is a reasonable compromise solution which I have suggested to Mr. Bystry, the developer, that he accept. Mr. Bystry contends however that in view of his agreement already to pave all of the Flynn Road frontage against which the projects abuts, at his expense, he feels that the City should provide for all of the off site storm sewer drainage, particularly since it is also needed to relieve current unsatisfactory run off from additional properties in the area.

Page 3

Memorandum To: Mayor Allen, Feb. 22, 1968

Mr. Bystry is to advise me this week as to whether his company is agreeable to accepting the compromise solution proposed by the Sewer Division.

Respectfully,

Malcolm D. Jones  
Housing Coordinator

✓cc: Mr. Dan E. Sweat, Jr.

February 21, 1968

MEMORANDUM

To: Mr. Cecil A. Alexander, Chairman  
Housing Resources Committee

Please note the attached sheet which shows results of the Planning Board's action February 14 on rezoning petitions for housing, most of which appear to involve potential low-income housing sites.

Note also that of the three largest tracts, two were denied and one was deferred. The largest tract (23 acres) adjacent to the I-20 expressway was denied because it does not conform to the Collier Heights Plan. It appears that this area, zoned R-4 and immediately adjacent to I-20, could be more appropriately and effectively used now for apartments, rather than for single-family as provided in the Collier Heights Plan. Subsequent to original adoption of the plan this area has been cut by two major expressways, I-20 and I-285. This should alter some of the earlier concepts.

Out of a possible 790 units for which rezoning was requested February 14, for practical purposes 570 units have already been lost in the first round; and there are two more rounds to go (the Zoning Committee and Board of Aldermen).

Time is also working against the Low-income Housing Program. Unless we can tie down soon adequate sites for a sufficient number of units to meet the total requirements of the Low-income Housing Program, we may expect the going to get tougher the longer we wait.

Page 2

Memorandum To: Mr. Cecil A. Alexander, 21 Feb. 68

The Collier Heights Plan, Peyton Road Plan, Boulder Park Plan, blanket rezoning several years ago of very extensive areas in the Southwest and the Southeast quadrants of the City (in attempts to deter, if not prevent, construction of 221 houses) were each approved separately and apparently without consideration and adequate provision for low-income housing. When put all together, those five major planning actions taken previously in areas where most of the available land is, in effect now actually prevents fair competition in those areas for available sites by the builders of low-income housing.

It is those plans, previously adopted for the express purpose of stabilizing specific neighborhoods, which are now providing the mechanism for keeping out the City's currently much needed low-income housing, on sites that are vacant and otherwise available. Actually what is needed now is another plan for approval, i.e. "A Low-income Housing Plan" of City wide scope.

Consideration and re-evaluation at this time of all elements involved and reestablishment of policy at the Mayor and Board of Aldermen level, in relation to the City's current overall needs, is essential for the Low-income Housing Program to meet its goals.

Malcolm D. Jones  
Housing Coordinator

Encl: Planning Board Action Feb. 14 on rezoning petitions for housing.

cc: Mr. Dan E. Sweat, Jr.



A G E N D A

Housing Coordinating Group

and

Housing Resources Committee Executive Group

March 14, 1968

1. Welcome - Explanation of Purpose of Meeting - Recognition of Developers
2. Role of the Housing Authority
- ✓ 3. Effect of Land Use Map
  - (a) How much more land available?
  - (b) Can we get rezoned without sponsor?
4. Comments from Developers
- ✓ 5. Discussion - Open Housing Conference
6. Analysis of Low-income Housing Program  
(Refer to a Committee to study and report recommendations)
- ✓ 7. Aldermanic Committee on Housing
8. Other Business

# CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

February 26, 1968

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

Mr. Dan E. Sweat, Jr.  
Alderman Rodney M. Cook  
Alderman G. Everett Millican  
Mr. Collier B. Gladin  
Mr. Jim Crawford  
Mr. Lester A. Persells  
Mr. Edwin L. Sterne  
Mr. John F. Thigpen  
Dr. John W. Letson  
Mr. Robert L. Sommerville  
Mr. Jim Parham  
Mr. Johnny C. Johnson  
Mr. George W. Kennedy

Gentlemen:

The next meeting of this Coordinating Group, called for the purpose of getting together, comparing notes and exchanging ideas in interest of effective coordination in the Low-income Housing Program, will be held Thursday, March 14, at 10:00 a.m., in Committee Room 2, City Hall.

This will be a joint meeting with the Executive Group of the Housing Resources Committee.

We are entering into a critical phase of the City's five-year low-income housing program and will have some important matters to discuss with you.

Chairman Alexander and I hope that you will be able to attend this meeting, as your participation will be very helpful in furthering the progress of the Low-income Housing Program.

A return addressed postal card is enclosed for your convenience in informing us whether you plan to attend the March 14 meeting.

Sincerely,

*Malcolm D. Jones*

Malcolm D. Jones  
Housing Coordinator

# CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

February 26, 1968

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 Housing Resources Committee Member:

The regular monthly meeting of the Executive Group of the Housing Resources Committee for March 1968 will not be held March 7 as scheduled, due to absence of Mr. Alexander from town, but will be held Thursday, March 14, at 10:00 a.m., in Committee Room 2, City Hall.

This will be a joint meeting with the recently established Coordination Group composed of Heads of other Departments and Agencies involved with special features of the low-income housing program.

As you no doubt already realize, we are now entering into a critical phase of the low-income housing program and will have some very important matters to consider.

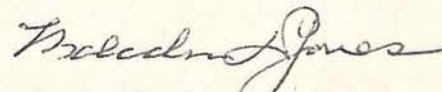
Please be prepared to present a brief report on your Panel's activities. We regret that at the last meeting time did not permit calling on all Panels for their reports. We will try to do better this time.

We have also invited several Developers of low-income housing to meet with us March 14, in order that we may become better acquainted with their thoughts and ideas on the program.

Mr. Alexander and I hope that you will be able to attend this meeting. Please reserve the date on your calendar.

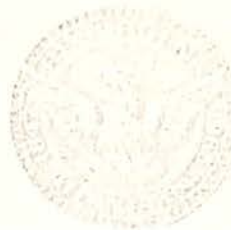
A return addressed postal card is enclosed for your convenience in advising us whether you will be able to attend the March 14 meeting.

Sincerely,



Malcolm D. Jones  
Housing Coordinator

# CITY OF ATLANTA



HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

February 26, 1968

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

This letter sent to following Developers:

Mr. Matthew D. Bystry  
Mr. Victor Maslia  
Mr. Lewis Cenker  
Mr. William L. Moore  
Mr. Joseph H. Leopold  
Mr. Fred R. Kaye

Dear Mr.

We wish to extend to you a cordial invitation to attend the next meeting of the Executive Group of the Housing Resources Committee, which will be held Thursday, March 14, in Committee Room 2, Second Floor of the City Hall.

We would like you to meet the members of our Executive Group and participate in discussion of some of the problems confronting the low-income housing program, as we feel that you are in a position to pin point problems and offer suggestions that will make valuable contributions to success of the program.

We are also asking the heads of several Departments and Agencies connected with low-income housing to meet with us at this meeting.

Mr. Alexander and I hope that you will be able to attend this meeting. Please reserve the date on your calendar.

A return addressed postal card is enclosed for your convenience in advising us whether you will be able to attend the March 14 meeting.

Sincerely,

A handwritten signature in cursive script, reading "Malcolm D. Jones", is written above the typed name.

Malcolm D. Jones  
Housing Coordinator

HOUSING RESOURCES COMMITTEE

March 15, 1968

Mr. George L. Aldridge, Director  
Community Improvement Program Division  
Planning Department  
City of Atlanta

Dear George:

Recently Dan Sweat has suggested that I get in touch with you relative to reanalyzing the City's low-income housing goals of 16,800 units by end of 1971 (with 9,800 units by end of 1968), in light of recent developments with respect to the Bedford-Pine Urban Renewal Project and the Model Cities area.

In as much as future development in both of those areas will be under direct control of the Housing Authority and the City on a pre-established time schedule, it appears that perhaps the requirements for those two areas should now be broken down and separated from the overall requirements for the remainder of the City, for which the Housing Resources Committee will have more direct responsibility.

I have discussed this matter with Cecil Alexander who agrees with the foregoing premise, but feels that since the initial goals were based on determinations of the CIP, that any revision or modifications of those figures should more properly be determined by your office, than by this Committee.

Request that your staff consider this matter and prepare as soon as practicable revised breakdown of current requirements for the Bedford-Pine Urban Renewal Project, the Model Cities area and the remainder of the City. I will be glad to work with you at any time on such revision of the existing figures as may be appropriate.

Sincerely,

Malcolm D. Jones  
Housing Coordinator

cc: ✓ Mr. Dan E. Sweat, Jr.  
Mr. Cecil A. Alexander  
Mr. Collier B. Gladin  
Mr. Johnny C. Johnson (Model Cities)

# CITY OF ATLANTA



HOUSING RESOURCES COMMITTEE

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

February 7, 1968

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

## MEMORANDUM

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

From: Malcolm D. Jones

Considerable thought and effort has gone into development of the attached Analysis of Atlanta's Low-income Housing Program.

From experience gained during the first year of the program, I am convinced that current policy and procedures are inadequate to meet requirements of the program; and if the program is to succeed, some changes will have to be made.

The attached Analysis proposes adoption of ten (10) changes from current procedure, none of which are rash or radical, and I believe that each of the recommended changes would make a worthwhile contribution to the overall effort.

I would like for this Analysis to be considered by you, the Mayor and the Housing Resources Committee (I have a copy for both Cecil Alexander and the Mayor).

I intend to suggest to Cecil that this Analysis be taken up with the Executive Group of the Housing Resources Committee and, if favorably considered, that a formal recommendation for its implementation be made by the Committee to the Mayor.

Sincerely,

Malcolm D. Jones  
Housing Coordinator

Encl: Analysis

HOUSING RESOURCES COMMITTEE

February 7, 1968

An Analysis of Atlanta's Low-income Housing Program  
and Proposed Procedures for Its Improvement

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Although the most recent report (copy attached) of the Housing Resources Committee on the status of the Low-income Housing Program shows good progress to date, the cream has already been skimmed from the initial potential and prospects for the future of the program look extremely dim.

This analysis is lengthy but is justified by the gravity of the current situation and the necessity for adequately explaining each of the features proposed herein.

There is no need to dwell here on the major problem areas involved such as neighborhood objections, zoning, Federal policy, funding, etc., as we all are quite familiar with them. The resulting effect however is very disturbing.

Substantial land promoters, developers, and builders on whom we must rely for actual developments are losing interest in the program and are directing their major efforts elsewhere and in other fields not involved with the difficulties encountered locally in attempted production of low-income housing. Without their continued active participation it will be extremely difficult to meet the already established goals for the program (and it now appears that even these goals may not be adequate).

Our policy to date has been to follow prevailing established procedures by depending on the land promoters and developers to select the sites, take options on the land, attempt to get it rezoned if required and then develop the site. This procedure places the entire initiative on private enterprise and leaves in their hands primary responsibility for overcoming neighborhood objections and political resistance. This is good, if it works, but frequently it does not work. This also habitually places the City in a vulnerable defensive and embarrassing position, if the efforts of private enterprise do not succeed, and discourages other developers. This is happening entirely too often for continuation of a healthy progressive program which is sorely needed in Atlanta.

Instance after instance can be cited where the above has occurred. Some of the more prominent specific cases which have suffered or failed under this policy are: Browntown, Butler Street YMCA, Sewell Road, Browns Mill Road, Empire Drive, Golfview, Wilson Mill Road, East Lake #2 and Wellswood Apartments sites. (The last one was considered under the leasing program.)

In fact, most of the 8,266 units proposed, which did not materialize (see Note A of Low-income Housing Inventory Report of January 15) can be attributed to strong objections from one or more groups under our current private enterprise sponsored, hit or miss, development procedure.

The availability of land, one of the critical elements, which can be obtained at prices developers can afford to pay and still make a profit from their venture, is rapidly becoming a vital issue within the City limits of Atlanta. This factor alone is primarily responsible for the lack of current development in single family sales housing for low and moderate income families, although there is a great demand and substantial market for this category of housing in Atlanta.

The rapid growth of the City and phenomenal rate of new construction is fast limiting the desirable sites on which low-income housing can be located in Atlanta, from both an economic and public relations standpoint.

It is evident that in the past the procedure of letting nature take its course by depending entirely on private enterprise to initiate proposed locations for low-income housing and then carry the ball on obtaining the necessary approvals and zoning changes, is not adequate to insure success of the Low-income Housing Program. This is particularly true of Turnkey sites for Public Housing.

A few specific examples clearly illustrate this:

(a) Attempted rezoning of the Browntown site for 450 units under the Turnkey program has been delayed until July 1, 1968 for further consideration at that time as to positive provisions for the timely construction of essential community facilities, one of which is an Elementary School to be built on the project to serve it and another anticipated low-income housing project in the same general area. In anticipation of the rezoning it was understood that the School Department would place this school in top priority on its proposed bond issue for the Spring of 1968. However, since the rezoning last fall did not go through when expected and has been definitely delayed until at least July 1968, the School Department has now changed its priorities so as to accommodate those projects which are already definitely approved, under construction or where plans for early



development are actually progressing satisfactorily. This change in the School Department's position is justified and understandable. However, as far as this particular school is concerned, it does not bring the Browntown site any nearer to fruition. It is also likely that plans for improved sewer facilities for this area will not have as high priority as would have been the case, if the proposed zoning had already been approved.

(b) A similar situation also applies to the Butler Street YMCA site on Hollywood Road in the same general area and which is equally dependent on the proposed Elementary School discussed above and improved sewer facilities.

(c) The Sewell Road project is a typical example of an excellently planned and designed Turnkey project for Public Housing which was well located and adequately isolated and screened, but which went "by the board" as a result of pressure of public opinion from the neighborhood.

(d) Another instance is the requested rezoning for a proposed 221 d (3) project on an excellent site on Wilson Mill Road, immediately across from a developed City park, and where other adequate community facilities exist. It received an adverse recommendation from the Planning Board, supported by a recommendation of the Planning staff, because of anticipated objection from residents of the neighborhood.

(e) One well known out of town developer, highly recommended by FHA, after having to give up three proposed developments in DeKalb County because of DeKalb's lapse of its Workable Program, subsequently filed applications with FHA for three substantial projects in Atlanta under the 221 d (3) program. All three applications were later withdrawn. It is understood that two were withdrawn because of neighborhood resentment, which he experienced early, and anticipated rezoning difficulties. The third proposed project, for which the site was already zoned appropriately, was given up primarily because of high land costs and partially because of anticipated neighborhood resentment, plus economic problems encountered in trying to design and develop a creditable project which would overcome the other difficulties.

The foregoing are typical illustrations why previous used and long established procedure is not working adequately for the Low-income Housing Program.

The success of this program is as important to the future well being of Atlanta as the School, Sewer, Traffic, or Parks programs and should be approached with the same considerate deliberation and coordinated planning as has been found necessary and which is currently being pursued in other City programs.

After careful consideration of the foregoing factors and based on experience with low-income housing in Atlanta for several years, it appears that some new procedures are practical and would be helpful. However, diligent effort will continue to be made under the current procedure, until it is changed.

Recommend that the following additional procedures be adopted as soon as possible:

1. Written recommendation from the Mayor to the local Director of FHA that the maximum limits for FHA mortgage insurance under the 221 d (2) program in the Atlanta area be increased from the current \$12,500 to \$15,000; to compensate for increased cost of land and construction since the present ceiling was established several years ago.

(This should provide additional flexibility and incentive to builders to construct and market single family sales housing in Atlanta under the 221 d (2) program. Activity in this field has been quite dormant since the Low-income Housing Program started. It is one of the most needed categories, for which there is a strong demand and adequate market. Home ownership should be encouraged whenever possible, as it is one of the most stabilizing factors for low and moderate income families).

2. To supplement the above, adopt an additional Single Family Dwelling Zoning District in Atlanta, to permit erection of dwellings having a minimum of 720 square feet floor area, on minimum size lots of 5,000 square feet and with minimum frontage of 50'. Similar proposals have been previously made to the Administrative Assistant and to the Director of Planning.

(This would permit an increase of 50% in current density of the 221 variety house for which the currently applicable R-5 zoning district requires 7,500 square feet of lot area, 810 square feet minimum floor area and a minimum frontage of 60'. This additional zoning district would provide ample land area for houses in this category and in the price range of the 221 d (2) program).

3. Request HUD to modify its current FHA policy by permitting mortgage insurance under its FHA 221 insured mortgage program in areas which do not now have certified Workable Programs, when such developments will serve to alleviate unsatisfactory and overcrowded housing conditions in areas such as Atlanta which do have certified Workable Programs in effect.

(Although the purpose of the current restrictive Federal policy in those areas was well intentioned and expected to serve as an incentive to those areas to establish

Workable Programs, the actual results have boomeranged by excluding construction under this type financing from neighboring areas (which incidentally are apparently desirous of having it excluded) and thereby placing increased low-income housing burdens on communities, such as Atlanta, which do have Workable Programs).

4. Modify the current Zoning Ordinance to permit structural changes in non-conforming residential dwellings in other zoning districts, when necessary in order to meet requirements of the Housing Code.

(This is not permitted now and serves to perpetuate unsatisfactory and sub-standard housing conditions in many areas of the City, which in the past have been prematurely zoned for uses other than residential and which will probably continue to be so used for the foreseeable future. In many of these areas improvement is stagnating because of the fact that existing residential buildings cannot be structurally altered and if demolished another can not be built in its place, plus the past difficulty of obtaining financing in these areas for housing improvements, due partially to the zoning restrictions, and of the problem of private enterprise in assembling tracts in these areas of sufficient size and price to justify substantial development).

5. As a companion measure to the above, eliminate from the Housing Code Enforcement Map and Policy and Procedure Guide all so called "Clearance - Code Enforcement" Area classification and place all of these areas in top priority for strict Housing Code Enforcement on a house-by-house basis, except where formal application has been submitted for a Federal assisted project for the area or other planned development is eminent.

( Although some modification was made during 1967 in Housing Code Enforcement policy, the current policy in these areas of which there are many in the City, for practical purposes is still essentially one of containment, in that Code Enforcement in these areas consists of:

- (a) Placard where warranted and seek demolition
- (b) Correct hazards
- (c) Reduce overcrowding
- (d) Vacate unfit units
- (e) Clean up premises

Under existing policy, there is no specific requirement or priority in these areas, which contain much of the worst housing in the City, for bringing all dwelling units into strict compliance with the Housing Code.)

(Furthermore, the theory of clearing such areas through Housing Code Enforcement is a fallacy and is a long drawn out, impracticable as well as unprofitable procedure, in that the Housing Code is not, and never was intended to be, a punitive or clearance weapon, but rather a tool to encourage, improvement and with which to maintain good standard housing conditions throughout the entire City. The so called "Clearance-Code Enforcement" areas are extremely difficult to operate in and have been generally neglected in interest of obtaining more compliances in less difficult areas where violations are less serious and compliance is much easier to obtain. Early improvement of substandard conditions in existing housing in these worst areas would materially relieve the long range burden on the Housing Resources Committee of providing adequate new standard units for many low-income families, for which the existing housing in many instances in these areas could be made adequate.)

(The financial burden or even hardship, on the owners of these properties for bringing them in to compliance with the Housing Code would be no greater than it is now and has been in other areas of the City, where the Code is being strictly enforced on a house-by-house basis.)

6. Modify existing local building codes to permit erection of prefab residential construction, to include preassembled plumbing, electrical, and heat facilities, when it has been determined that the materials and workmanship are satisfactory and can be inspected during assembly at the factory.

(The application of assembly line procedures and techniques to mass production of low-income housing is as essential today as the assembly line procedure has been to the automobile, major electrical appliances, prefabricated kitchen cabinets and other similar products, if we are going to meet the current day's needs in low-income housing.)

7. Encourage prompt formation of a Non-profit Housing Development Corporation, having a city-wide scope of operation, to assist development of low-income housing. Such a corporation could provide much needed seed money on a loan basis to local neighborhood non-profit sponsors; bank land for future low-income housing projects; and lend technical and other assistance in promotion of low-income housing developments.

(The formation of such a corporation is well under way through the efforts of the Finance and Non-profit Funds Panel of the Housing Resources Committee. This corporation is much needed in Atlanta now. A revolving fund in the neighborhood

of 1-1½ million dollars could probably be procured through loans of perhaps ten year duration from Private Enterprise at low interest rates, with principal repayable as available. This money would serve to finance activities of the Corporation on a revolving basis, in a manner similar to procedure which is being successfully used in Hartford, Connecticut and several other cities.)

8. And almost last but not least, recommend that suitable sites be carefully selected jointly by the Housing Resources Committee and the Planning Department, in all four geographical quadrants of the City (not necessarily equal distribution) sufficient in number and size to bring the current Low-income Housing Program up to 20,000 units; that each of these sites be earmarked for Public Housing under the Turnkey or conventional program, housing under the FHA 221 insured mortgage program or conventionally financed similar priced construction; and that special effort be made to rezone these sites simultaneously in one package; with the help of wide-spread, well placed and carefully selected public support and on the condition that low-income housing will eventually be constructed on these sites when adequate community facilities will be available. The plan should include several areas for a reasonable number of single family sales houses.

(It is believed that this approach can be successful, if careful attention is given to selecting sites which will serve the intended purpose, but which are most likely to be the least controversial (omitting those which are obviously likely to arouse strong community resentment). This procedure has recently been resorted to in New Orleans for Public Housing, after site selection by private enterprise failed. This would spread the locations and not concentrate the bulk of such housing on two or three sites which are likely to be particularly controversial, and on which it would not be wise to concentrate large numbers of low-income families, even if appropriate zoning could be obtained.)

(There are sufficient sites in the former category. Many of these sites, if appropriately developed, would excellently serve the needs of low-income families and at the same time would materially improve the areas involved. In several instances these are areas in which low-income families already reside and will probably continue to do so for a long time, but in which current densities can be increased and the environment improved.)

(Still, other areas to be considered should be those located where nice well planned low-income housing developments would improve the area, should promote a minimum of criticism from the residents of the community and locations that are not likely to be developed in the near future for better or higher use.

In some instances however, this will require modification of current policies and thinking of some planners as to zoning classifications for such locations, by permitting a mixture of uses in the general areas involved rather than continuation of all single family Residential or all Industrial or Commercial as the case may be.)

9. When the proposed rezoning of suggested sites is accomplished, then concentrate on coordination of all Departments and Agencies involved in planning for the proposed developments to provide necessary Community facilities simultaneously with scheduled development of the low-income housing. This is possible and offers the best opportunity for getting what is needed in the nature of Community Facilities at the time it is needed to serve the proposed developments. Two good examples of where such coordination efforts have recently worked successfully are:

(a) The arrangements made for extension of Cleveland Avenue to serve the proposed Golfview development project; and

(b) The compromise recently worked out satisfactorily between the developers and the Water Pollution Control Division for sewer service at an extremely early date for the proposed Bankhead Highway Turnkey project.

10. In order to speed up development on land in Urban Renewal projects sold to developers, recommend that the period allowed between award on bids and beginning of actual construction be reduced from the current permissive time of one year. It appears that 6-9 months should be ample.

(Examples of disturbing delay are the Ebenezer Baptist Church project and, to a somewhat lesser degree, the Rockdale project; whereas planning for the Friendship Baptist Church project is much further along, which illustrates that others could do likewise.)

All of the above explained procedures are believed to be feasible and if adopted should insure completion of the established goals in the Low-income Housing Program within the time allotted and with a minimum of difficulty and disagreement between those involved in accomplishing the Program.

March 11, 1968

MEMORANDUM

To: Mr. R. Earl Landers  
Administrative Assistant

From: Malcolm D. Jones  
Housing Coordinator

Recommend that my Secretary's position be reclassified from Stenographer Clerk, Salary Range 35 (\$355 - 438 per month) to Senior Stenographer, Salary Range 36 (\$403 - 497 per month).

Justification for this request is contained in the attached job description. The need for this change is intensified at this time because my present Secretary, Mrs. Ruby Countryman, has recently taken the test for Senior Stenographer, passed it, has been placed on Personnel's eligible list for a position in that classification and is looking for such position, for the increase in pay which she needs.

Furthermore, Mrs. Countryman is the third and by far the most capable and experienced Secretary I have had in this office (within a period of less than 10 months). The other two were both just out of High School with no previous experience. Although they could type reasonably well, neither was really capable of taking dictation and the last one simply could not begin to take and transcribe minutes of normal Housing Resources Committee meetings.

Because of the delicate nature and high level of the work in this office, an adequately qualified experienced Secretary is highly desirable.

From the record to date, it is apparent that in order to obtain and keep a competent and experienced Secretary in this office, an increase in classification of the position will be necessary. The minimum requirements of one year's experience for a Senior Stenographer, would insure a qualified person in this office for the future.

Mrs. Countryman is within the top three on Personnel's eligible list for Senior Stenographer and is being referred by Personnel for interviews for that classification.

Encl: Functions of Secretary to Housing Coordinator

cc: Mr. Dan E. Sweat, Jr.

## Functions of Secretary to Housing Coordinator

Acts as secretary to Housing Coordinator, Office of the Mayor, City of Atlanta; and the Housing Resources Committee. The Housing Resources Committee has a membership of approximately 55 members organized into 8 Panels, each with its own specific functions. The members of the Committee are very prominent businessmen and educators in the City of Atlanta.

Secretary sends out invitations monthly to the Housing Resources Executive Group meetings; Low-income Housing Coordinating Group meetings and called meetings of the entire HRC and its various Panels, held in City Hall. Takes and transcribes official minutes of these meetings and makes distribution to all concerned. Arranges for use of Conference Room at City Hall and confirms by phone whether or not Committee members plan to attend each meeting. Notifies all concerned of changes in time or place of scheduled meetings.

In addition to taking and transcribing official minutes for Housing Resources Committee meetings, takes and transcribes complex reports, such as the HRC Annual Report, Analysis of Low-income Housing Program and Proposed Plan for Low-income Housing sites; and suggested speeches for the Mayor i.e. speech for Mayor in Thomasville Urban Renewal area recently, in connection with financing low-income single family homes by the Insurance industry.

Takes dictation and transcribes correspondence prepared for signature of the Mayor, Chairman of the Housing Resources Committee and Housing Coordinator, which requires considerable knowledge of business English and spelling and appropriate paragraphing and punctuation.

Secretary helps compile information for the quite involved periodic Inventory Report of Low and Medium Income Housing in Atlanta. Types in final form this complex tabular report consisting of approximately 33 pages. Gets the report reproduced and makes distribution. This report is the only means of showing and keeping up with the status and progress of the Low-income Housing Program.

Secretary must work independantly making own work decisions with minimum supervision, as supervisor is frequently busy attending meetings, having conferences with developers, and checking out land sites for low-income housing. This position requires general office experience and knowledge and a general concept of city organization and responsibility for functions.

Receives telephone calls and personal callers; answers their questions or directs them to the responsible party. Refers those to the Housing Coordinator which, in her



opinion require his personal attention. Schedules appointments for Housing Coordinator according to knowledge and importance of his schedule. Keeps records of his scheduled appointments.

Searches and accumulates data from files for specific correspondence, studies or projects undertaken by superior.

Maintains active and inactive files.

Maintains up to date lists of all members of the Housing Resources Committee, to include correct mailing addresses and telephone numbers.

Maintains current list of developers interested in building low-income housing.

Types and keeps up to date list of proposed sites offered for low-income housing which includes location, amount of land in each tract and who controls the site.

Takes dictation from, and types documents of a technical nature for, the Consultant to the Housing Resources Committee, who devotes one day each week to work in the Housing Resources Committee office pertaining to technical details of the Low-income Housing Program.

Mr. Sweet

STATUS OF CO-SPONSORS - March 18, 1968

(As of March 18, 1968, thirty-seven co-sponsors have given firm commitments on the Atlanta Metropolitan Conference on Equal Opportunity in Housing. They are listed below under "committed.")

RELIGIOUS

Committed

- Bishop John Owen Smith
- Catholic Archdiocese of Atlanta
- Coordinating Committee of the United Presbyterian Churches of Greater Atlanta
- East Lake Methodist Church
- Episcopal Diocese of Atlanta
- Interfaith, Inc.
- National Conference of Christians and Jews, Inc.
- Urban Training Organization of Atlanta
- Unitarian-Universalist Congregation of Atlanta
- Wheat Street Baptist Church

Suggested

- Atlanta Jewish Welfare Foundation
- Board of Christian Social Concerns of the North Georgia Conference of the Methodist Church
- Christian Council of Metropolitan Atlanta

SOCIAL SERVICE AND EDUCATIONAL

Committed

- Ad Hoc Committee of Northwest Atlanta for Fair Housing
- American Friends Service Committee
- Anti-Defamation League
- Atlanta Branch of the NAACP
- Atlanta University
- Atlanta University Center Corporation
- The Atlanta Urban League, Inc.
- Clark College
- Community Relations Commission of Atlanta
- Council on Human Relations of Greater Atlanta
- Druid Hills Fair Housing Committee
- Economic Opportunity, Atlanta
- Georgia Council on Human Relations
- Interfaith, Inc.
- League of Women Voters of Atlanta-Fulton County
- League of Women Voters of DeKalb County
- League of Women Voters of Georgia
- Metropolitan Atlanta Summit Leadership Congress, Inc.
- Morehouse College
- Southern Regional Council, Inc.
- Southwest Atlantans for Progress (SWAP)
- YWCA of Atlanta

Suggested

AFL-CIO  
Georgia Planning Association of the American Institute  
of Planning

BUSINESS

Committed

Empire Real Estate Board

Suggested

Atlanta Chamber of Commerce  
Atlanta Junior Chamber of Commerce  
Atlanta Mortgage Bankers Association  
DeKalb Chamber of Commerce  
Georgia Savings and Loan League  
Lockheed Georgia Corporation  
South Fulton Chamber of Commerce

GOVERNMENT

Committed

Atlanta Federal Executive Board  
Citizens Advisory Committee for Urban Renewal  
City of Atlanta  
President's Committee on Equal Opportunity in Housing

Suggested

Housing Resources Committee of the City of Atlanta  
Metropolitan Planning Commission . . . . . The Atlanta Region  
MAC LOG

PROPOSED TITLE: Atlanta Metropolitan Area Conference on Equal Opportunity in Housing

CO-SPONSORS: To be sponsored by a broadly based representation of educational, religious, labor, business, governmental, social service and human relations organizations in the Atlanta Metropolitan Community, a community composed of Clayton, Cobb, DeKalb, Fulton, and Gwinnett Counties.

PURPOSE: To bring together people of many backgrounds and interests in a democratic context in order to stimulate discussion of open housing in the Atlanta Metropolitan Community.

To facilitate such discussion <sup>WE</sup> ~~one~~ would expect to:

1. Analyze all available information concerning the problem of open housing in the Atlanta Metropolitan Community.
2. Analyze the problem of property depreciation, deterioration resulting in blighted areas on the economic development of the Metropolitan Area.
3. Assess the potential effect of equal opportunity in housing on the total community.
4. Explore ways and means to inform the entire public concerning the problems and potential solutions available to the Atlanta Metropolitan Community.

5. *Implementation*

March 25, 1968

MEMORANDUM

To: Mayor Ivan Allen, Jr.

Mr. Cecil A. Alexander, Chairman  
Housing Resources Committee

Mr. Charles A. Mueller of Charles A. Mueller Companies, Jonesboro, came in to see me last week relative to utilization of houses for the City's Low-income Housing Program which are being condemned and sold in connection with expansion of the Atlanta Airport.

Mr. Mueller has proposed that these houses be bid in, as currently being done, moved into the City of Atlanta, placed on new foundations on either existing single family lots or in small Subdivisions on appropriately zoned and priced raw land, completely rehabilitated and then sold under FHA 20-year insured mortgages, on which FHA is apparently willing to cooperate.

These houses could thus provide home ownership for medium income families, or better homes than can be built today for higher costs. There are apparently several hundred of these houses available or to become available soon, consisting mostly of houses in the \$10 - 18 thousand class having 2-3 bedrooms with 800-1000 square feet of liveable floor area.

A number of these houses are reported to have recently been moved to Griffin, reerected and financed through FHA insured mortgages in a manner similar to this proposal.

FHA makes three inspections of each house i.e. (1) Appraisal inspection of the house before removal and inspection of the lot on which it is to go; (2) Footings and foundations on which the house is to be erected; and (3) Final inspection after complete rehabilitation.

Mr. Mueller's rough estimate of approximate top cost involved runs something like this:

Initial Cost	\$ 1,500
Moving Cost	500
Lot (Improved)	2,000
Foundation and Rehabilitation	3,000
FHA fees, taps and closing costs	500
Builder's overhead and profit	2,000
Total Selling Price	\$ 9,500

March 25, 1968

Memorandum to: Mayor Ivan Allen, Jr.  
Mr. Cecil A. Alexander

Mr. Mueller advises that he is able, willing and ready to inter into this operation either on his own or preferably in connection with the City of Atlanta or a non-profit corporation, to purchase the houses, procure the sites and advance the interim construction money, if the City is interested and provided he can obtain in advance the City's blessing on this general idea and assurance of the City's cooperation on the undertaking.

This proposal seems to have considerable merit and its execution appears feasible. Any positive advantage to be derived from this proposal will require quick action as many of the houses are being sold now.

Recommendations:

(1) That this office be authorized to encourage Mr. Mueller to pursue this proposal promptly and vigorously.

(2) That the Land Department and the Building Department be requested to cooperate with Mr. Mueller on this project.

(3) That the newly created Non-profit Housing Development Corporation be requested to take this on in cooperation with Mr. Mueller, as its initial project, for erection of these houses on existing vacant single family lots, many of which now exist in the core area of the City and on appropriately located and suitably zoned undeveloped land.

Sincerely,

Malcolm D. Jones  
Housing Coordinator

cc: Mr. Dan E. Sweat, Jr.

March 25, 1968

Mr. Ray Moore, Director of News  
WSS-Television  
1601 West Peachtree St., N. E.  
Atlanta, Georgia 30309

Dear Ray:

Your letter of March 14 requesting material for television spots to encourage private firms, especially churches, to participate in sponsoring non-profit housing projects has not been overlooked. With everything else I have to do in this one man office, I am just now getting around to this item.

It is difficult to condense in a page or two much of what might be said to support this venture. Therefore I am enclosing some material which I consider pertinent to the issue i.e. (a) A list of churches and other non-profit groups in Atlanta which are sponsoring, or expressed interest in sponsoring, low-income housing. (b) A bulletin from Interfaith Inc. (c) A pamphlet entitled "The Church and Not-For-Profit Housing". (d) Brochure on a 221 d (3) Co-op housing project being built now in the West side of Atlanta, South of Boulder Park Drive, off Cushman Circle. This project is being sponsored by FCH (Foundation for Co-operative Housing Services Inc.) a national non-profit organization.

When you look at the prices for which these units are being sold I think you will agree with me that this provides more housing for less money than any other program in existence today.

Some other significant points which I feel are in favor of the non-profit 221 d (3) program are these: (1) The Co-op program provides for home ownership, a very desirable and stabilizing influence for medium income families. Not one of these projects has yet required foreclosure and in most cities they have been spared from riot damage. A pro-rata share of the taxes and rent on the entire project is tax deductible to the owners of co-op units. (2) The Rent Supplement program fills the monetary gap between Public Housing and rentals through private enterprise in the open market for medium income families. It also encourages construction of substantial units (better than the lowest cost units) in that maximum authorized rents, of which the tenant pays 25% of his income, are \$85 for efficiency units, \$105 for one bedroom, \$120 for two bedrooms and \$140 for three bedrooms or more. The tenant's portion of the subsidized rent fluctuates with his income and he may remain in occupancy even when his income rises to the point that he pays all of the rent with no subsidy. (3) The market interest rate and 221 d (3)

Page 2

Mr. Ray Moore, March 25, 1968

Limited Dividend projects permit profit to be made by the sponsor, in accordance with his cash equity in the project. (4) The below market interest rate (3%) permits construction of better units for less rentals than could be obtained under conventional financing at 6-7 $\frac{1}{2}$ %. (5) Last but not least, the 221 d (3) programs keep the projects on the tax digest of the City, which is not true of Public Housing or Turnkey projects.

I hope that this material will be helpful. Please call on me if you desire further information.

Sincerely,

Malcolm D. Jones  
Housing Coordinator

Encls: As Listed

cc: Mr. Dale Clark (by request)





*White Columns* ON PEACHTREE

1601 WEST PEACHTREE ST., N. E., ATLANTA, GA. 30309 • PHONE 892-3456

March 14, 1968

Col. Malcolm Jones  
Atlanta Housing Authority  
City Hall  
68 Mitchell Street  
Atlanta, Georgia

Dear Malcolm:

John Cone, who is our Public Service Director, has offered to produce television spots for all three stations in town which would encourage private firms - and especially churches - to venture into sponsorship of non-profit housing projects.

Could you be good enough to give us - not a great wealth of rules and regulations - but a capsule page or so of what you think are the most important points to encourage such participation. We'll take it from there with visuals, etc.

I've dabbled on this far too long, so I hope you'll move swifter than I have. Thanks so much.

Cordially,

Ray Moore,  
Director of News  
WSB-Television

RM:sj

cc: John Cone  
Don Heald  
Rusty Bruton



*Mr. Deans Street*



URBAN STUDY ASSOCIATES, Ltd. 2112 BROADWAY • NEW YORK, N. Y. 10023 • (212) 799-1100



WILLIAM A. MOSES  
PRESIDENT

February 15, 1968

Mr. Malcolm D. Jones, Housing Coordinator  
City Hall  
Atlanta, Georgia 30303

Dear Mr. Jones:

Thank you for the material you sent regarding housing in Atlanta. I will be in further communication with you shortly to discuss the information you sent and any additional thoughts you or your staff may have regarding projects for National Association of Manufacturers investment in low-income housing, at a profit, in Atlanta.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'William A. Moses'.

WAM/bk

LEON JAY MEYER

ARCHITECT - A.I.A.

142 JEFFERSON STREET

SAVANNAH, GEORGIA 31401  
TELEPHONE (912) 236-5621

February 7, 1968

Mr. Malcolm D. Jones  
Housing Co-ordinator  
Room 1204 City Hall  
Atlanta, Georgia 30303

Dear Mr. Jones:

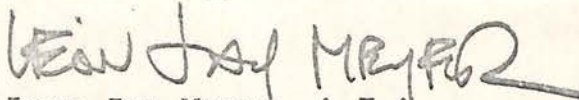
I wish to convey my apologies to you and Dr. Harrison of Georgia Tech for the inability to attend our meeting scheduled for January in Atlanta.

The flu-bug had me out of the office for some time and I am just now getting back to my regular schedule.

In recent dealings with Mr. McNamara, he has indicated a concern for premature publicity for his building system, prior to securing final patent rights. He therefore has indicated that he would prefer to delay any further consideration at this time.

We ask your indulgence in having the opportunity of meeting with you again in the near future.

Yours truly,



Leon Jay Meyer, A.I.A.  
Architect

## MINUTES

### Land Panel, Housing Resources Committee Meeting

February 15, 1968

A special meeting of the Land Panel, Housing Resources Committee, was called for 11:00 a.m. this date, in Committee Room 1, Second Floor, City Hall.

The following participants attended the meeting:

Mr. Cecil A. Alexander, Chairman, HRC  
Alderman John M. Flanigen  
Mr. Robert Veal, represented Mr. Wallace L. Lee  
Mr. W. W. Gates, HRC, Consultant  
Mr. L. J. Fuller, Empire Real Estate Board, represented Mr.  
J. A. Alston  
Mr. Henry Baldwin, Atlanta Real Estate Board, represented  
Mr. Stewart Wight  
Mr. William Litchfield, Adams-Cates Company  
Mr. Malcolm D. Jones, Housing Coordinator

Mr. Alexander, Chairman, Housing Resources Committee, presided. He opened the meeting by explaining that at some point in the past the Committee had come to the conclusion that it should not back specific areas on matters of rezoning, but of course would continue to work in support of the overall program; that it appeared the Committee could be more effective this way.

Mr. Jones asked Mr. Litchfield to explain the purpose of his presentation.

Mr. Litchfield explained that in the past HUD had come up against situations where developers have come into Atlanta and put much work and effort on a project only to be turned down at the last minute by zoning requirements. He said the Committee's endorsement that this land is a good site for a Turnkey project is needed so that the paper work can be accomplished and the actual construction can be started as soon as the funds are available; that Turnkey funds are frozen until July 1, 1968 (except for Turnkey 3).

Mr. Litchfield stated that he was proposing a Turnkey project consisting of a 16.3 acre tract in Northeast Atlanta off Dekalb Avenue at Hampton Terrace and Southerland Terrace on which to build approximately 200 units. Facilities needed for Public Housing are available. A density of twelve units per acre is contemplated and feasible because of high land cost. He believes this would be the best way to use this land. He stated that the City of Atlanta Housing Authority has endorsed this site for a Turnkey project and that Mr. Shuttleworth of the Planning Department feels that it would receive favorable recommendation from that Department. He further stated that Mr. Flanigen, HUD, and NAACP, were in favor of this proposal.

Mr. Alexander said that this was good location geographically for a Turnkey Public Housing project. He mentioned that the Catholic Archdiocese had backed away from this property because of zoning problems. He said he would be glad to see housing constructed in this area.

Mr. Flanigen said there is need for housing in this area. Blue Heaven, approximately one mile from the proposed Turnkey site, is one of the worst slum areas in Atlanta. The streets are narrow and the ditches and trash are a hazard to children. Mr. Flanigen said he doesn't look for any serious objection to the rezoning, but there may be some.

Mr. Alexander asked what kind of homes were in the area?

Mr. Litchfield said there were older homes ranging from \$12,000 to \$15,000.

Mr. Jones stated that if apartments for low and moderate income families are going to be built, Turnkey is the best type financing for a program such as this.

Mr. Flanigen said that we should start looking for smaller tracts of land. He said that these small tracts, such as Gilliam's place, should be utilized.

Mr. Jones said the Gilliam place could be useful. Perhaps duplexes could be built there although it is now zoned single-family.

Mr. Fuller asked if this property was between Rogers and Warren?

Mr. Jones said yes and that it has a partial frontage on Boulevard.

Mr. Litchfield said that only Turnkey 3 funds are available until July. He said that Mr. Boggs and Mr. Satterfield might consider Turnkey 3 in order to get started. He mentioned that the City of Knoxville, Tennessee, had used this method of financing for a cooperative high-rise for the elderly.

Mr. Alexander pointed out that housing is needed for couples who are not elderly.

Mr. Litchfield stated that the Railroad Avenue, Lenox Square site would be an ideal location for housing for couples.

Mr. Alexander said he saw no reason why the Committee could not write a letter to HUD endorsing this land site for a low-income housing Turnkey project, that this proposal is definitely in agreement with the program that the Committee is working for.

Mr. Litchfield asked if it would be possible to get this area on the zoning agenda without waiting its turn?

Mr. Flanigen said it might be possible; however, February 14 was closing date for some areas.

Mr. Jones said we have a working agreement with Mr. Gladin; that if we feel something is justified he will try and work it in.

Mr. Litchfield said this site is shown on 1983 Land Use Map as apartment zoning.

Mr. Alexander said he was delighted to have both Real Estate Boards represented and asked for comments.

Mr. Baldwin said he felt certain that this project would have the support of his Board.

Mr. Fuller expressed concern over units deteriorating to substandard conditions so rapidly. He feels that more emphasis should be placed on keeping up properties.

Mr. Alexander said approximately 10,000 homes have been rehabilitated through Housing Code enforcement during the last year. Mr. Alexander stated that the Social Problems Panel should be more active in forming civic groups to work with churches and schools to get people to keep up their property. He said that Garden Clubs and other civic groups can do a great deal of good.

Mr. Jones stated that there were 10,157 homes rehabilitated through Housing Code enforcement from November 1966 thru December 1967.

Mr. Fuller mentioned the difficulties of having cars moved off public streets and the problem of junk cars on properties in the City of Atlanta. He asked if there was any law against parking an automobile in the middle of the yard on the front lawn?

Mr. Jones said there was not. He stated that an inoperative automobile cannot be parked on property for more than 60 days.

Mr. Baldwin said he would estimate that there are 250 junk automobiles on property in Atlanta at present time.

Mr. Alexander said maybe the Automobile Industry could do something about the junk car situation. He mentioned the big Oil Companies concern over design of stations. A survey indicated that the gimmicks such as streamers hanging all over did not help business at all.

Mr. Baldwin asked if there were any laws regulating physical conditions of commercial places?

Mr. Jones said there was no regulation in Atlanta.

Mr. Litchfield said that a group or person could gather up 200 credit cards and send them in to a large oil company such as Standard along with complaint about poor conditions of a station and immediately the station in question would be fixed up and cleaned up and credit cards returned to owners.

Mr. Alexander said EOA is supposed to be organizing groups to work to keep up and improve neighborhoods. He mentioned the fact that Druid Hills Garden Club had helped the Poole Creek area get landscaped.

Mr. Flanigen told about the Civic Club cleaning up the Martha Street area.

Mr. Alexander told about the 221 (h) program whereby church groups could buy properties (up to 8 units) and rehabilitate them. Then they could sell them back to original owners or someone else.

Mr. Flanigen asked whether Mr. Maddox got his Wesley Apartments approved?

Mr. Jones said 150 units (later amended to 119) were approved under lease agreement to be rehabilitated.

Meeting adjourned at 11:50 a.m.

Respectfully submitted,



Malcolm D. Jones  
Housing Coordinator

FACT SHEET ON THOMASVILLE URBAN REDEVELOPMENT PROJECT

The Thomasville Urban Redevelopment Area, located four miles southeast of downtown Atlanta, was designated by the Board of Aldermen on August 19, 1957 as a slum and the site for a predominately residential development.

This area covers 277 acres of land and originally contained 356 residential structures, 67% of which were substandard, that housed 402 families.

The area was marked by unpaved streets, dilapidated structures, lack of park and playground facilities, overcrowded school, and inadequate utilities.

Since entering a Loan and Grant Contract with the Federal Government on July 10, 1959, the Atlanta Housing Authority has completed acquisition of 453 parcels of land, relocated 283 families, 26 individuals, and 19 businesses, and demolished 302 structures.

The Authority has completed contracts for roads, sidewalks, and sewers.

In addition, the Authority has sold 314 single-family lots, on which 222 dwelling units have been completed, and construction started on 92 units, 69 lots remain to be sold.

350 public housing units are proposed north of McDonough Road. Bids for the construction of these units will be let on March 1, 1968, with an estimated completion date of construction in September, 1970.

The urban renewal plan also proposes six church sites and a 10-acre commercial tract.

The Thomasville Urban Renewal Area is fast becoming a model residential neighborhood, with paved streets, sidewalks, fine homes, parks under development, new elementary schools ~~proposed~~ <sup>planned</sup>, and provision for churches and a shopping center.

The Federal Government has recently announced that approximately 95 acres of land will be given to the City to provide additional housing for families of low and moderate income. This land will be added to the Thomasville Urban Renewal Project.



44 Broad Street N.W.  
Atlanta, Georgia, 30303  
February 6, 1968

Mr. Collier B. Gladin  
Department of Planning  
City Hall  
Atlanta, Georgia

Dear Collier:

The progress with the package plan has been good and I congratulate you, Johnny and your staff on the work.

I would like to point out that one of the areas selected is, in my opinion, so very controversial that it will endanger the entire concept. This is the ball park site. It seems to me that no public housing per se should be included in this area - that it should be a mix of commercial, some 221 D-3 and conventionally financed. The placement of the 221 D-3 should be carefully arranged so that they will be buffered from the surrounding residential area.

As you know there has been a strong effort to maintain the residential patterns north of Ponce de Leon and this proposal will fly in the face of the most strenuous opposition.

Please give this your consideration.

Sincerely,

Cecil A. Alexander

vb

cc: Mayor Ivan Allen, Jr. ✓

*Mr Sweet*

*Jorge  
Harris  
or  
Coul*

January 22, 1968

MEMORANDUM

To: Mayor Ivan Allen, Jr.

From: Malcolm D. Jones

Re: Low-cost single family housing development in Thomasville U.R. Project area.

Mr. George Kennedy, Chairman of the Housing and Redevelopment Committee of the Atlanta Chamber of Commerce, has just informed me that the Travelers Insurance Company has agreed to finance 70 new single family low cost houses in the Thomasville U. R. Project under the FHA 221 d (2) insured mortgage program; and possibly about 70 more (the remainder of the rougher undeveloped single family lots in Thomasville) if National Homes and the Housing Authority can get together on the price and FHA will insure the loans. This should practically complete development of the 157 single family lots in Thomasville which have been vacant so long.

Mr. Kennedy has proposed that we attempt to get some favorable publicity out of this to the mutual benefit of the Low-income Housing Program, Travelers Insurance Company, Chamber of Commerce, and National Homes.

Mr. Kennedy says that Denver Gray of his Committee has done considerable work on this and that James R. Price, President of National Homes, Lafayette, Indiana, would probably come down to participate in a public announcement.

He suggests that a brief ceremony be arranged in the Thomasville U. R. Project area the week of February 5 (probably February 7) with you participating.

Dan Sweat and I are both in accord with this idea.

Recommend a meeting be scheduled in the Thomasville area, Wednesday, Feb. 7, at 11:00 o'clock, to make the formal announcement, with the following invited to attend:

- Mayor Ivan Allen, Jr. - M. C.
- George W. Kennedy, Chamber of Commerce
- Denver Gray, Chamber of Commerce
- Cecil A. Alexander
- Representatives of Travelers Insurance Co.
- James R. Price, President, National Homes
- Joe Elliott, National Homes Construction Corporation
- John A. Thigpen, Dir. FHA
- M. B. Satterfield, Exec. Dir., Housing Authority
- Robert L. Sommerville, Chairman, CACUR
- William S. Howland, Exec. Dir., CACUR
- Dan Sweat
- Malcolm Jones
- Press

*cc: Dan Sweet*

# CITY OF ATLANTA



HOUSING RESOURCES COMMITTEE

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

February 5, 1968

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman  
Housing Resources Committee  
MALCOLM D. JONES  
Housing Coordinator

What - Ceremony - Formal announcement of participation by Travelers Insurance Company in Low-income housing financing in Atlanta

When - 11:00 a.m., Wednesday, February 7

Where - 1066 Kiplin St. S.E.  
In the Thomasville Urban Renewal Area

How to  
get there - See attached sketch

Participants - Mayor Allen  
Officials of Travelers Insurance Co., Hartford, Connecticut  
Officials of National Homes, Lafayette, Indiana  
Representatives - Chamber of Commerce, Atlanta

  
Malcolm D. Jones  
Housing Coordinator

# The Lively One

STATE CAPITOL



GRANT PARK

MEMORIAL DRIVE

BOULEVARD

PLANT

SAWTELL AVENUE

FEDERAL PEN

McDONOUGH

PARK

HENRY THOMAS DR.

CHURCH

PLANNED School

BLVD.

HENRY THOMAS DR.

KIPLIN ST.

MODELS

1066

MORELAND AVE.



Twin Starlight Drive-in

Thomasville Urban Renewal Area

February 7, 1968

FACT SHEET ON THE TRAVELERS INVESTMENT PARTICIPATION IN  
THOMASVILLE URBAN RENEWAL PROJECT

The Travelers, Hartford, Conn., through its mortgage loan office in Atlanta, is currently making mortgage loans on single family homes in the Thomasville Urban Renewal Project in Atlanta.

To date, these loans total nearly a half million dollars. It is expected that the company's total investment on this first phase of its commitment in Atlanta will reach \$1 million, an amount which could eventually double.

This urban development mortgage loan participation in Atlanta is one of the commitments which have been made to date by The Travelers as its part in the \$1 billion mortgage loan program announced last year by the life insurance industry. This program is designed to provide financing for developers and others working in blighted core city areas of large urban centers throughout the United States.

The homes in Thomasville, most in the \$12,000 range, are being constructed by the Knox Home Corp. of Thomson, Ga., and the Fulton County Division of the National Homes Construction Co. They are both wholly owned subsidiaries of National Homes Corp. of Lafayette, Ind., one of several developers currently active in this 227-acre central city project.

The Travelers thus far has made F.H.A. insured loans on nearly 40 homes, and expects to provide loans on a total of about 70 homes in this first phase. If arrangements satisfactory to F.H.A., National Homes and The Travelers can be worked out, financing for an additional 70 homes is possible.

During official announcement ceremony at the Thomasville project site at 11 a.m., Wednesday, February 7, 1968, George W. Kennedy, Jr., chairman of the Housing and Development Committee of the Atlanta Chamber of Commerce, will introduce James A. Stewart, vice president, mortgage loan department, The Travelers. Mr. Stewart will announce The Travelers participation in the Thomasville Urban Renewal Project, and will in turn introduce Mr. James R. Price, chairman of the board of National Homes Corp. Mr. Price will speak briefly about his corporation's role in the total project.

Mr. Kennedy will then introduce Mayor Ivan Allen, Jr., who on behalf of the City of Atlanta, will respond to both The Travelers and National Homes.

Other person invited to attend the formal announcement ceremony include:

John A. Thigpen, State Director, Federal Housing Authority

M. B. Satterfield, Executive Director, Atlanta Housing Authority

Howard Openshaw, Director of Development, Atlanta Housing Authority

Robert S. Sommerville, Chairman, Citizens Advisory Committee for Urban Renewal

William S. Howland, Executive Director, Citizens Advisory Committee for  
Urban Renewal

Albert J. Bows, Jr., president, Atlanta Chamber of Commerce

Curtis H. Driskell, Metropolitan Affairs Director, Atlanta Chamber of Commerce

Dan E. Sweat, Jr., Director of Governmental Liaison, Office of Mayor Allen

Malcolm D. Jones, Housing Coordinator, Office of Mayor Allen

Cecil A. Alexander, Member of Finch, Alexander, Barnes, Rothchild and Paschal  
architectural firm

Frank P. Flynn, President, National Homes Acceptance Corp.

Joe Elliott, National Homes Construction Corp.

Denver Gray, Manager, Mortgage Loan Department, Atlanta Office, The Travelers,  
and Member, Housing and Development Committee of the Atlanta Chamber  
of Commerce.

## MINUTES

### HOUSING RESOURCES EXECUTIVE COMMITTEE AND LOW-INCOME HOUSING COORDINATION GROUP MEETING

February 1, 1968

The regular monthly meeting of the Housing Resources Committee Executive Group and the key individuals involved in low-income housing, was held at 10:00 a.m. this date, in Committee Room 2, Second Floor, City Hall.

Fifteen (15) members of the Housing Resources Executive Group; Nine (9) key individuals concerned with Low-income Housing; five (5) other invited guests; and members of the Press attended the meeting. Lists of those invited, with attendance indicated, is attached to the file copy of these minutes.

Chairman Alexander presided.

Mr. Alexander opened the meeting by stating that this was the second meeting of the Low-income Housing Coordination Group. He expressed regret that the School Department was not included in the first meeting on January 2, 1968.

Each guest introduced himself by giving his name and organization he represented.

Mr. Alexander asked Mr. Jones to explain the Summary of the Low-income Housing Report, dated January 15, 1968, copies of which were distributed to all in attendance.

Mr. Jones explained the Summary. He stated that this report showed the status of a 2-year goal of a 5-year program that Mayor Allen's office had established. He pointed out that this was the first time this report showed a comparison with the previous report. He stated that the "In Planning" totals were actual projects that were being worked on. He said that applications may not be made to HUD for commitments on some of these projects. He said that in addition, 4,481 units in various projects are in discussion stage. He pointed out that unfortunately 8,266 units which had been proposed did not materialize and specifically mentioned the Sewell Road project as an example. He stated that 10,157 units have been rehabilitated through the Housing Code Division, plus 247 units by the Housing Authority in the West End U. R. Project and 30 units voluntarily by private enterprise. He pointed out that this report deals only with Low-income Housing in Atlanta. The second page of this Summary is a compilation of Public Housing in Atlanta. The third page consists of notes that have a direct bearing on the Low-income Housing Program. He also mentioned that during the period of existence of this Committee (Nov. 15 '66 to present) 1,312 new low-income units were constructed; that according to reports from the Building Department for end of 1967 that under the Housing Code Enforcement Program 1,272 units were demolished; that it can be assumed that most of the units demolished were low-income housing.

Mr. Alexander asked that copies of the Summary report be distributed to those invited but who did not come and stated that developers should be included in next meeting.

Mr. Alexander said there were two primary problems to discuss: (1) acquisition of land that is approved by all parties concerned that could be zoned and community facilities be provided and; (2) the use and ability to use low-income housing that could be built that does not meet the Building Codes but which would be every bit as good as the Housing Code calls for.

Mr. Alexander asked Dr. Letson about the possibility of having developers build schools for lease to the School Department.

Mr. Earl Landers said he had nothing definite to report, but Tom Choyce had advised him that he had been in contact with Pete Lattimer, and had mailed a letter to Mr. Landers on January 31, 1968; that apparently the City Attorney is working on the possibility of having schools built for lease to the School Department.

Mr. Archer Smith said that "governmental" bodies cannot commit themselves to long-term leasing beyond their term of office (which is usually one year). He stated that City schools are considered "governmental"; that contractors could dedicate land to City; that a lease that would be terminable would be impossible to get. He said the only way to acquire schools by leasing would be by legislation to change the code section of schools being considered "governmental".

Dr. Letson said that schools built by private developers and leased to the School Board would probably be more expensive than construction by the City through General Obligation Bonds. However, failure 10 years ago to provide adequate school facilities for today's population means the Board must now build schools on more expensive property at higher interest and construction costs. He placed emphasis on the need for Kindergartens to be built in or near housing developments.

Dr. Letson said that procedures for getting capital outlay funds are tied to the calm, quiet past many years ago and are not adequate for today's needs.

Mr. Alexander asked where do these funds come from that would be used to pay rental on leased schools?

Dr. Letson said the funds would have to become an annual charge in terms of the budget; that funds are limited to property tax; that we need some additional source of revenue.

Dr. Harrison asked what degree of independence did schools have on expenditures?

Dr. Letson said no independence in bonds.



Dr. Harrison asked what the governing responsibility was?

Dr. Letson said the same law as Board of Aldermen.

Mr. Archer Smith gave three ways to solve the problem of leasing schools:  
(a) go to the courts and look into former cases of this nature and get the courts to see that things have changed and that schools must lease on a long term (20-30 year) basis; (b) that financing is even more strenuous; we should arrange for extending the lease provision beyond the term of the Council;  
(c) easiest way to solve the problem is probably to tell the private developer we will zone the land if you will dedicate the land to the City.

Mr. Alexander said we also want to know whether a developer can be authorized to actually build a school?

Dr. Letson said this ties up with a proposal that we secure legislation authorizing a local School Building Authority. Such an Authority by legislation should be given certain rights and privileges to overcome these problems.

Mr. Flanigen said that the Zoning Committee at present time does not trade for zoning.

Mr. Alexander said that one suggestion was made that this could be handled if someone underwrote the City's schools by insuring the lease. Another might be for the Federal government to get in the act.

Mr. Persells stated that funds for low rental Public Housing in Urban Renewal areas may not be used for any school construction whatsoever. It was brought out that for HEW to assist on rental of schools for low rent Public Housing projects would require that the land on which such schools might be constructed would have to be actually deemed surplus. Also that Federal projections of the Labor Department have included funds for rentals.

Mr. Thigpen said he doesn't know of any program FHA has which could assist in this field; that HUD may have something.

Mr. Alexander asked if FHA had relaxed on certain commercial facilities in housing developments?

Mr. Jim Parham said EOA was thinking about Day Care and Head Start paying for rent for facilities; that these programs are here to stay to some degree.

Dr. Letson stated that one of Atlanta's tremendous advantages is a relatively low property tax. It was also mentioned that General Obligation Bonds are financed by property ad valorem tax. This was confirmed by Mr. Landers.

Mr. Alexander emphasized the importance of timing of community facilities and housing developments (so that community facilities would be developed simultaneously with construction of housing).

Mr. Alexander asked if any facilities are being leased at present time?

Dr. Letson said a Catholic School was leased on an annual rental basis.

Dr. Harrison described a system for building low-income housing being sponsored by Jones-Laughlin at an alledged cost of \$8.50 a square foot, which he said would not conform to local building codes. This method was one in which apartment units would be inserted - shoe box fashion - into a steel frame. Bathrooms and kitchens would be in line and served through a central shaft to save costs of plumbing.

Mr. Alexander mentioned the proposed technique by National Homes to build houses in Thomasville that were panelized and erected on site.

Mr. Alexander said that national codes are more flexible than local codes.

Mr. Alexander told about the team from Savannah which was to make a presentation to the Construction and Design Panel on a new proposed process of construction, but the presentation had to be postponed because of sickness.

Dr. Harrison read his report, which in essence said that the Construction and Design Panel feels that it will be necessary to find some source of funding, outside of city funds, and that codes revision is essential to any real advances in low-cost housing.

Mr. Alexander commented on Interfaith Inc., which has eight or nine incorporators. They are wide spread across the City. He expressed high hopes for this group.

Mr. Alexander asked Mr. Collier Gladin for a report on the Land Use Plan.

Mr. Gladin said that the Planning Department has been working with several different groups; that the proposed Land Use Plan has been presented to Aldermen on individual basis, on committee basis, and through the Planning Board, and it will be brought back to them possibly February 5 to take some type of action on. This Plan proposes the projections that we have translated from the Atlanta Metropolitan Regional Plan for the growth which is anticipated within the next 15 years. It is a plan that distributes this growth. He said they must get a statement of policy from the Board of Aldermen to support this basic guide line approach. The Planners have also met with neighborhood groups. They are working with the Newspapers. A section (in color) will be in the Atlanta Journal-Constitution on February 18, to include 2 pages, of the plans. There will be approximately  $\frac{1}{2}$  million distribution of this paper.

Mr. Howland, CACUR, said the Plan was presented on January 24 to his group which unanimously supports the plan and that they are pushing it.

Mr. Hills said the Finance Sub-Committee has been working to establish the Housing Development Corporation sponsored by the business community. They have been unable to get a firm commitment from a group which is considering furnishing the seed money funds. Based on present prospects, the Housing Development Corporation should be operational within 90 days.

Mr. Archer Smith said he would be delighted to check national codes to see what the advantages are.

Mr. Winn said we should work head-on for legislation to permit the building of schools by developers of housing projects.

Mr. Sommerville said he does not think we can get by through evasion techniques and that we should try to use national codes for experimental work.

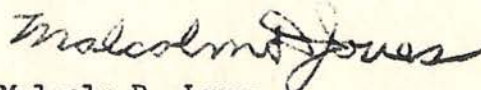
Mr. Thigpen stated that the Low-income Housing Program's pipe line in the Atlanta Metropolitan area is filled which includes FHA 221 d (3) projects; 11 projects of 1,352 units are fully occupied; 11 more projects of 916 units under construction; and 3 projects of 108 units committed. One project is being closed February 1, 1968; construction will start soon. He stated that there are a total of 2,250 units completed or under construction; that there are 11 more projects which are in application stage; feasibility letters have been issued for 2,776 units, making a total of 4,626 units "in sight" for this program.

Mr. Alexander commented on the possibility of reducing the prices on the remaining 221 vacant rough lots in Thomasville. There was no response.

Mr. Alexander also stated that Travelers Insurance Company has agreed to finance 70 units in the Thomasville Urban Renewal area, plus about 70 more if the builder can obtain the land at a reasonable price, which he can live with.

Meeting adjourned at 11:30 a.m.

Respectfully submitted,



Malcolm D. Jones  
Housing Coordinator

## SUMMARY

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

2 yr. Program, 1967-8

1967-8 Goal (5 yr. Goal 16,800)	9,800		59% (5586)		13% (1274)		30% (2940)		(0)	
	<u>No. Units</u>		<u>P.H. &amp; TK.</u>		<u>FHA 221</u>		<u>Pvt. Devlp.(Conv.)</u>		<u>Elderly &amp; N.H.</u>	
<u>Status</u>	<u>Jan 15</u>	<u>Nov 15</u>	<u>Jan 15</u>	<u>Nov 15</u>	<u>Jan 15</u>	<u>Nov 15</u>	<u>Jan 15</u>	<u>Nov 15</u>	<u>Jan 15</u>	<u>Nov 15</u>
Completed (new const.)	1312	1,266	---	---	(400)	(373)	(912)	(893)	---	---
Under Construction	*3701	*3,544	(790)	(790)	(565)	(419)	(2346)	(2335)	---	---
In Planning	<u>6582</u>	<u>6,614</u>	<u>(2220)</u>	<u>(2460)</u>	<u>(3868)</u>	<u>(3810)</u>	<u>(48)</u>	<u>(48)</u>	<u>(446)</u>	<u>(296)</u>
Total In Sight	**11,595	**11,424	**(3010)	**(3250)	(4833)	(4602)	(3306)	(3276)	(446)	(296)
Increase-Deficit	+1,795	+1624	-2576	-2336	+3559	+3328	+366	+336	+446	+296
Being Considered (all categories)	4,481	4,950	Of which (1,695) are doubtful.							
Did Not Materialize	See Note A.									

\*Most of these, should be available by end of 1968.

\*\*Includes 1,140 units of P.H. being developed by the Housing Authority + 1,420 units on 4 sites In Planning under Turnkey for P.H.; also Browntown Rd. and Butler St. YMCA sites. In addition, 281 units have been leased for P.H. and leasing of 19 additional units for P.H. is being negotiated.

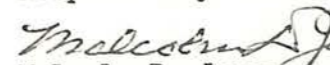
In addition 10,157 units have been rehabilitated through the Housing Code Division, 247 units by the H.A. in the West End U.R. Project and 30 units voluntarily by private enterprise. FHA has received applications for rehabilitation of 167 housing units.

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 units	"	"	"	"	\$15,000,	"	"	"

- Encls: 1. Summary of Public Housing in Atlanta  
2. Notes  
3. Inventory of Projects and Living Units (Private & Public) (with office copies only)

Respectfully Submitted,

  
 Malcolm D. Jones  
 Housing Coordinator

## HOUSING RESOURCES COMMITTEE

January 15, 1968

## SUMMARY OF PUBLIC HOUSING IN ATLANTA

8874 . . . . .	Existing Units in operation - filled.	
1140	Units in Development stage, as follows:	
( 650)	Units under construction off McDaniel St., in Rawson-Washington U.R. Project (scheduled for completion in '68)	
	(248) Early '68	
	(402) Late Summer '68	
( 140)	Units under construction in Perry Homes Extension - South of Procter Creek.	
	(78) 3 Bedroom	
	(46) 4 Bedroom	Bids opened March 7, 1967. Permit issued May '67.
	(16) 5 Bedroom	Const. on schedule for completion by Nov. '68.
( 350)	Units planned for Thomasville U. R. Project	
	(40) 1 Bedroom (16 for elderly)	In hands of architect. 2- <del>1</del> <sup>1</sup> / <sub>2</sub> -3 months additional
	(120) 2 Bedroom	before construction can start. 12 months, at
	(80) 3 Bedroom	least, additional for construction. Will try to
	(80) 4 Bedroom	have part delivered before final. Call for bids -
	(30) 5 Bedroom	probably Feb. '68.
4200	Units reserved	
(1420)	(Allocations made by HUD to date; Hollywood Rd., 250; Gilbert Rd., 220; Honor Farm #1, 450; and Bankhead Hwy., 500)	
( 500)	(500 units of this reservation are approved for allocation to the leasing program, to be replaced later)	
300	Units allocated for leasing program; can only be turned over for Public Housing occupancy as become vacant.	
( 281)	Units under lease	
	(65 units, Murphy Apts.; 48 units, Tennessean Commons; 31 units, Sims Maddox's Apts. at Capitol and Vinara, require rehabilitation; 18 units on Dargan Place; 119 units, Amanda Gardens, being renovated)	
( 19)	Negotiations under way for leasing 19 additional units.	
<u>5640</u> . . . . .		
14,514 . . . . .	Total Potential	

## NOTES

- A. 8,266 units proposed did not materialize, of which 7,166 were shown in the previous report of Nov. 15, '67 and 1,100 additional units are listed in current report, as Lost. (The majority of these losses were due to disapprovals of sites and proposed rezoning.)
- B. Proposed locations for low-cost housing are being coordinated with the Planning Dept., for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Dept. for adequacy of school facilities.
- C. A team from Savannah composed of Mr. Leon J. Meyer, Architect, A.I.A. and Mr. John O. McNamara, Jr., Consulting Engineer, has recently made a presentation in Atlanta of a "patent applied for" low-cost housing method of construction with flexible design, which they claim can be constructed quickly on site, employing mostly untrained labor and at a savings of 10%-15% under conventional construction. This team is scheduled to make another presentation to the Construction and Design Panel, Housing Resources Committee, for evaluation of the merits of the proposal.
- D. The Travelers Insurance Company has agreed to finance 70 or more new single family low-cost houses in the Thomasville, Urban Renewal Project area under the FHA 221 d (2) insured mortgage program.
- E. In view of 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. Thus far, 597 single family sales houses and 2,854 rental units in duplexes and relatively small apartment developments, in this category and mostly under conventional financing, have been and are being developed.
- F. No proposal had yet been made for construction of units (even efficiency or 1 bedroom) to rent or sell for as low as \$50.00 per month, although the London Towne Houses, a 221 d (3) co-op development now under construction, is pushing this close with its one bedroom unit selling for \$59.00 per month. The City's greatest need is in the \$30.00 - \$50.00 per month rental-purchase range.
- G. Attorney Blackwell in Decatur has proposed a concrete 3 bedroom, 1 bath, 1,000 sq. ft. house which he claims can sell for \$6,000, plus land costs, incl. heating and air conditioning equipment.
- H. National Homes Corp. of Lafayette, Ind. placed on the market Feb. 1, 1967, a 800 - 900 S.F. (O.S. dimensions) 3 bedroom, prefabricated, preassembled panel, single family house plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp., to sell under FHA 221 d (2). Price includes plumbing, electrical, heating units, stove & refrigerator. House can be completely assembled in 85 man hours; 72 of these (with conventional plumbing) are being erected (pre-sold) in the Thomasville Urban Renewal Area. Approx. 800 sq. ft. house is priced at \$11,200; 900 sq. ft. house is priced at \$11,600. Adrian Homes Corp. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possible tapping fees. Other prefab distributors and conventional builders have interesting potential houses to offer but are not producing single family houses in Atlanta to sell in the \$10,000-\$12,500 range for which there is a strong demand and market in Atlanta. Perhaps the greatest difficulty is availability of suitably priced land within the City Limits. Economics for this price range sales housing require land which will not cost the developer more than \$1500.00 per unit.
- I. Saul Gray is one of five partners in a Corporation which owns 280 new units off Bankhead at Elbridge St., which he wants to sell, + a potential development on the site for several hundred additional units. Area is already zoned A-1.
- J. Ralph L. Dickey of Atlanta has proposed a non-profit revolving fund enterprise to acquire substandard housing, renovate it and resell, primarily through private enterprise. CACUR recently formed a non-profit corporation to rehabilitate existing units under 221 (h). Morris Brown College is another such sponsor. North West Community Forum has also filed applications for 4 projects under 221 (h).
- K. Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430.)

## Legend:

C 1 - 8 Completed  
 UC 1 -28 Under Construction  
 IP 1 -23 In Planning  
 EC 1 -25 Being Considered  
 (D Considered Doubtful)  
 DNM 1 - 3 Did Not Materialize

## HOUSING RESOURCES COMMITTEE

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

DATE January 15, 1968

Total dwelling units permitted in Atlanta:  
 1963 - 9,129      1966 - 2,382  
 1964 - 3,829      1967 - 4,630  
 1965 - 2,656

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-1	151		Allen Temple (Completed - previous report)	N. side of Gordon Rd., E. of Harwell Rd. (Near Perimeter)	221 d (3)		100	51		66	78	Completed		151 Newly developed - Completed and occupied (150 + 1 Manager's Apt.)
	222		"	"	"		142	80		68	80	Completed		222 completed Nov. '67. Management - Williamson & Co. Legal - McCredy Johnston Builder - Bush Const. Co.
(IP-1)	(206)	See IP-1												
	579	Total												
C-2	302		Previous Rpt.	Various throughout City.	Conv. & 221 d (2)							Now	Permits under \$15,000 ea.	Includes 27 Prefab National Homes houses in Thomasville U. R. Project constructed by National Homes Construction Corp. (Joe Elliott - Pres.)
	32	Nov. '67												
	4	Dec. '67	Single Family											
	338	Total												
C-3(a)	10D	Previous Rpt. (Completed)		Various throughout City.	Conv.							Now	Permits under \$12,000 ea.	
	2D	Nov. '67		240-242 Lowry St. N.E.										
	--	Dec. '67												
	12D	Total												
(b)	47A	Previous Rpt. (Completed)		Various throughout City.	Conv.								Permits under \$10,000 ea.	
	8A	Small Apt.		277 Greenwich St. SW										
	55A	Total	Bldgs. & Devpl.											

HOUSING RESOURCES COMMITTEE

DATE January 15, 1968

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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			
-4	534		units completed under conventional financing	(Locations shown in previous report)	Conv.							Completed		Medium sized apartment developments.
-5		281	Total under lease agreement.	(Previous Report)	Leasing for P. H.							Now		Leases negotiated by HA. Can take possession only as units become vacant. (See P.H. Summary for locations)
-6		1113 904 10,157	Nov. & Dec. 1966 During 1967 Total	Throughout City (other than in U. R. Projects)	H. C. Enf.							Now		Units rehabilitated thru the Housing Code Division. These do not provide additional housing, but do increase the supply of standard housing units.
-7		48 199 247	Nov. & Dec. 1966 During 1967 Total	West End U. R. Project	Rehab. Fed. assist.							Now		Rehabilitation completed by Housing Authority.
-8		30		Scattered	Conv. Rehab.							Now		Enterprise Corp., 130 Piedmont Ave., NE is interested in buying dilapidated low cost structures and rehabilitating them. Proprietor, George P. Hart, has rehabed 30 units.





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			
UC-4	108		Gartrell Court Parcel C-4 Parcel C-3B Parcel C-11	Butler Street U. R. Project 38-88 Younge St. S.E.	221 d (3) LD	24	48	28	74	85	95	Sept. '68 Jan. 1969	\$1,200,000 FHA A1 Permit \$793,000	Construction started 8-22-67 Rental incl. all utilities. Sponsors - I. Saporta and Russell. Owner - Gartrell Court Assn. Builder - Gartrell Court Assn. 50% complete (1-15-68) First occupancy planned in Feb.
UC-5	140		Perry Homes Extension	Perry Homes Ext. South of Proctor Creek. 1730 Kerry Dr. NW	P. H.			78				Oct. 1968	\$2,238,900	Large units (3-5 bedrooms). See summary of Public Housing, attached, for breakdown. Bids opened March 7, Permit issued May 1967 - Builder - H. L. Coble Construction Co. Construction started May 1, 1967, on schedule compl. planned by Oct 26, '68.
UC-6	650		Public Housing	McDaniel St. S.W.	P. H.							248 Spring 1968 402 Fall 1968	Av. Cost \$14,500/U	Included in summary of Public Housing, attached. Const. started Nov. 1, 1966. 1st stage (125U) compl. except for paving. Occupancy Feb. '68. Completion of 2nd stage (123U) planned for Mar. 26. Final compl. scheduled for Aug. 22.
UC-7	*19 *20 *42 *48 *72 *13 214	July '67 Aug. '67 Sept. '67 Oct. '67 Nov. '67 Dec. '67 Total	Single Family	Various throughout City.	Conv.							6 month after permit	Permits under \$15,000 ea.	*Permitted. Single family houses permitted prior to July '67 (more than 6 mo. <sup>are</sup> ) are assumed to have been completed and included in Item C-2.

HOUSING RESOURCES COMMITTEE

DATE January 15, 1968

An Inventory of  
LOW AND MEDIUM COST 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				
UC-8	5A			387 Lanier St. NW	Conv.							Spring '68	\$ 24,000	Owner - A. J. Smith Builder - Mitchell Const. Co.	
	32A			1930 Flat Shoals Rd. S.E.	Conv.							Spring '68	200,000	Owner - F. L. Alberson Builder - Holms Inc.	
	2D		Small Apt. Bldgs., Duplexes and small Apt. Developments (32 units or less)	1803 White Oak Hollow N.E.	Conv.							Spring '68	17,480	Owner - Jefferson De Shaza D.L.	
	8D			1521, 27, 33, & 39 Longston Ave. SW	Conv.								Spring '68	52,000	Owner MINE Enterprises D.L.
	2D			1193 Warfield Ave. N.E.	Conv.								Spring '68	18,275	Owner - E. S. Everett D. L.
	2D			Note: A - Apartments D - Duplexes	240 Lowery St. NE	Conv. (Completed)							Spring '68	8,000	Owner - J. L. Dodson D.L.
	4A			884 Neal St. NW	Conv.								Spring '68	16,000	Owner - Marie Moore D.L.
	6A			50 Peyton Rd. SW	Conv.							Spring '68	80,000	Owner - Peyton Center Inc. Builder - Scotfre, Inc.	
	28A			2661 Beeler Dr. SW	Conv.							Spring '68	126,000	Owner - H. M. Alford & J. M. Sellers D.L.	
	12A			520 Park Ave. SE	Conv.							Spring '68	66,000	Owner - Park Apts. Inc. D.L.	
	11A			1152 Sells Ave. SW	Conv.							Spring '68	47,300	Owner - Parzan & Assoc. D.L.	
	4A			589 Ezzard St. SE	Conv.							Spring '68	12,000	Owner - Victoria Corp. Builder - Helms Inc	
	19A			166 Anderson Ave. N.W.	Conv.							Spring '68	85,500	Owner - Roy-Jo-Co. Builder - Roy Jones	
	32A			2075 Spring St. NW	Conv.							May 1968 (Per. Aug '67)	180,000	Owner - Dr. Wm O. Stone Builder - Don Fraser	



## HOUSING RESOURCES COMMITTEE

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	New	Exist				1	2	3	1	2	3			
JC-9	76			1145 Constitution Rd., S. E.	Conv.							Jan. 1968 to Sept. 1968	\$ 400,000	Permitted in November 1966 Developer - Polar Rock Dev. Corp.
JC-10	62			140 Mt. Zion Rd. SE	Conv.							Spring 1968	310,000	Owner - Day Realty Assn., Inc. D.L.
JC-11	96			1991 De Lowe Dr. SW	Conv.							Spring 1968	528,000	Owner - Naples Co. D.L.
UC-12	134			1101 Collier Rd. NW	Conv.							Summer 1968 Per. May '67	804,000	Owner - Edwin F. Edward, Jr. D.L.
UC-13	80			1895 Plaza Lane SW	Conv.							Per. June '67	600,000	Owner - E. M. Keappler
UC-14	250			1185 Collier Rd. NW	Conv.							Per. June '67	1,409,000	Owner - W. T. Towles et al Builder - W. T. Towles
UC-15	150			1991 De Lowe Dr. SW	Conv.							Per. Jul. '67	750,000	Owner - Naples Co. D.L.

## HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
JC-16	11			Kipling St. & Thomas Dr. (Thomasville U.R. area)	221 d (2)			11			98FHA 96VA		\$ 12,600 per u. 12,200 per u. Selling price	Builder - Seller National Homes Const. Corp. Joe Elliott - Mgr. Presold from 2 installed models. Prefab with conventional plumbing. FHA down pmt. \$400.00. This is largest group and cheapest single family sales housing started since the low-cost housing program began Nov. 15, 1966.
(IP-16)	(34)													Of an original 53 lots, 27 are completed (See Item C-2). 19 additional lots being acquired from HA. This leaves 34 In Planning (See Item IP-16)
UC-17	58			1910 Bixby St. SE	Conv.					1070		Per. Aug. '67	225,000	Owner - Thos. Reaves D.L. Being constructed for leasing as P. H.
UC-18	76			1051 Beauregard Ave. S.E.	Conv.							Per. Aug. '67	380,000	Owner - Polar Rock Devel. Corp. Builder - Piedmont Engineer & Const. Co.

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
UC-19	76			Allison Court S.W.	Conv.							Per. Aug. '67	\$ 423,630	Owner - Crew, Pope & Carter Const. Co. D. L.
UC-20	192			914 Collier Rd. NW	Conv.							Per. Sept. '67	1,050,000	Owner - Jade East Corp. D.L.
UC-21	138			2722 Gordon Rd. NW	Conv.							Per. Sept. '67	828,000	Owner - Peyton Place Apts. D.L.
UC-22	108			2950 Springdale Rd. S.W.	Conv.							Per. Sept. '67	800,000	Owner - CPR Engineers & Devel. Co. D.L.
UC-23	80			2390 Palmour Dr. NE	Conv.							Per. Oct. '67	440,000	Owner - Fagan, Burson & Dougal D.L.
UC-24	92			1090 Hollywood Rd. N.W.	Conv.							Per. Oct. '67	393,000	Owner - Parzen & Assoc. D.L.
UC-25	48			2113 Defore Ferry Rd. N.W.	Conv.							Per. Oct. '67	300,000	Owner - B. S. Ivey Builder - B.L.I. Construction Co.







HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment	
	New	Exist				1	2	3	1	2	3				
IP-5	400		Cerex Atlanta Corp. (Rockdale)	Rockdale U. R. Project	221 d (3) & 221 d (3) Co-op	140	830	(Incl. 160 T. H.)				1968 thru 1971	\$ 701,000 price for res. land	Bid on land awarded May 15, to David L. Rosen. Construction to start in 12 mo. from closing; construction phase planned for 4 years. A portion of this site (150 units) is to be developed in collaboration with the Union Baptist Church and FCH. Allocation of 221 d (3) funds for 400 units approved. 10-25-67 N.Y. representative in Atlanta checking with inspection Depts. preparing to start working drawings. FHA Feasibility letter issued 12-5-67 (400 units)	
	100		Rockdale B-2											FHA Feasibility letter issued	
	100			Rockdale											FHA total commitment to date (Mr. Ralph Johnson 1-2-68) 600U.
	784 additional planned 1,384 Total							114	(Incl. 140 T.H.)						
IP-6	350		Public Housing	Thomasville U.R. Project	P. H.	40	120	80				Late 1968 Fall 1969	Av. cost \$14,500/U.	See summary of Public Housing, attached for breakdown. Bids to let in Spring 1968. (probably in Feb.'68)	

## HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
IP-7	250		Former Magnolia Cemetery Site (Hollywood Rd. site)	West of Hollywood Rd. NW (North of Proctor Creek) 20.5 A + ?	Turnkey							Dec. 1968		Builder - Whiting-Turner Const. Co. (Mat Bystry) Promoter - Bill Woodward & Bob Cousins. Approved by HUD May 5. Letter of Intent issued by H.A. Propose to break ground in March 1968.
IP-8	220			Gilbert Rd. & Flynn Rd. S.E.	Turnkey							Spring 1969		20A. site zoned for apts. considered favorably by H.A. Promoter - <u>Bill Woodward</u> of Adams Cates. <u>Builder - Whiting-Turner</u> . To be developed at density of 11 U. per A. Approved by HUD May 5, 1967. Ltr. of Intent issued by HA. Developer has closed on property. Plan to break ground in May 1968.
IP-9	500			Both sides Bankhead Hwy. Near River at Maynard Rd.	Turnkey									35A. South of Bankhead 10.5A. north of Bankhead Zoned M-1 & M-2. Developer - Jack Jones. H. L. Cobel Const. Co., Greensboro, N. C. Rezoning approved by Zon. Com. Oct. 5. Option extended Jan. 15. Allocation of 500 units made by HUD Jan. 15. HUD requires const. to start by 1 March and 25% compl. by 30 Sept.

## HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. Rentals			When Available	Permit or Other Value	Comment	
	New	Exist				1	2	3	1	2	3				
IP-10	98	1st stage	Golfview Apts.	Cleveland Ave. Ext.	221 d (3) L.D.				70		95			69.9A residential, multi-family. 16A Commercial. Promoter - Robert Laxson, Shafer Realty. Approved by city initially at density of 9.6 U/A under Com. Unit Plan. FHA given assurance City proposes to extend Cleveland Ave. to serve project and develop Golf Course. Promoter wanted to increase density to 12 U/A because of loss of 9.6A to School Dept. FHA waiting for exhibits. B letter issued. Zoning hearing held July 6 to change to A-L. Approved for 12 U/A & 75' set back. (10-27-67) Plans in HUD for review. Intend to go thru with. BMIR funds allocated. FHA feasibility letter requested. (10-25-67) Nothing further.	
	262	Remainder formerly referred to as Executive House Apts.			Co-op										
	360	Total	Note: 360 total in first portion (approx. 30A) of entire 60A included in R-6 Com. Unit Plan approved development.												
IP-11	152	(MR issued)	Ebenezer Baptist Church	Rawson-Washington U.R. Project Between Capitol Homes and I-20	221 d (3) Nonprofit All rental	96 & Ef. 32						24 Town Houses (3-4-5 BR)	Jan. 1969	\$ 50,000.00 Offering price for land.	7.6A. FHA has given reservation for 152 units, 3 stories. Placed on market Feb. 5 Bids opened May 1, 1967. 6 Bids submitted; Awarded July 31 to Ebenezer Baptist Church. (9-30-67) No appl. filed with FHA. Project dragging (1-2-68)
IP-12	30		Chamberlain Realty Project	Butler Street U. R. Project	221 d (3)	30			75			Spring 1969		In pre-commitment stage - FHA Financing Fisher & Phillips (Legal) C Letter outstanding. Ext. to 3-25-67; ext. to 6-25-67; further ext. requested. FHA still waiting for data from Sponsor.	

## HOUSING RESOURCES COMMITTEE

DATE January 15, 1968

An Inventory of  
 LOW AND MEDIUM COST 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-13	20		Committed to builder by HA. (Other than Natl. Homes Const. Corp.)	Thomasville Ur. Project	221 d (2)									See UC-16 for units under const.
IP-14	150	N.H.	Asbury Hills Home for Aged	Garmon Theological Seminary site	Hill Burton Act & 203 (k)									Sponsor - Rev. J. F. Norwood, Director. Has received contribution of \$40,000.00 Approved by Zon. Com. Oct. 5; Approved by Bd. Ald. Oct. 16.
	100	Elderly			221 (h)									
IP-15	500		Fairburn Rd. Site	West side of Fairburn N. of Holy Family Hosp.	221 d (3) Co-op									59A. site (Approx 9A. reserved for El. Sch. Sponsor - Mark Palmour, Inc. (Bill Gilmore) FCH to participate. Reduced from 600 units originally proposed, because of commitment to the School Dept. for a school site in the project. To be developed by Marvin Warner of Cincinnati. Preliminary application to be submitted to FHA Jan. 19.
IP-16	34		Single Family	Thomasville U.R. Project	221 d (2)			34						This is remainder of National Homes pre-fab houses being built on 53 + 19 lots obtained from H.A. 25 of this 34 have already been presold. See Item C-2 for 27 completed and Item UC-16 for 11 under construction.



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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-19	48			N. side Gordon Rd S.W., W. of Adamsville Dr.	Conv.									3 $\frac{1}{2}$ A site Sponsor C. C. Thornton Favorable rec. by Plan. Bd. Oct. 11 to Zon. Com. Nov. 16 Approved
IP-20	450		Browntown Rd. Site	N. of Brownville Rd. between Jack- son P'way & Bolton Rds. N. W.	Turnkey									51A site Zoned M-1. Whiting-Turner has option. Approved by HA & HUD; Planning Bd. recommended favorable action; Zon. Com. denied unanimously Aug. 10; Bd. of Ald. denied Aug. 21. Plan. Dept. sponsored re-opening the proposed rezoning. Zon. Com. agreed Nov. 9 to permit project to be reintroduced. Plan. Bd. favorable recommendation Nov. 15. Zon. Com. reconsidered and deferred to July 1, 1968.
IP-21	180		Butler St. YMCA Project	W. of Hollywood Rd. N.W., N. of Magnolia Cemetery	221 d (3) nonprofit									15A site Sponsor - Butler St. YMCA Owner - J.A., S.H. & W.P. Hudson Architect - John Cherry Legal - Hall Ware Favorable rec. by Plan. Bd. Oct. 11 To Zon. Com. Nov. 16. Deferred (Z-67-200- D). Zon. Com. reconsidered Dec. 7 and deferred indefinitely.





HOUSING RESOURCES COMMITTEE

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	New	Exist				1	2	3	1	2	3			
BC-3	150			E. of Gun Club Rd. S. of Alvin Dr. NW  Same situation as B-2	221 d (3)									Approx. 12A. (Tied in with Item BC-2) Rezoned from R-5 to A-1. Approved 20 Mar. '67 Promoter - Joe Anderson of Roy D. Warren Co.
BC-4	50			S. side of Westview Ave. SW in West End U. R. Project	221 d (3) Lim. Div.									J. M. Richardson of Johnson, Richardson & Assoc. wants to purchase this City owned Land (mostly zoned R-5) along S. side of Westview Dr. between Dargan Pl. and Holderness St. (approx. 3.4A) U.R. Policy Committee declined to act on. Proposed to hold status quo for present. Purchase of this site also requested repeatedly by Chas. A. Mueller.
BC-5		36	Seminole Ct. Apts.	Near N. Highland & North Ave. NE	Turnkey Rehab.	32 4*								*Efficiency In fair condition. Owner wants to sell. Listed by Ed. L. Barnum Realty Co.



## HOUSING RESOURCES COMMITTEE

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	New	Exist				1	2	3	1	2	3				
BC-9	500			E. of Jonesboro Rd. SE opposite Macadonia Rd.	Turnkey										165A. tract zoned R-4. Promoter considered Community Unit Plan approach and gave it up as too complicated, in view of multiple ownership; excellent location. Proposed to H.A. for Turnkey. HA is interested in only 50 Acres. Promoters - Bill Woodward & Bob Cousins. Promoters willing to commit remaining 115A at a reasonable price to a land bank, thru a nonprofit Housing Development Corp. Site being considered now by Zimmerman, Evans & Leopold for development under Community Unit Plan.
BC-10 D	150			W. side of Jackson P'way NW just south of Proctor Creek	Turnkey or 221 d (3) Co-op										14.3A. tract Zoning now R-5 Sponsor-Owner - A. L. Roberts, American Companies Deferred by Plan. Bd. Aug. 16. Deferred again Oct. 11 for study of plans. Sponsor contacted and advised of inadequacies of Plan. Made appointment to come in to discuss revision. Did not show. Called Dec. 5 to advise that he is still interested in getting this tract zoned to A-1. Advised that proposed Land Use Plan proposes this site as Open Land. Plan. Dept. (John Watson) advised Jan. 11'68 of status of this tract and made recommendation for A-1 Zoning.

## HOUSING RESOURCES COMMITTEE

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	New	Exist				1	2	3	1	2	3			
BC-11	240			W. of Boulevard SE and S. of Pershing Dr. adjacent to Wellswood Apts.	Turnkey									20A. tract zoned A-1 Owner - Wells Appvd. by HUD for Turnkey. Owner has not agreed to sell for this purpose (Boggs Aug. 9). Promoter - Nicholas Berryman, Adams-Cates Developer - James P. Jones, Columbus, Ohio Land cost too high; Developer is attempting long term lease for TK; is now exploring tax angle. Opinion of City Atty. obtained and provided promoter and H.A.
BC-12 D	175			East side of Jonesboro Rd. SE (Just North of Circumferential)	Turnkey or 221 d (3)									15A. tract. Requires rezoning. Sponsor - ? Approved by HUD. Owner has not agreed to sell. (Cost of land prohibitive.)
BC-13 D	50		Turner Monumental Church Project	Block bounded by Boulevard Dr. SE Howard St., Hollman St., Saunders St.	Housing for Elderly									Turner Monumental Church AME Pastor Rev. C. C. Huges Desires acquiring property near church for construction of 30-50 units. Needs seed money. Real Estate agent (Bob Matthews) who was working on project died suddenly.

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	New	Exist				1	2	3	1	2	3			
BC-11	260			S. of AWP RR W. of S. Expressway	221 d (3) Nonprofit									26A. site Proposal by Wm. L. Waronker, Ward Realty Co. (9-11-67) Zoned R-6 (Com. U.) Interested in promoting non-profit orgn. to develop. Good site.
BC-15	225		Ga. Teachers Development Inc.		221 d (3) Non-profit									Land acquired by Q.V. Williamson after turndown by HUD for Turnkey development. Appl. filed with FHA for allotment.
BC-16	262		Herman A. Russel Property	Off Etheridge Dr. N.W.	221 d (3)	38	244		65	75				18.6A. Application submitted to FHA Dec. 28; Density 15 U/A Sponsor - I. Saporta. Proposed rent includes utilities. Preliminary appl. submitted to FHA.  FHA originally reluctant to approve because of rough terrain and proximity to Rockdale. Has subsequently expressed willingness to reconsider.
BC-17	250			S. of Oak Dr. SE E. of Empire Dr.	221 d (3) Co-op									25A. site now zoned M-1. Promoter - Robert Laxon. Owner - Lee Fore. Builder - Victor Maslia. Developer - FHA Inc. FHA thinks OK. Ward Ald. strongly opposed to rezoning. Owner wants property placed in "package" rezoning program for low-income housing. Recommended to Plan. Dept.

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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-18 D	200			W. of Bolton Rd. NW and S. of Sandy Cr.										18A site, Zoned A-1 Brick Veneer. Apt. zoning. Suitable access and bridge cost is problem. Promoter - Charlie Taylor. Property not tied down 11/28. Tract subsequently considered by other developers. No positive developments reported in '67.
BC-19 D	364		Adj. to Country Club Estates, Adamsville, off Boulder Park Dr.		Town Houses 221 d (3)									38A in County - Annexed Jan. 1. Zoned R-3. Proposed Com. Unit Plan with cluster type development. Promoter - Harry Belfor Owner - Luther Fraser. Plan. Dept. suggested possibility of R-6 zoning and development under Community Unit Plan (carries same density as area zoning.) This project needs professional developers in order to succeed. Promoter has considered applying for A-2 zoning under Community Unit Plan.
														Planning Dept. reluctant to change zoning. premature. Architect considers this site excellent for housing for elderly. FHA considers this project excellent for housing for elderly.
BC-20 D	280			Custer Ave. E. of Chosewood Park	Turnkey									24A. Combined tract. Builder - Ralph Willis & John R. Hall. No change in developments since previous report of 6-28-67
														Planning Dept. anticipates strong opposition to development of this tract for low-income housing.

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	New	Exist				1	2	3	1	2	3			
BC-21 D	100			W. of Jackson P'way N. of Proctor Cr. at dead end of Glenrock Dr.	221 d (3)									Promoter - Carlton Marlow, 10.7A; Portion in flood plain, Rezoning appl. filed Mar. 23; hearing scheduled for May. Sponsor - Buck LeCraw. Action deferred indefinitely at request of applicant.
			Planning Dept.	cool to changing Zoning from R-5 to A-1.										
BC-22 D	175		Bankhead Hwy. site	Trailer Park Bankhead Hwy. at Ozburn Rd.	Turnkey									Site approval requested by HA. Not acted on by HAA because of opposition of Intergroup Relations Section of HUD to this general area.
BC-23 D	16			W. side of Gilbert Rd. SE (at Clayton Co. line)	Conv.									1 A tract; Zoned A-1 Co-owners - Keith Elmore & Wm. Merritt Owners desire to retain ownership & operate
				These owners have contacted FHA which is not interested in 221 d (3) development on such a small tract. Most B&L assns. and several banks in the City have also been contacted; All declined to finance.										
BC-24 D	20			W. side of Fair- burn Rd. S. W. Near Bakers Ferry Rd.	Conv.									Before Zon. Com. March 23; Held over awaiting submission of plans (now submitted) Promoter - David Berry.

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	New	Exist				1	2	3	1	2	3			
BC-25	500			W. of Jonesboro Rd. S.E. at Cleveland Ave. Ext.	Turnkey									Zoned AL Sponsor - Bill Woodward This is part of larger tract referred to elsewhere in this report as "Golf-view Apts." (See IP-10) Owner - Bill Moore, asking for City assistance in opening up South River to improve drainage (1-15-68).
DNM (Lost)	7166			(Proposed projects, locations, number of units each and reasons for not materializing shown in previous reports.)										
DNM-1	650		Sewell Rd. Project	N. of Sewell Rd. SW E. of ACL RR	Turnkey									72.85A site (12.85A reserved) Sponsor - L. M. (Bud) Gleason (Adams-Cates) Builder - Multicon-Cincinnati (Asbury Construction Co.) Legal - Ham Douglas Architect - Trott and Bean. Favorable rec. by Plan. Bd. Oct. 11. Approved by Zon. Com. Nov. 9. Reconsidered by Zon. Com. Nov. 16; deferred Denied by Bd. of Ald. Nov. 20.



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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			
DNM-2	150		Catholic Archdiocese	14 acres off DeKalb Ave. NE between DeKalb and McLendon at Hampton Terrace	221 d (3) Rent Supl.				105	120	140			Sponsor - Catholic Archdiocese of Atlanta proposed to apply for rezoning. Promoter - Andrew McColgan, Allan-Grayson. Legal - Herbert Ringle. Preliminary allocation of RS funds approved for \$144,000 per year. FHA has been waiting for further action from Sponsors. FHA advised that Sponsor has requested cancellation of allocation. (Did not want to get into Zoning fight).
	60	additional potential												
DNM-3	240			Butler St. behind Big Bethel Church	221 d (3) BMIR									Big Bethel Church proposed to sponsor 10-14 story high-rise on church owned property 100' x 276'. Rev. Bussey, Pastor. Legal - McCready Johnson. Tried to negotiate for add. adjacent parcel 50' x 276'. Zoned M-1; approved by Zon. Com. Mar. 23 for rezoning to C-4. Discussed with FHA 7-19-67. Economics for high-rise did not work out. Sponsor has dropped project.

## HOUSING RESOURCES COMMITTEE

INDEX

To accompany Low-income Housing Inventory Report of January 15, 1968

<u>Item No.</u>	<u>No. Units New/Exist.</u>	<u>Designation</u>	<u>Location</u>	<u>Program</u>	<u>Page</u>
<u>Completed</u>					
C-1	373	Allen Temple	Gordon Rd. Near Harwell	221 d (3)	1
C-2	338	Single Family	Scattered	Conv. & 221 d (2)	1
C-3	67	Duplexes & Small Apts.	Scattered	Conv.	1
C-4	534	Apts.	Scattered	Conv.	2
C-5	281	Leased for P.H.	5 sites	Leasing	2
C-6	10,157	Rehab. H.C. Div.	Throughout	H.C. Enf.	2
C-7	247	Rehab. by HA	West End	U.R.	2
C-8	30	Rehab. by Pvt. Ent.	Scattered	Conv. Rehab.	2
Totals	1,312	10,715			
<u>Under Construction</u>					
UC-1	126	Park West #1 & 2	3751 Gordon at Bolton	221 d (3)	3
UC-2	96	College Plaza	1017 Westview Dr. at Jones Pl.	221 d (3)	3
UC-3	36	London Towne Houses	Off Cushman Cir. S.W.	221 d (3) Co-op	3
UC-4	108	Gartrell Ct.	38-88 Younge St. S.E.	221 d (3) LD	4
UC-5	140	Perry Homes Ext.	1730 Kenvy Dr. NW	P.H.	4
UC-6	650	McDaniel St.	R-W UR Project	P.H.	4
UC-7	219	Single Family	Scattered	Conv.	4
UC-8	302	Duplexes & Small Apts	Scattered	Conv.	5&6
UC-9	76	Apts.	1145 Constitution Rd. SE	Conv.	7
UC-10	62	Apts.	140 Mt. Zion Rd. SE	Conv.	7
UC-11	96	Apts.	1991 Delowe Dr. SW	Conv.	7
UC-12	134	Apts.	1101 Collier Rd. NW	Conv.	7
UC-13	80	Apts.	1895 Plaza Lane SW	Conv.	7
UC-14	250	Apts.	1185 Collier Rd. NW	Conv.	7
UC-15	150	Apts.	1991 Delowe Dr. SW	Conv.	7
UC-16	11	Single Family	Kipling St. Thomasville	221 d (2)	8
UC-17	58	Apts.	1910 Bixby St. SE	Conv. for lease as P.H.	8
UC-18	76	Apts.	1501 Beauregard Ave. SE	Conv.	8
UC-19	76	Apts.	Allison Ct. SW	Conv.	9
UC-20	192	Apts.	914 Collier Rd. NW	Conv.	9
UC-21	138	Apts.	2722 Gordon Rd. NW	Conv.	9

## HOUSING RESOURCES COMMITTEE

## INDEX (Continued)

Item No.	No. Units		Designation	Location	Program	Page
	New	Exist				
<u>Under Construction (Continued)</u>						
UC-22	108		Apts.	2950 Sprindole Rd. SW	Conv.	9
UC-23	80		Apts.	2390 Palmour Dr. NE	Conv.	9
UC-24	92		Apts.	1090 Hollywood Rd. NW	Conv.	9
UC-25	48		Apts.	2131 Defore Ferry Rd. NW	Conv.	9
UC-26	188		Wheat St. Gardens #2 & 3	Butler St. U.R. Project	221 d (3) & RS	10
UC-27	45		Apts.	3379 Stone Rd. SW	Conv.	10
UC-28	64		Apts.	1073 Hollywood Rd. SW	Conv.	10
Total	3,701					
<u>In Planning</u>						
IP-1	206		Allen Temple	Gordon Rd. near Harwell	221 d (3)	10
IP-2	208		Friendship Gardens	Univ. Center UR Project	221 d (3)	11
IP-3	52		Park West #3	Gordon Rd. st Bolton	221 d (3)	11
IP-4	164		London Towne Houses	Off Cushman Cir.	221 d (3) Co-op	11
IP-5	1384		Cerex Atlanta Corp.	Rockdale	221 d (3) MTR & Co-op	12
IP-6	350		Thomasville	Thomasville UR Project	P.H.	12
IP-7	250		Hollywood Rd.	Just N. of Procter Cr.	Turnkey	13
IP-8	220		Gilbert Rd.	At Flynn SE	Turnkey	13
IP-9	500		Bankhead Hwy. site	Bankhead Hwy. W. at Bolton	Turnkey	13
IP-10	360		Golfview Apts.	Cleveland Ave. Ext.	221 d (3) LD & Co-op	14
IP-11	152		Ebenezer Baptist Ch.	Between Capitol Homes & I-20	221 d (3)	14
IP-12	30		Chamberlain Realty	Butler St. U.R.	221 d (3)	14
IP-13	20		Single Family	Thomasville	221 d (2)	15
IP-14	250		Ashbury Hills Homes	Gannon Theological Sem.	203 k (NH) & 221 (h) Elderly	15
IP-15	500		Fairburn Rd. Site	Fairburn Rd. N. of Holy Family	221 d (3) Co-op	15
IP-16	34		Single family lots	Thomasville U.R. area	221 d (2)	15
IP-17	588		Central Methodist Church	E. of Fairburn, N. of Sewell	221 d (3) & Elderly	16
IP-18		138	Amanda Gardens & Weyman Apts.	Mayson Ave. at 1st & Park St.	Leasing for P.H.	16
IP-19	48		Apts.	N. of Gordon - W. of Adamsville	Conv.	17
IP-20	450		Browntown Rd. site	N. side Browntown Rd. NW	Turnkey	17
IP-21	180		Butler St. YMCA site	W. side Hollywood Rd.	221 d (3)	17
IP-22	600		Honor Farm No. 1	McDonough Blvd.	Turnkey & 221 d (3)	18
IP-23	32		West Lake Manor	West Lake area	221 d (3)	18
Totals	6,582	138				

## HOUSING RESOURCES COMMITTEE

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## INDEX (Continued)

<u>Item</u> <u>No.</u>	<u>No. Units</u> <u>New - Exist</u>	<u>Designation</u>	<u>Location</u>	<u>Program</u>	<u>Page</u>
<u>Being Considered</u>					
BC-1	65	Single Family lots	Thomasville UR area	221 d (2)	18
BC-2	204	Joe Anderson Project	Gun Club Rd. NW	221 d (3)	18
BC-3	150	Joe Anderson Project	Alvin Dr. NW	221 d (3)	19
BC-4	50	S. side Westview Dr. SW	West End UR area	221 d (3) LD	19
BC-5	36	Seminole Ct. Apts	Near N. Highland & N. Ave.	Turnkey rehab.	19
BC-6	80	Genker & Kingloff Project	Harwell Rd. at Oakcliff	221 d (3)	20
BC-7	100	Fort St. Methodist Ch.	Looking for site	221 d (3)	20
BC-8	65	Railroad Ave.	Railroad Ave. NE	221 (h) or d (3)	20
BC-9	500	Duvall tract	E. of Jonesboro Rd. SE	Turnkey	21
BC-10	150	A. L. Roberts tract	W. side Jackson Parkway	Turnkey or 221 d (3) Co-op	21
BC-11	240	Wellswood Apt. area	S. of Englewood Ave. SE	Turnkey	22
BC-12	175	-----	E. of Jonesboro Rd. - N. of Circ.	Turnkey or 221 d (3)	22
BC-13	50	Turner Monumental Ch.	Church Block in Kirkwood	Elderly	22
BC-14	260	Waronker proposal	S. of AWP RR - W. of Expressway	221 d (3)	23
BC-15	225	Ga. Teacher's Development Inc.	Harwell Rd. S. of Bankhead Hwy.	221 d (3)	23
BC-16	262	Herman A. Russell property	Off Etheridge Dr. NW	221 d (3)	23
BC-17	250	Lee P. Fore property	E. of Empire Dr. SW - S. of Oak Dr.	221 d (3) Co-op	23
BC-18	200	Charlie Taylor proposal	W. of Bolton Rd., S. of Sandy Cr.	-----	24
BC-19	364	Luther Fraser proposal	S. of Boulder Park Dr.	221 d (3) Town Houses	24
BC-20	280	Custer Ave. proposal	Custer Ave. E. of Chosewood Pk.	Turnkey	24
BC-21	100	Carlton Marlow proposal	Dead end Glenrock Dr. NW	221 d (3)	25
BC-22	175	Bankhead Hwy. site	Trailer Pk. near Ozburn R.	Turnkey	25
BC-23	16	Keith Project	W. side of Gilbert Rd. at Co. line	Conv.	25
BC-24	20	David Berry Proposal	W. side of Fairburn Rd. near Bs' Ferry	Conv.	25
BC-25	500	Part of Golfview tract	W. of Jonesboro Rd. at Cleveland Ext.	Turnkey	26
Totals	4,481	36			
<u>Did Not Materialize</u>					
DNM	7,166	Lost	Throughout City	All	26
DNM-1	650	Sewell Rd. Project	N. of Sewell Rd. E. of ACL RR	Turnkey	26
DNM-2	210	Catholic Archdiocese proposal	DeKalb Ave. at Hampton Ter.	221 d (3) RS	27
DNM-3	240	Big Bethel proposal	Butler St. in rear Big Bethel Ch.	221 d (3) BMIR	27
Total	8,266				

# CITY OF ATLANTA



## HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

January 23, 1968

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. Dan E. Sweat, Jr.  
Alderman Rodney M. Cook  
Alderman John M. Flanigen  
Mr. Collier B. Gladin  
Mr. Jim Crawford  
Mr. Lester A. Persells  
Mr. Edwin L. Sterne  
Mr. John A. Thigpen  
Dr. John W. Letson  
Mr. Robert L. Sommerville  
Mr. Jim Parham  
Mr. Johnny C. Johnson  
Mr. George W. Kennedy  
Gentlemen:

The next meeting of this distinguished group, called for the purpose of getting together, comparing notes and exchanging ideas in interest of effective coordination in the Low-income Housing Program, will be held Thursday, February 1, at 10:00 a.m., in Committee Room 2, City Hall.

We would like for you to meet the members of the Executive Group of the Housing Resources Committee whom we are asking to meet with us on February 1.

We will be prepared to distribute at the February 1 meeting an updated Inventory Report on the current status of the Low-income Housing Program. This report contains some very interesting and informative material on the overall accomplishments in this program.

Chairman Alexander and I hope that you will be able to attend this meeting, as your participation will be very helpful in furthering the progress of the Low-income Housing Program.

A return addressed postal card is enclosed for your convenience in informing us whether you plan to attend the February 1 meeting.

Sincerely,

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

*Misses*

LEON JAY MEYER

ARCHITECT - A.I.A.

142 JEFFERSON STREET

SAVANNAH, GEORGIA 31401  
TELEPHONE (912) 236-5621

January 22, 1968

Mr. Malcolm D. Jones  
Housing Co-ordinator  
Room 1204 City Hall  
Atlanta, Georgia 30303

Dear Mr. Jones:

Thank you for your call of the 17th. This is to confirm that Mr. McNamara and I will be in Atlanta on the 25th to meet with Dr. Harrison.

If there is anyone else you feel we should meet at this time please let us know so that we may make our plans accordingly.

Many thanks for your co-operation and interest.

Yours truly,

*LEON JAY MEYER*

Leon Jay Meyer, A.I.A.  
Architect

*2:00 PM in Dr. Harrison's office  
Go Tech  
Carnegie Bldg.  
LMJ*

HOUSING RESOURCES COMMITTEE

January 15, 1968

Dr. Edwin Harrison, Chairman  
Construction and Design Panel  
Housing Resources Committee  
Office of the President  
Georgia Institute of Technology  
225 North Avenue, N.W.  
Atlanta, Georgia 30313

Dear Ed:

A team from Savannah, composed of Mr. Leon J. Meyer, Architect, A.I.A., and Mr. John O. McNamara, Jr., Consulting Engineer, made a presentation last Friday afternoon to a small group at City Hall of a proposed new method of constructing low cost housing on which they have applied for a patent.

The process consists essentially of pre-cast angle shaped concrete slabs which can be poured on the site and then fitted together to form dwelling units, which in turn can be assembled laterally, longitudinally, and or vertically (in a somewhat "habitat" concept) stepped either up or down to fit topography of the terrain, to form apartment complexes of any desired size.

This team claims that by using this method, almost instant housing can be developed, using to a large extent local untrained labor and at a savings of 10 to 15% over conventional construction.

This procedure appears to have merit and if considered feasible, a pilot project might be attempted soon in the Model Cities area as an experimental housing project with Federal financial assistance.

Dan Sweat of the Mayor's Office is anxious that this proposal be given due consideration and would like a report from this Committee as to what your Construction and Design Panel thinks about the idea.

The proponent team is willing to return to Atlanta at our convenience to give a slide presentation of the proposed procedure.

Page 2

January 15, 1968

To: Dr. Edwin Harrison

I hope that you and your Panel can meet with this team at such time and place as you may designate on Monday, January 22, Thursday, January 25, or Friday, January 26, which are dates I could also meet with you.

Please advise Malcolm D. Jones, Room 1204, City Hall, Telephone 522-4463, Extension 430, if your Panel can meet with this team and if so where and when.

Sincerely,

Cecil A. Alexander, Chairman  
Housing Resources Committee

cc: Mr. Dan E. Sweat, Jr.



## MINUTES

### SPECIAL MEETING, HOUSING RESOURCES COMMITTEE

January 2, 1968

Special meeting sponsored by the Housing Resources Committee of key individuals involved in low-income housing, (in accordance with Item 1 of Chairman Alexander's proposals at the Annual Housing Resources Committee Meeting of December 14, 1967) was held at 11:00 a.m. this date, in Committee Room 2, Second Floor, City Hall.

The following invited participants attended the meeting:

Mr. Cecil A. Alexander, Chairman  
Alderman John M. Flanigen, Chairman, Zoning Committee  
Mr. Collier B. Gladin, Director of Planning  
Mr. Howard Openshaw, Director of Redevelopment, Housing Authority,  
representing Mr. Lester A. Persells  
Mr. Gilbert Boggs, Director of Public Housing, Housing Authority,  
representing Mr. Edwin L. Sterne  
Mr. Ralph Johnson, Chief Underwriter, FHA, representing Mr. John  
A. Thigpen  
Mr. Robert L. Sommerville, Chairman, CACUR  
Mr. Dan E. Sweat, Jr., Director of Governmental Liaison

Alderman Rodney M. Cook, Chairman, Planning and Development Committee, Mr. Jim Crawford, Chairman, Atlanta-Fulton County Joint Planning Board, and Dr. Vivian Henderson, Acting Chairman, Land Acquisition Panel, Housing Resources Committee, did not attend.

Additional guests included Mr. William S. Howland, Executive Director, Citizens Advisory Committee for Urban Renewal, Mr. Al Roland, Chief Appraiser, FHA, and several members of the press.

Chairman Alexander presided.

Mr. Alexander opened the meeting by explaining its general purpose i.e. to provide an opportunity for key individuals involved with low-income housing in the City to get together, compare notes, and exchange ideas with view to accomplishing more effective coordination.

He advised that over all prospects are good for finalizing establishment of a City of Atlanta non-profit Housing Development Corporation, being sponsored by Mr. Lee Burge's committee, which, among other things, might:

- (1) Provide seed money to local neighborhood non-profit organizations.
- (2) Bank land for future low-income housing developments.
- (3) Assist in sustaining neighborhoods; and
- (4) Although officially limited to housing activities within the City limits, we hope eventually to involve the metropolitan area.

Mr. Alexander then told about a non-profit organization that had recently formed, called Interfaith Inc., consisting of Catholic, Episcopal, Presbyterian and Unitarian churches, in which John Steinichen is the moving force. He urged that this group be given full cooperation by all concerned with low-income housing.

Mr. Alexander then referred to the ten points he had specifically mentioned at the December 14, Annual Meeting of the Housing Resources Committee (included in the minutes) and announced that the Housing Resources Committee is interested in getting housing in all sections of the City. He then proceeded to raise a variety of points for discussion and called upon various participants for their views and comments on specific items.

The discussion which followed was healthy and tended to pinpoint some of the under-lying features which contribute to the difficulty encountered in meeting the City's goals for low-income housing. These all seemed to stem from the following factors, which evolved as the essence of the meeting:

- (a) Lack of any one body or individual empowered to make top level policy decisions essential to the program and to see that they are carried out effectively. (The structural organization of the City, in this as in other fields, appears to be the primary cause.)
- (b) Breakdown in communications and inadequate coordination of efforts of various Departments and Agencies involved in the program for carrying out a general plan to meet a specific time schedule.
- (c) The necessity for establishment of definite time schedules for matters essential to the low-income housing program. For example: establishment of supporting community facilities; ~~additional~~ proposed Urban Renewal Projects; initiation of development of some units in areas already known to require low-income housing, such as in Vine City and the Model Cities area, even though complete requirements and all specific locations may not yet be determined.

Mr. Gladin was called upon to comment on the Model Cities Project. He discussed how his Department is trying to tie in housing requirements for five years with the Bedford-Pine and Model Cities areas; that exact housing requirements for the Model Cities area are not yet known; that planning funds in the amount of \$172,000 have been made available, whereas \$500,000 was requested; that new housing in the Model Cities area is several years off, with the possible exception of the proposed Stadium site; that we have always had to wait until we could get into an area before any actual new housing could be built; that if we could get someone interested in the Stadium site, four decks of parking could be built between Capitol and Frazier Streets, South of Fulton, and development of a platform for housing above this; that the Zoning Committee has suggested that applications for re-zoning in the Model Cities area be held up for six months; that "we" are trying to work out Housing Code enforcement policy in the area during the next six months; that the planning stage covers twelve months from November 15, 1967; that a revised work program proposal is being considered today; that the next deadline is May 1 for determining of types of treatment needed; the time from then to September 15 will be devoted to detailing (application due in to HUD then); HUD to review by October 15; that November 1 is the deadline for utilization of the first year's allocation of planning funds; that we should have an indication by the first of March of what our first year's development allocation will be; that initial development should be in areas similar to Hill Street and Grant Park that are substantial and which are not likely to change very much; that citizen participation is being emphasized; that citizens shouldn't feel that a plan has already been developed before they have a chance to indicate their desires.

Mr. Alexander expressed hope that there will be a positive effort made, in accordance with the plans developed by the project Executive Committee, to invite developers to see the land that is to be used for apartments, etc.

Mr. Alexander then explained the proposal of attempting to locate Turnkey developments in several areas of the City and expressed hope that the Housing Authority would make a positive effort toward locating some of the Public Housing required.

Mr. Gladin stated that his Department is trying to come up with a proposal of perhaps ten sites for Turnkey to meet our total requirements and on which to get allocations for the remainder of the five-year program. He pointed out that we need a package proposal for getting our total requirements.

Mr. Boggs stated that Public Housing may be placed in Urban Renewal projects, in those areas which the Housing Authority owns the land.

Mr. Jones stated that in order to get started early on additional housing in the Model Cities area we could assume that there is need for some Public Housing in the area and that perhaps some areas could be selected

now and started on, even if we do not yet know the total requirements; that it can be anticipated when so many people are to be dislocated, a certain percentage of them would need Public Housing.

Mr. Alexander stated that there is apparently little use being made of Limited Dividend.

Mr. Johnson said FHA has several projects under construction and others being considered. He cited Gartrell Court, College Plaza, and Park West 1, 2, and 3, as examples. He also stated that there is a \$32 million unused allotment in the Rent Supplement program plus \$10 million additional and also a \$1 billion fund has been allocated by insurance companies for Rent Supplement and similar loans; that several Rent Supplements are under consideration in the area (one is in Marietta and four in Metropolitan Atlanta). One Atlanta Rent Supplement project is now under construction.

Mr. Johnson said that FHA will consider row-type housing under 221 d (2) mortgages, if separate real estate entities exist.

With respect to a suggestion that "Economix" be used, Mr. Sommerville said he feels that "Economix" will not work except in certain residential areas.

Mr. Jones stated that an example of what he thought would work is townhouses which might be built in certain residential areas and cited as an example a 12-14 acre tract in rear of existing single family houses constructed on very deep lots in an R-5 area, on which he suggested townhouses might be built; and that there are many other similar areas in the City which are not now serving any useful purpose and might be developed in this manner.

Mr. Johnson said this is what he was talking about when he mentioned that FHA would insure row-housing under 221d (2); that the two main problems are getting the neighbors to agree to apartments being built and getting the land re-zoned for higher density.

Mr. Alexander asked if FHA foreclosure properties could be obtained and whether the Housing Authorities could run ads for such?

Mr. Boggs said this could be done, but hasn't been tried here; that the Housing Authority is negotiating for leasing; 162 units have already been leased and that an additional 175 units are about to be leased.

Mr. Alexander stated that some way should be set up whereby the developers could build public facilities such as schools, outfall sewers, etc., if needed to serve proposed developments, and lease them to the City until such time as the City is in a position to acquire them.

Mr. Sommerville commented that School Superintendent Letson said this is not legal in Georgia.

Mr. Alexander stated that if this a good approach, perhaps the Georgia law should be modified; that if neighborhoods and cities could become interested in getting schools built, inadequate schools would not be a problem when new housing developments are built.

Mr. Alexander expressed a desire for the School Department to be represented at the next meeting.

Mr. Jones advised that Dr. Womack of the School Department gets a copy of the Low-income Housing Inventory reports every 60 days, but the problem is that by the time the proposed locations get on the report, if the facilities are not already provided for, it is usually too late.

Mr. Sommerville asked if Georgia school funds could not be used? The answer was not readily available.

Mr. Alexander said that Federal funds may be available for leases in these situations, as an encouragement to builders, and have been used in other parts of the country; that the School Department would eventually buy the schools.

Mr. Alexander then asked where Vine City now stands in terms of the effort to get the Vine City Urban Renewal Project under way and if funds are available?

Mr. Gladin said they have organized a community group recognized by the City. A report is being made by the City along with the group; that an Urban Renewal Project is required to alleviate problems in the Vine City area; that the school which is under development there would give the City the largest capital improvement credit to be used in meeting the City's one-third share of the cost of an Urban Renewal Project; that we have only about three years left in which to take credit for this facility.

Mr. Alexander expressed the opinion that the City needs a time-table to get rid of the worst areas throughout the City.

Mr. Gladin admitted that the Nash-Bans Project is dragging; that 50% of his staff will soon go to the Model Cities Project; that the Planning and Development Committee should come back and ask the citizens what they want, or tell them that they should be willing to go along with an Urban Renewal plan to be developed by the City.

Mr. Alexander then asked if this did not essentially resolve itself to responsibility of Mr. Cook's Committee? Mr. Gladin agreed that it did.

Mr. Flanigen then asked why is there so much delay on all Urban Renewal Projects?

Mr. Gladin explained that delay in the Vine City area was caused by an attempt to involve people in the community; that we are waiting for them to decide what they want.

Mr. Alexander again emphasized the necessity for deadlines in planning and stated that he felt the City should move on its principal proposed projects in accordance with a time schedule; that it is well to involve people in the area, but they should be given a time limit for coming up with their proposals and if they did not meet that schedule, the City should go ahead and develop plans and submit its own plan for the Urban Renewal Project; that if we are to eliminate slums, at some point the City must move into its worst areas.

Mr. Boggs said authorizations by City government for Public Housing is another problem; and that federal funds can now only be used in an area if there is housing and employment for the poor.

Mr. Oppenshaw said that Federal funds are limited and that timing of submittal of project applications is all important; that every Urban Renewal Project in Atlanta has been amended and that takes additional time. He then quoted figures as to the number of Public Housing units under construction and planned for Urban Renewal Projects.

Mr. Johnson said that the Rockdale project now has an FHA commitment for 600 units; that FHA has reviewed the (Central) Methodist Church plan and is ready to approve it; that the Ebenezer Church program is dragging; that according to the Housing Resources Committee Annual Report, the FHA 221 program is the furthest advanced in meeting the City's goals. Mr. Jones confirmed this.

The question was raised about the slowness in getting housing started on some of the Renewal land sites. Mr. Oppenshaw said he had recently written to Mr. Rosen about this with respect to the Rockdale Project. Mr. Alexander agreed to write a letter to Mr. Robinson about the Ebenezer Church project and also Mr. Rosen.

Mr. Alexander proposed a Workshop to which developers and involved groups would be invited, to explain how we suggest developing this program, what we have available, etc. and that key Department Heads should also be invited. He asked for opinions as to this idea. Mr. Jones responded that he thought this might be very beneficial.

In summary, the necessity for over-all decision making; timing; and authority and responsibility for following through to get things done was the essence of the meeting.

The meeting adjourned at 12:10 p.m.

Respectively submitted,

  
Malcolm D. Jones  
Supervisor of Inspection Services

*Constitution Jan 5, 1962*  
**Barricade at City Hall**

*Mr. Dan Sweet*

The rebuke Mayor Ivan Allen delivered to Atlanta aldermen in his "state of the city" address was mild in comparison with what he might have said.

"Not a single major corrective or creative program has come out of City Hall with which to cope with the problems of slums and transportation," the mayor declared.

But it's even worse than that. In the fight against slum blight, the aldermanic board actually has been a hindrance.

That point was made abundantly clear in another mild-spoken report—one delivered last month by the Housing Resources Committee, a group of civic leaders appointed by the mayor to expedite his low-cost housing plans.

The HRC observed that almost all urban renewal land on which low-cost housing might be built already has been committed. Most other sites zoned for multi-family use already are being used for that purpose or are prohibitively expensive.

And yet there is reasonably priced vacant land in the city. It is zoned for other purposes, however.

"This indicates," said HRC's annual report, "that the bulk of remaining land needed for the program will have to depend on rezoning of appropriate tracts for this purpose."

And there's the rub. Aldermen have been notably reluctant to rezone for housing for the poor—unless the site were in someone else's ward.

In its report, the Housing Resources Committee outlined a broad-spectrum attack on slums, utilizing "turnkey," 221 and other privately developed projects; vigorous rehabilitation programs, leasing of privately owned buildings by the Atlanta Housing Authority, additional urban renewal, and close intergovernmental cooperation.

A key and controversial recommendation

which deserves serious consideration is selection of multiple sites scattered throughout the city's four quadrants for low-cost housing. These sites would be submitted for zoning approval as a package to avoid accusations that any one section is bearing more than its reasonable share of housing for the poor.

But until the aldermen get some backbone and show some initiative, the mayor's worthy program to find decent housing for all Atlanta's citizens will falter.



January 17, 1968

Pursuant to instructions this date from Mayor Allen, I called a meeting at 2:00 p.m. this afternoon between representatives of the Developers of the Bankhead Turnkey site, their architects, the Housing Authority and the Water Pollution Control Division in an effort to resolve the sewer problem pertaining to this site which was raised in a letter of January 12, 1968 to Mayor Allen from Sheetz and Bradfield, architects for the project.

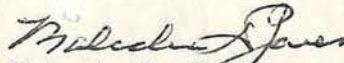
The following attended the meeting: Mr. Jack Jones, Mr. McLauren and Mr. W. D. McGrath, H. L. Cobel Construction Company, Greensboro, N.C., Mr. Richard H. Bradfield, A.I.A., and Mr. Matt Welsh, Sheetz and Bradfield Architects, Inc., Mr. M. B. Satterfield, Housing Authority, Mr. Robert H. Morriss and Mr. Raymond Adair, Water Pollution Control Division.

After explaining the purpose of the meeting (to try to arrive at a mutually acceptable plan for resolving the sewer problem in connection with this project) Mr. Morriss was called upon to present a proposal which he had made pertaining to this matter substantially as contained in his memorandum January 16, 1968 to Mayor Allen. Mr. Morriss also explained several other details related to this project involving requirements of his Division. Mr. Morriss also explained that his proposal is subject to approval by the Public Works Committee of the Board of Aldermen, but that the City's portion of the cost involved would come within his budget and that he had no reason to believe that it would not be approved by the Public Works Committee.

I then asked Mr. Bradfield, Mr. Jones and Mr. Satterfield separately if they were agreeable to the proposal presented by Mr. Morriss. They all said they were and agreed to work closely with Mr. Morriss' Division in developing the preliminary and final plans (in so far as the Water Pollution Control Division is concerned) for the project.

Mr. Bradfield asked for confirmation in writing from Mr. Morriss of his proposal and inquired when could he get such. Mr. Morriss replied that he would provide Mr. Bradfield with a written statement of his proposal, including a sketch of the area, which was used during the meeting, and that he would get this out tomorrow. He also agreed to provide me with a copy.

As there was no further business to transact in connection with this particular issue, the meeting was adjourned at 2:40 p.m.

  
Malcolm D. Jones  
Housing Coordinator

Construction  
Jan 7 '69

Mr. Street

# New Town Houses Are Ready to Open

By TOM WALKER

Atlanta Journal Real Estate Editor

Furnished models of a projected \$3 million, 200-unit, Southwest Atlanta cooperative town house development will be available for inspection next month. Phil Diamond of Diamond and Kaye Building Co. said.

The London Towne Houses are located at Boulder Park Drive and Gordon Road. In addition to the residential units, the development will include a private club house.

The town houses will range in price from \$59 per month for one-bedroom units to \$105 per month for four bedrooms. A cooperative development is owned by the residents, with each member having a vote in the corporation which owns the property.

**THE MONTHLY** purchase price includes principle, interest, insurance, maintenance and taxes. Total down payment on a London Towne House unit is \$135, Mr. Diamond said.

In the cooperative, a board of directors made up of residents will establish the standards and requirements for living in the community.

Diamond and Kaye are metropolitan Atlanta's biggest developers of cooperative apartments. They have constructed some 700 units.

The London Towne Houses are being built with an FHA-insured loan. Citizens & Southern National Bank is providing the construction financing.

A display and information office is located at the London Towne Houses site at 3242 Cushman Circle SW. It is open daily from noon until 8 p.m.

Mr. Diamond said the cooperative apartments which his firm has developed have been "enormously successful." They are not only full," he said, "but there is a long waiting list for each cooperative. We think cooperatives provide a fair and honest approach to housing and an enjoyable way of life."

#### Blonder Elected

Gerald A. Blonder has been elected president of the Security

#### Development and Investment

Co., an Atlanta-based construction company. Other officers are David Berkman, executive vice president; Robert Towler, vice president, and Bruce R. Davis, secretary.

Security Development owns and builds apartments in metropolitan Atlanta, and currently has under construction 550 apartment units. An additional 500 units are scheduled for construction within another two months. A subsidiary, Security Management Co., is the managing agent for the apartments built by Security Development.

#### Building Purchased

Southeastern Films, one of Atlanta's oldest film production companies, has bought the 22 Seventh Street Building, where the firm will produce documentary movies, television commercials, slides, filmstrips, recordings and other materials. The purchase was handled by Galen Kilburn Jr. of the Adams-Cates Co. of Atlanta.

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# CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE

ROOM 1204, CITY HALL

June 28, 1968



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 Housing Resources Committee and  
Housing Coordinating Group Members:

Since July 4 falls on Thursday, the regular monthly joint meeting of the Housing Resources Committee Executive Group and the Low-income Housing Coordinating Group for July will be held Tuesday, July 9, 1968, at 10:00 a.m. in Committee Room No. 2, Second Floor, City Hall.

We hope that you will be able to attend this meeting, as several interesting developments in the low-income housing program are under way and will be considered.

A return address postal card is enclosed for your convenience in informing us whether you plan to attend the July 9 meeting.

Sincerely,

A handwritten signature in cursive script that reads "Malcolm D. Jones".

Malcolm D. Jones  
Housing Coordinator

Encl: Postal Card

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522- 4463

June 3, 1968

From Malcolm D. Jones,  
Housing Coordinator

To: Mayor Allen

The attached material pertaining to application of Housing Code Enforcement and the "In Rem" Ordinance against properties involved in the Estate of Mrs. E. C. Johnson, deceased, is submitted for your information and consideration.

This case involves very flagrant violations of various codes and has been dragging out for years. Some of the properties involved, i.e., on both sides of 512-14 Decatur St., S. E. and at 609 Memorial Drive, S. E. constitute definite fire, sanitary and environmental hazards of first order and are making a mockery of the City Housing Code and "In Rem" Ordinance.

This case is so flagrant that I feel it deserves the best legal talent the City can produce and the personal attention of responsible City Officials.

Recommend that you personally take a close look at the properties on both sides of 512-14 Decatur St., S. E. and at 609 Memorial Drive, S. E. All are hazardous and are in very prominent locations.

Encl: Memorandum For Record (with encl.)

CC: ✓ Mr. Dan E. Sweat, Jr.

**HOUSING RESOURCES COMMITTEE**

**ROOM 1204, CITY HALL**

**June 26, 1968**

**Mr. Collier B. Gladin  
Planning Director  
City Hall  
Atlanta, Georgia 30303**

**Dear Collier:**

Thank you for your letter of June 24, 1968, enclosing and requesting comment on your Staff Paper on Housing, May 1968.

The build up is good and background statistics well documented. As your paper indicates, there is still a need for the number of units established as our goal, 16,800 within a five year period, and in fact more.

Progress has been difficult but positive. There has recently developed a tremendous ground swell of support for the program, as evidenced by support on a broad basis for the "package zoning" proposal. To slacken the program now would most likely be disastrous.

At the rate we are now moving, there is good likelihood that the goal of 16,800 units can be obtained by the end of the five year period (December 1971), if we include units Under Construction and In Planning, although it is not likely that all of the units will be ready for occupancy by that time.

I would be among the first to agree that the relationship between displacement and housing development should be compatible. However, this can be obtained by speeding up planned development such as NASH-BANS, Plunkettown, Summerhill and East Atlanta, which are already long overdue, just as well as by cutting back on the housing development program on which we are now embarked.

I am thoroughly convinced that to obtain the greatest success, the low-income housing program needs to be planned in advance as to specific site locations, number and type of units to be developed and priorities established toward which Community Facilities, such as schools, recreational areas, sewer and storm drainage are planned

June 26, 1968

by the responsible Departments for development simultaneous with development of the low and medium income housing units on such sites.

Also it becomes increasingly apparent that our efforts for development of low-income housing must soon be extended into the neighboring unincorporated areas and support and cooperation of the County Commissioners in such areas actively sought and actually solicited.

The land bank idea is definitely appropriate for pursuit by the recently established Non-profit Housing Development Corporation, sponsored by the Housing Resources Committee. However, such corporation should have a broad scope of operation and not limited, as suggested, to "the primary responsibility", of operation and management of the "land bank". By banking land, however, it could serve as a throttle influencing the rate of development of low-income housing.

It does not appear necessary or appropriate for the Non-profit Housing Development Corporation to be supported by private donations, but rather by loans instead, at relatively low interest rates, from local business firms and private citizens, to be repaid, with interest, as and when the corporation is in position to do so. Neither do I consider it appropriate for such corporation to be given taxing authority or eminent domain powers, nor does it appear necessary or desirable for Housing Authority to intervene on behalf of the Non-profit Development in use of its powers of eminent domain.

Concur fully in the need for and utilization of a strong over-crowding ordinance. Atlanta presumably already has one incorporated in the provisions of the Housing Code. Strict interpretation and rigid enforcement however are essential to success of such an ordinance.

The resident eligibility requirement of the Housing Authority for Public Housing has recently been extended from 6 to 12 months, upon recommendation of the Housing Resources Committee. Close supervision however is essential if it is to produce the effect intended.

I heartily agree that stronger provisions in the Housing Code for tenant responsibility and strict enforcement of such provisions by the City is a must, if our existing stock of standard rental dwelling units is to be maintained.

Mr. Collier Gladin

Page 3

June 26, 1968

Effective registration of residents, particularly new comers, and verification of their legitimacy for school purposes should be helpful in many ways, in addition to limiting the illegal school population.

The City's housing relocation service, now vested in the Housing Authority, should insure that full advantage is taken of all available housing resources, to include all projects developed under Federal assisted low and medium income housing programs, as well as low-cost Conventional financed housing. It is not clear that this has been done in the past, to the fullest extent.

I am glad to have had the opportunity to review your Staff Paper on Housing and hope that the above comments may be helpful in developing, thinking and policy pertaining to the low-income housing program.

Sincerely,

Malcolm D. Jones  
Housing Coordinator

MDJ/mac



**HOUSING RESOURCES COMMITTEE**

**ROOM 1204, CITY HALL**

**June 25, 1968**

**MEMORANDUM**

**TO: Mr. Cecil A. Alexander, Chairman  
Housing Resources Committee**

Recently I had a brief but very interesting discussion with Scott Hudgens re low-income housing. He maintains that we are pursuing the wrong track in trying to locate 16,800 or more low-income housing units within the City Limits of Atlanta; that we should be directing our major effort in securing substantial tracts of undeveloped land in the adjoining counties, (1,000 acres or more perhaps in each County) and work with neighboring County governments to develop on it new so-called residential "cities"; while at the same time encouraging housing development within the City of Atlanta for the more affluent citizens, many of whom are now living in the suburbs.

Mr. Hudgens maintains that unless this is done, it won't be long before Atlanta (within the City Limits) will be clogged with low-income residents, thus leaving insufficient space and incentives for the more desirable elements of the population, necessary to development and maintenance of a great City.

He says that land in the adjoining counties is available now, and can be obtained at reasonable prices, and should be sought in areas of realtive proximity to industrial development, existing or proposed, which would provide employment for the labor market thus created; that at the same time this should tend to relieve the traffic problem which is today choking the Central City.

Mr. Hudgens argues that to succeed, these new communities should be large enough to provide adequate facilities for residential use, such as self contained shopping centers, schools, churches, recreational facilities, civic organizations, etc.; and that although there should be some variety in gradation and type

June 25, 1968

Page 2

of dwelling units, but by and large they should be geared generally to low and moderate income families, which would have similarities in background, education and environment, in order to form a cohesive residential community.

Mr. Hudgens advised that he is able, ready and willing to undertake such a project in one of the neighboring (perhaps Douglas) Counties, provided it is determined that the City (administration) wishes to move in this direction and will lend active support to such an effort.

Another developer, Mendel Romn, Jr., has talked with me on several occasions voicing substantially the same general ideas and conclusions as expressed by Mr. Hudgens.

Mr. Romn maintains that one of the best examples of this procedure today is Israel; that initially Israel tried and utterly failed to develop small communities of mixed ethnic groups of a few families each from different areas of the globe; that there was too much divergence in their education, and in their social and economic backgrounds to form any cohesiveness in the new communities; and not until the Israeli Government started groupings of several hundred families in the same communities with similar habits, backgrounds and ethnic experiences, was the experiment successful and that now such areas are well established and constitute substantial and thriving communities.

These theories appear to have considerable merit, although they may be controversial and not in keeping with predominant trends of the times.

Suggest that Messrs Hudgens and Romn be invited to meet together in your office with a small selected group of our Committee members, and perhaps the Mayor, to further explore this theory.

Malcolm D. Jones  
Housing Coordinator

6-20-68

A source close to the House Committee said that members who attacked the measure viewed it as a frill in light of proposed Federal spending cutbacks of \$6 billion. He also cited the difficulty of defining "new communities," as opposed to housing and commercial developments.

On other items, the Committee followed the recommendations of its housing sub-committee. It tentatively approved an increase from \$1,500 to \$3,000 in the maximum rehabilitation grant for low-income home owners, compared with an increase to \$2,500 as proposed by the Administration and approved by the Senate.

And the Committee okayed 2 related amendments which would provide rehabilitation loans and grants to home owners in areas of substantial blight outside urban renewal and code enforcement areas and would authorize rehabilitation assistance to home owners in deteriorated neighborhoods whose properties are uninsurable under proposed riot insurance legislation.

# London Towne Houses

A FINE NEW COMMUNITY BUILT BY DIAMOND & KAYE BUILDING CO.



# NOW... LIVE CARE-FREE... MAINTENANCE FREE!!

## All this is yours in a... LONDON TOWNE HOUSE

**ATTRACTIVE EXTERIORS . . .** Your London Towne House and those of your neighbors will always look attractive and well-kept—with a minimum of time and attention. The exteriors are of aluminum siding and face brick . . . exterior doors are protected by aluminum screen doors . . . patios have side privacy fences.

**BEAUTIFUL GROUNDS . . .** When you move into your Towne House, you move into a completely landscaped home. And what a wonderful place for children!—with safe, fully equipped play areas provided. All streets are paved . . . with curbs and gutters . . . and ample private, lighted, off-street paved parking areas serve residents and guests.

**DELIGHTFUL INTERIORS . . .** Inside each Towne House are a host of desirable custom-type features. Here's everything you've always wanted in a home—

furniture finished wood kitchen cabinets with formica counter tops; full size Hotpoint refrigerator and luxurious Sunray double oven tri-level gas range; hardwood and parquet flooring throughout; exhaust fan in kitchen . . . some models with extra half baths; twin round sinks set in six-foot marble type vanities with plate glass mirrors in the bathrooms; folding closet doors; copper plumbing; some with full basements; balconies; and gas forced warm air heat.

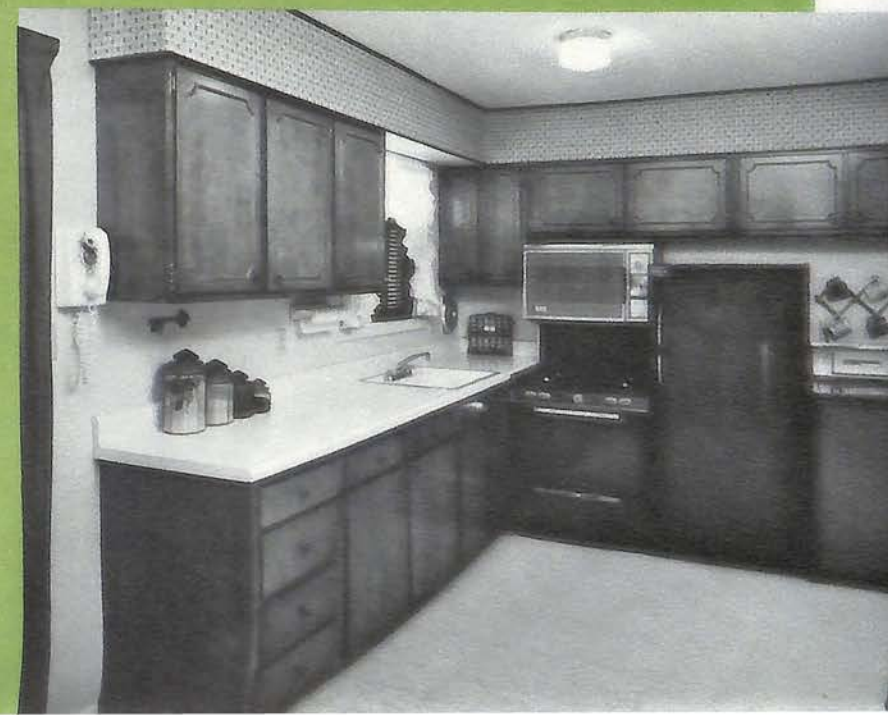
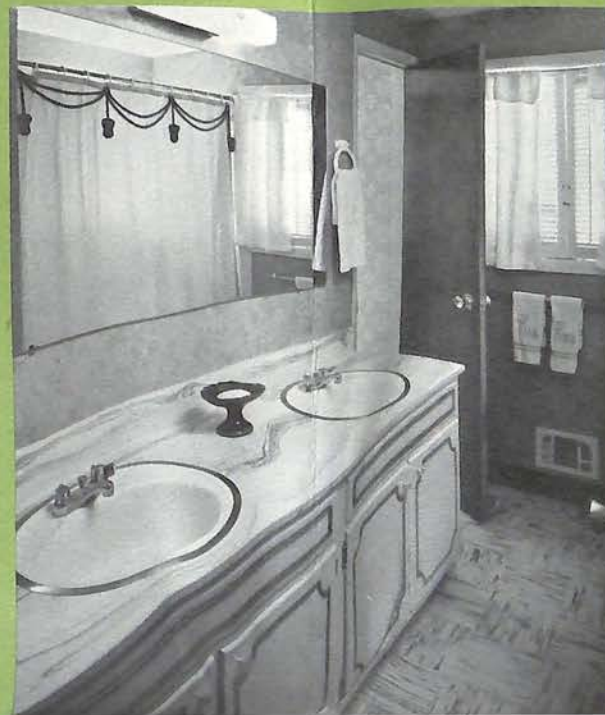
**NO ADDITIONAL MAINTENANCE EXPENSES . . .** You save money living at London Towne Houses because your home, except for interior redecorating and any improvements you may decide to install yourself, is maintained for you with all costs included in your low regular monthly payment. And all plumbing, heating, electrical equipment and appliances supplied with your home are repaired and when necessary replaced for you at no extra cost.

**BEDROOM . . .** Peaceful sleep is assured in every bedroom because extra care was taken to Sound Condition the walls of your town house.

The huge master bedroom is typical of the spaciousness you will find throughout.

**BATH . . .** With such features as a marble top vanity with twin sinks, the classic richness of dramatically styled bathrooms will bring sighs of delight from admiring guests.

**KITCHEN . . .** Start with a giant Hotpoint refrigerator, add a beautiful color coordinated tri level oven and range, mix artfully with beautifully grained hand rubbed wood cabinets and you have the perfect recipe for the most ultra modern kitchen ever designed!



# London Towne Houses

*Live Like Never Before In A Home of Your Own*

Cooperative housing has spread rapidly across the nation because it provides more luxurious living than a single family can afford by themselves.

Year 'round maintenance is covered in your monthly payments. Such tiresome chores as lawn and shrub care, plumbing, heating and electrical repairs, maintenance of all community areas are taken care of for you by the cooperative management.

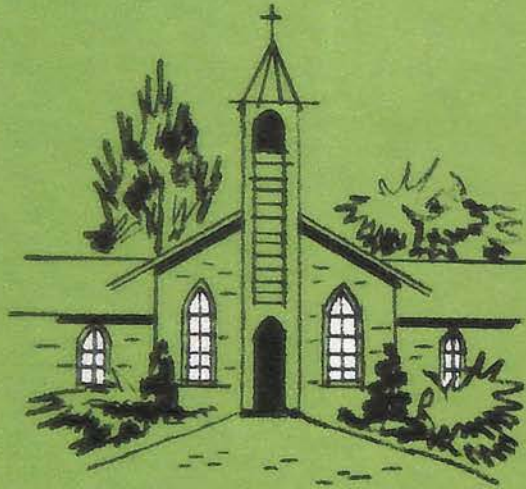
Living in a London Towne House is a new carefree living experience. But now, you may wonder, in this era of rising prices, can a family find so much luxury at so little cost?

The answers lie in three important categories.

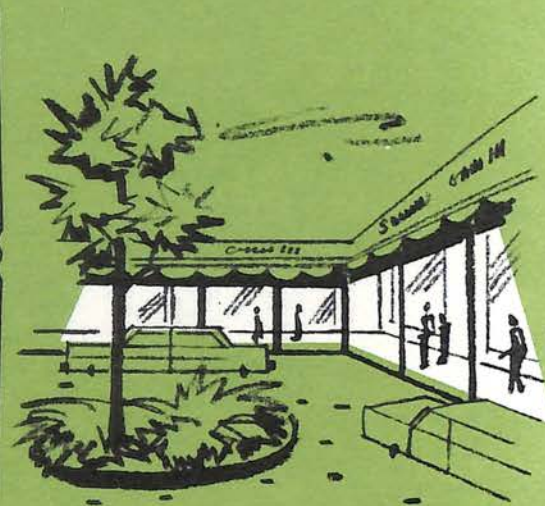
1. "Volume Buying" . . . made possible through cooperative home ownership purchasing power.
2. "Land Utilization" . . . in Townhouse living arrangements, expensive property is utilized to its fullest extent.
3. "Low Interest Rates" . . . especially designed for this program.

You don't have to be a millionaire to live like one. If you can qualify make the smart move into a London Towne House. London Towne Houses are located in a fine residential area near Gordon Road just off Boulder Park Drive and Brownlee Road.

## *LONDON TOWNE HOUSES Ideally Located*



Churches of many denominations are convenient to Cooperative residents. Nearby are Shaw Temple (A.M.E. Zion), Union Baptist Church, St. Paul of the Cross Catholic Church, Jackson Memorial Baptist Church, Radcliff United Presbyterian Church, Southwest Christian Church, and Berean Seventh-Day Adventist Church.



Several shopping centers and late hour convenient curb stores are located nearby to provide residents of London Towne Houses with all the services and necessities for comfortable living. Downtown Atlanta employment and shopping is also only minutes away via the Interstate 20 Expressway.



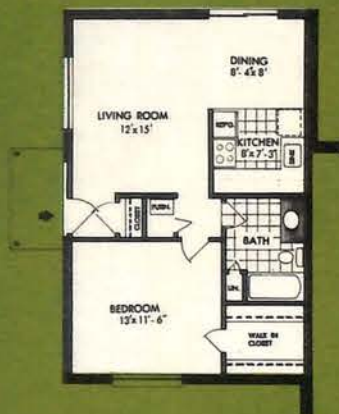
London Towne Houses is near a number of city and private schools for children of all ages. West Haven, Margaret Fain and West Manor Elementary Schools, as well as Harper High and South West High are easily accessible to the London Towne Houses location. Under construction are the new Peyton Forest Elementary and Simpson-Hightower High Schools.



Within a few miles of London Towne Houses residents may enjoy a variety of recreational activities including tennis, golf, baseball, swimming and picnicking. Mozley Park, West Manor Recreational Center, Adamsville Community Building, and Washington Park Tennis Center are presently serving this area. Two new Parks to be located on Peyton Road and Collier Road are scheduled in the near future. For those golfing enthusiasts the Adams Park Golf Course (18 hole) is just four miles away.

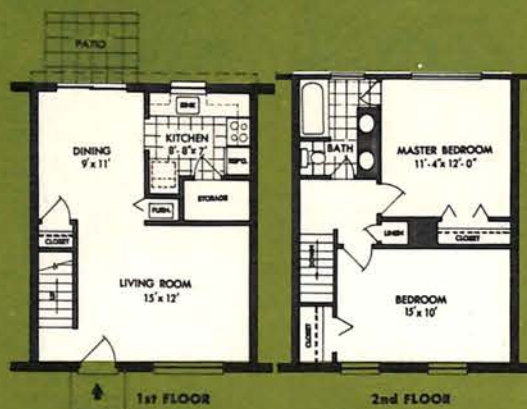
# Six Distinctively Different Models to Choose From...

**\$135 CASH INVESTMENT MOVES YOU IN!  
NO CLOSING COSTS OR OTHER CHARGES**



**THE ANDOVER HOUSE**  
1 Bedroom

Your own home **\$59** per month



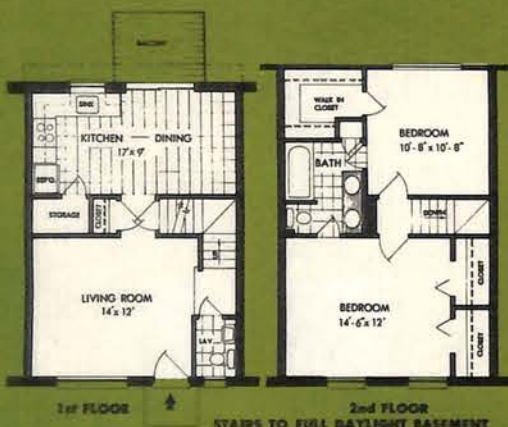
**THE BEDFORD HOUSE**  
2 Bedrooms

Your own home **\$69** per month



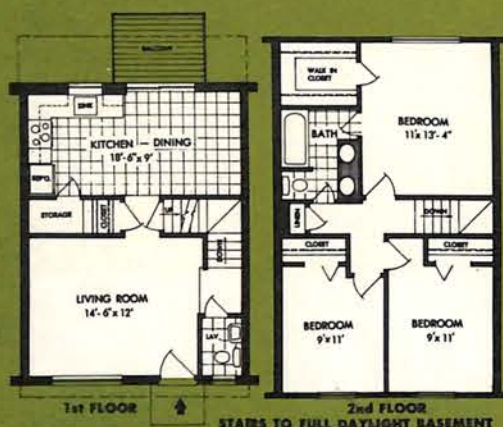
**THE EXETER HOUSE**  
3 Bedrooms, 1 1/2 baths

Your own home **\$84** per month



**THE CANTERBURY HOUSE**  
2 Bedrooms 1 1/2 baths, full basement

Your own home **\$84** per month



**THE FENWICK HOUSE**  
3 Bedrooms, 1 1/2 baths, full basement.

Your own home **\$96** per month



**THE DEVONSHIRE HOUSE**  
4 Bedrooms, 1 1/2 baths, full basement

Your own home **\$105** per month

MONTHLY PAYMENT ALSO INCLUDES INSURANCE, MAINTENANCE, AND ESTIMATED TAXES. Slight extra charge for end units.

NOTE: Water, Gas, and Electricity are bought wholesale by your Cooperative to save you money. You will be billed for your share of these utilities by your Cooperative.



The only thing old fashioned about living here is the spirit of leisurely living. There are six different home plans... each so spaciouly designed, so luxuriously appointed, so beautifully

constructed, that one is certain to serve the comfort and needs of your family.

## COMPARE THE ADVANTAGES OF MODERN COOPERATIVE LIVING AT

# London Towne Houses

### LONDON TOWNE HOUSES COOPERATIVE PLAN

### IF YOU RENT FROM A LANDLORD

### IF YOU OWN AN INDIVIDUAL HOUSE

#### MONTHLY COST

Your monthly payments are amazingly low. You pay only actual costs.

Your landlord charges as much as he can get.

Individual buying means higher monthly cost to you.

#### TOTAL COST

Costs are cut to the bone; longest mortgage term, special low interest rate, controlled builder fee, no closing costs.

Your rent includes high cost of commercial construction, financing, and landlord's profit!

Individual mortgages have higher payments, higher interest rate, uncontrolled profits, substantial closing costs.

#### OWNERSHIP

The residents are the sole owners of the property. You occupy the towne house of your choice as long as you wish.

You own nothing (except a pile of rent receipts).

You own—and are completely responsible and liable for—your house.

#### LIABILITY

You have no personal liability on a mortgage or note.

You have no personal liability.

You are personally liable for the mortgage and note.

#### MAINTENANCE

Your cooperative takes care of your towne house inside and out (except for redecorating).

You have no control over maintenance standards.

You are fully responsible for all costly repairs and maintenance.

#### MANAGEMENT

Each co-op family has one vote in election of directors. Business affairs are handled by a professional management firm.

You have no voice whatever in the management or policy.

You alone are completely responsible for all decisions . . . and mistakes.

#### COMMUNITY CONTROL

You help establish policy, rules and standards for your community.

You have no control.

You have no jurisdiction except in court at your expense.

#### IF YOU HAVE TO MOVE

You give 60 days notice. Your co-op will purchase your membership, or sell it for you, for a small fee to cover overhead expense.

You are bound by the lease drawn up by the landlord.

You must sell your house yourself and pay large brokerage fees.

#### EQUITY

The value of your membership increases under an equity formula written into your co-op by-laws.

You gain no equity.

Whether you realize any equity depends on market factors beyond your control.

#### IMPROVEMENTS

You can make improvements in your towne house and garden area and get credit for them on resale.

Any improvements you are allowed to make belong to your landlord.

Same as co-op.

#### TAX BENEFIT

You deduct from your income tax report everything paid for interest and real estate taxes—almost two-thirds of all you pay. For the average member this deduction will make possible a savings of about \$10 per month if you itemize your deductions.

You get no income tax benefit.

Same as co-op.

#### CAPITAL GAINS

If you sell a house and then buy a co-op membership, you obtain the capital gains deferment benefit.

You must pay the full capital gains tax.

Same as co-operative homeowner.

#### REPLACEMENTS

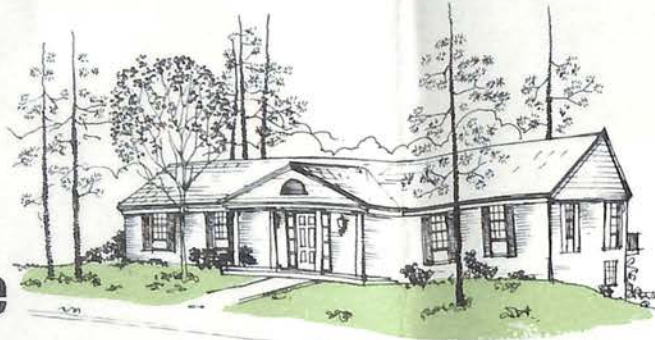
Money is waiting in the bank in your reserve funds to replace items as they wear out.

The landlord decides when, and if, to make replacements.

You have to foot the bill for replacements.

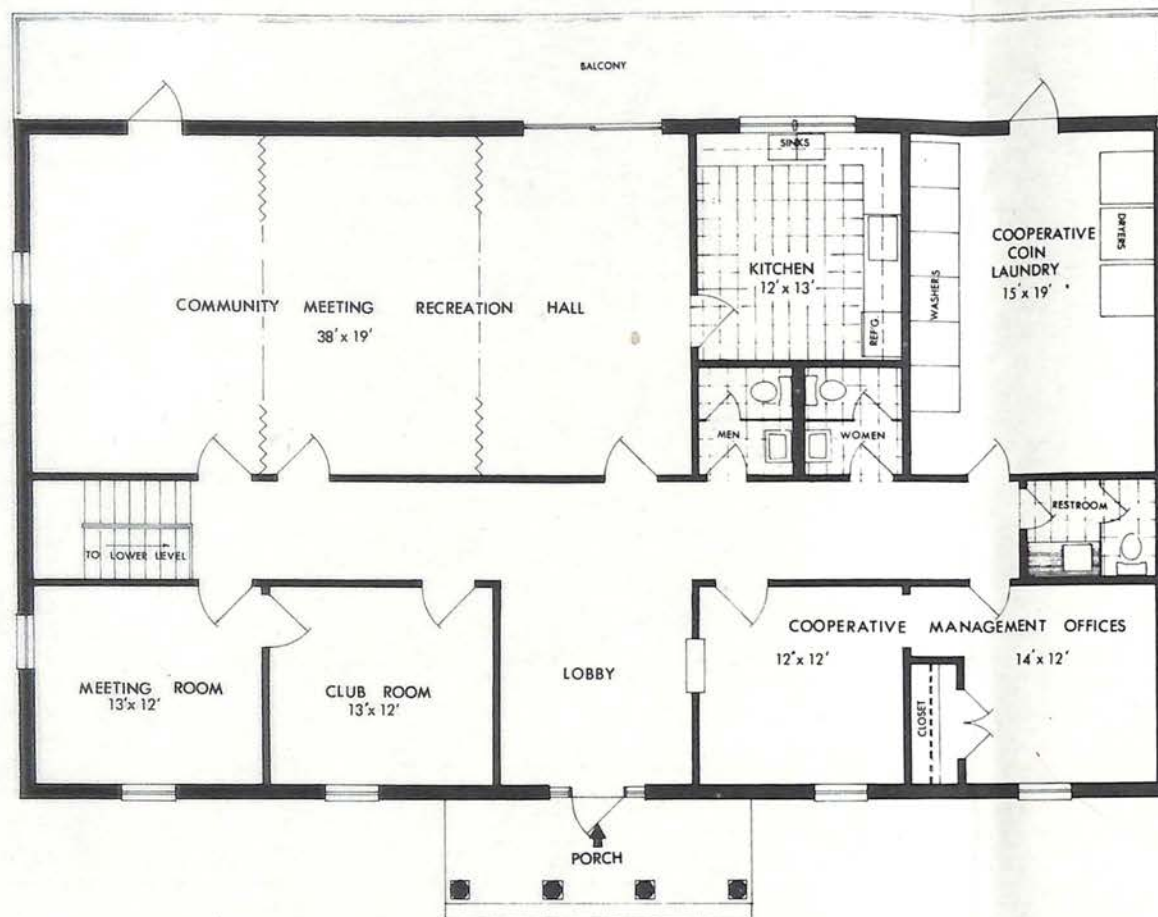


# Your Exclusive London Towne Houses Community Club House



The London Towne Houses Community Club-house and recreation center is available for you and your guests to enjoy various activities planned throughout the year. The Club House building contains the London Towne House Cooperative office and in addition to various

special purpose rooms there is also a convenient coin operated laundry as well as a main lounge and kitchen. Serving as the focal point for social life and Community activities your London Towne Houses Club House will provide many hours of enjoyment.



## WHERE YOUR MONEY GOES...

Each penny in your monthly payment is carefully allocated to provide you with the finest housing at the lowest possible cost . . . all on a non-profit basis. Your monthly payment covers all expenses and reserve funds . . . there is nothing else to pay and a substantial portion is tax-deductible.

*Mortgage Interest .....	43%
*Real Estate Taxes .....	16%
Mortgage Principal .....	19%
Maintenance .....	12%
Reserve Funds .....	5%
Administration .....	5%
Landlord's profit .....	0%
	100%

\*tax deductible items

income. You can-  
y voluntary payments not  
t order or a written sepa-  
reemnt, lump-sum settle-  
or specific maintenance pay-  
nts for support of minor children.  
You may deduct gambling losses only  
to the extent of gambling winnings.

If you are a tenant-stockholder in a cooperative housing corporation, you can deduct your share of its payments for interest and real estate taxes. In addition, if this property is used in a trade or business or for the production of income, you may depreciate a portion of the basis of your stock in such corporation. For details contact any Internal Revenue Service office.

reprinted from the Internal Revenue Service  
Official Instructions

## LONDON TOWNE HOUSES WILL BE A COMMUNITY, OWNED AND OPERATED BY THE PEOPLE WHO LIVE THERE.

These questions and answers tell how it works.

### WHAT IS A HOUSING COOPERATIVE?

A cooperative is a business owned by the people who use it. You may belong to other co-operatives, such as credit union or mutual insurance company.

Each member of London Towne Houses has an equal vote in the cooperative corporation which holds title to the property. A Board of Directors is elected by and from the residents. The Board establishes standards to keep the community a pleasant place in which to live.

### IS IT LIKE RENTING?

Yes, in terms of convenience. You make one payment a month — easy as rent — without worrying about insurance, taxes, mortgage payments or maintenance.

It's luxury living without a landlord, therefore, cooperative living is better than renting in many ways.

### IS IT LIKE OWNING A HOUSE?

Yes, in many ways.

An individual owner has to be a handyman, and has to foot the bill for repairs but at London Towne Houses your home is taken care of for you, except for redecorating.

An individual owner is personally liable for his mortgage while at London Towne Houses you have NO personal liability for the cooperative's mortgage.

It's expensive and time-consuming to sell an individual house, if you can find a buyer. Broker's fees and other costs often run 10 percent of the sale price. At London Towne Houses, you give notice if you want to move, and a modest resale charge is all you pay.

### CAN I BUILD AN EQUITY?

YES! At London Towne Houses—your membership does regularly increase in value.

If you move from London Towne Houses, the cooperative has first option to purchase your membership. You receive: Your membership deposit (less any obligation you owe the cooperative) plus the value of authorized improvements.

PLUS, your accumulated equity, in accordance with an equity increase table written into your cooperative by-laws.

### WHO MAINTAINS THE PROPERTY?

The Board of Directors sets maintenance standards and retains a professional property management firm to supervise the maintenance staff. Except for interior redecorating to your own taste, your home is maintained for you.

Complete exterior care includes structural repairs, lawn and shrubbery care, trash removal and outside painting.

Major interior repairs include routine handyman work, maintenance of plumbing and electrical systems, and structural repairs and replacements.

Appliance repair, maintenance and replacement—for all appliances furnished with your home.

### WHO OWNS THE CLUB HOUSE?

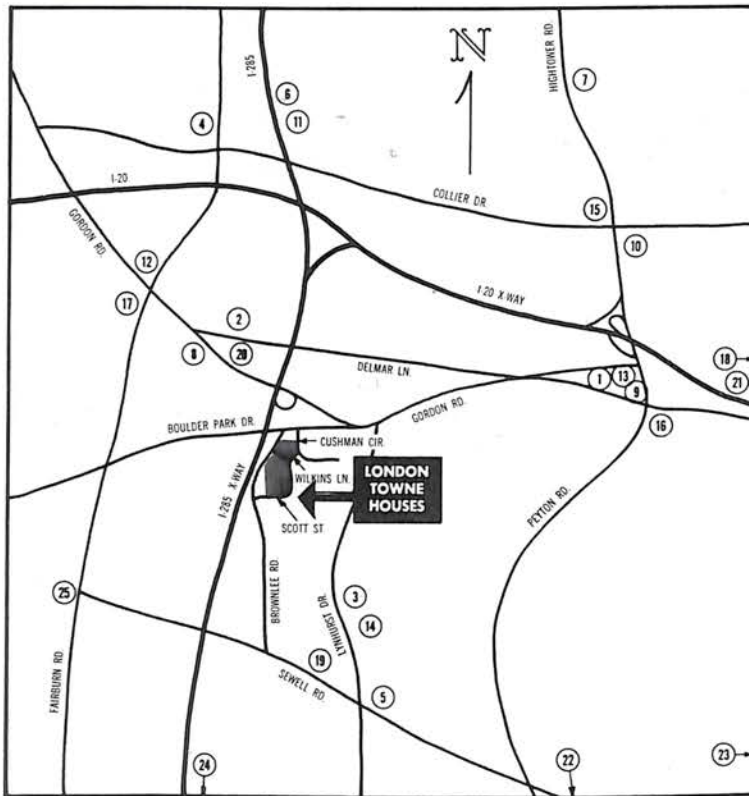
The London Club House is owned exclusively by the residents of the development for use by them and their guests. Every cooperative member is automatically entitled to the use of all facilities in accordance with cooperative rules.

### HOW CAN I BECOME A MEMBER?

Simply fill out an application at the London Towne Houses information center.

A refundable deposit of \$135.00 will reserve the home of your choice. A non-refundable process fee of \$10.00 is paid with each application. Each applicant must meet credit requirements of the Federal Housing Administration.

When you move in, you make your first monthly payment.



#### SCHOOLS

1. West Haven Elem. School
2. Margaret Fain Elem. School
3. West Manor Elem. School
4. Harper High School
5. Southwest High School
6. St. Paul of the Cross Elem. School
7. Haugabrooks Academy Elem. School
8. Blayton Business College

#### CHURCHES

9. Shaw Temple (A.M.E. Zion)
10. Union Baptist Church
11. St. Paul of the Cross Catholic Church
12. Jackson Memorial Baptist Church
13. Radcliffe United Presbyterian Church

14. Southwest Christian Church
15. Berean Seventh-Day Adventist Church

#### SHOPPING, RECREATION & COMMUNITY SERVICES

16. Gordon Plaza Shopping Center
17. Adamsville Shopping Center
18. Mozley Park
19. West Manor Recreation Center
20. Adamsville Community Bldg.
21. Washington Park Tennis Center
22. Adams Park Golf Course
23. John A. White Golf Course
24. Greenbriar Shopping Center
25. Holy Family Hospital



FCH SERVICES, INC.

Cooperative Representatives and Sales Agents

Telephone 758-0811

Hotpoint

Built by: THE DIAMOND & KAYE BUILDING CO.

