

HOUSING RESOURCES COMMITTEE

Items for discussion with the Mayor

March 21, 1967

1. Current report, prepared February 20, 1967, shows 59 separate projects (8 more than the previous report) proposed, in development or recently completed in Atlanta. Composite summary figures are listed below: (For comparison, corresponding figures in the previous report of January 10 are also shown, in pencil).

3608	3372 units in Reasonably Firm category
3743	4237 units, Probable
1540	2489 units, Being Considered
800	1392 units, Doubtful

Total ~~9,311~~
*11,490 units Proposed

This includes ~~1110~~
1140 Public Housing units under construction and in planning, plus
~~65~~
144 units being leased as Public Housing.

In addition, ~~1424~~
1654 existing units have been rehabilitated since October, 1966.

1652	*1322 of these units are expected to be available in 1967 (3248 3578 short of goal)
4075	5133 of these units are expected to be available in 1968 (825 " " " " 233 above goal)

Total ~~5727~~ ~~4073~~
6453 units in sight (3345 short of goals for both years)

(Letter from FHA, dated February 20, 1967 lists 4,515 units in sight under the 221d(3) program alone).

2. The lower figure in current report, as compared with that shown in previous report, of units estimated to become available during 1967, is due to change in categories of prospects for items 8, 9, and 46, due to failure thus far of the builders to obtain FHA approvals, previously anticipated; and also in not obtaining rezoning approval of item 7.

3. The Leasing program of existing units for Public Housing (sometimes referred to as Rent Certificate Housing) is the quickest and easiest way of providing Public Housing and is the only way (with the possible exception of a portion of McDaniel Street project) of obtaining additional Public Housing units in Atlanta during 1967. The goal of 4900 units of low cost housing in Atlanta during 1967 is going to be very difficult, if not virtually impossible, to obtain unless there is a substantial increase in leased Public Housing.

During the recent NAHRO Conference in Washington, Honorable William B. Widnall (New Jersey), U.S. House of Representatives, author of the leasing program (contained in Section 23 of the Housing Bill of 1965) strongly urged its use to supplement, not replace, the conventional Public Housing program. It is quick, (almost instantaneous) and relatively easy to obtain and administer. The potential of this program is tremendous. This program is now in use in 77 cities in 26 states, with 15,847 units applied for and with 12,000 units under contract. It appears therefore that the Housing Authority should be urged to expand this year its current allocation of 300 units under the leasing program, to perhaps 1000 units.

Although this program does not within itself provide additional housing units in the community, it does provide decent, safe and sanitary housing for those in the lowest income brackets and, equally as important, it encourages private enterprise to build, rehabilitate and maintain property in good condition. Also it keeps the property on the tax digest, at full tax rate.

4. One factor, not yet considered or included in our compilations, is existing housing in the low and medium cost field, which is being vacated by families moving out of the City or into higher cost housing. This factor alone could conceivably provide 25% of the City's overall requirement for low and medium cost housing.

5. An out of town developer advised that in January he had three applications for 221d(3) housing projects in DeKalb County rejected by FHA because DeKalb County's Workable Program has expired. On February 23, he informed me that he was that day filing applications with FHA for two similar projects in Atlanta (one for 250 units and one for 360 units).

6. Extract from Relocation Report #2, CIP, under Eligibility for Low Rent Public Housing, states as factor (1):

"The applicant must have an address in Atlanta. This does not mean he must have residence for any length of time, but he must be living, upon application, somewhere in the area".

A literal interpretation of this policy could result in abuses by producing an endless source of applicants (previously residing in neighboring counties and municipalities, or even other areas of the State) coming to the Atlanta area and applying for Public Housing, in anticipation of it being available here. This could become so extensive as to prevent Atlanta from ever getting enough Public Housing to meet the demands made on it.

To prevent this from happening, it appears that strict requirements, should be established for all applicants, prescribing a minimum length of time of legal residence within the City Limits for eligibility for Public Housing in Atlanta.

7. The importance of conservation and rehabilitation in the future of existing housing resources, rather than demolition and rebuilding, was the theme song, repeatedly emphasized by Federal officials, throughout the two NAHRO Conferences recently held in Atlanta and Washington. This point was particularly stressed in both places by Mr. Don Hummel, Assistant Secretary for Renewal and Housing Assistance, HUD, who on two occasions stated that during the first six months of this fiscal year, his office has received applications for Urban Renewal projects amounting to more than three times the budgeted funds available for the entire year. As each application is recorded and given a processing number at time of receipt of the application in HUD, the importance and advantage can be readily seen of Atlanta filing as soon as possible its applications for any future Urban Renewal projects desired.

8. In view of recent technological advances in building materials and in order to obtain reduction in construction costs through assembly line procedures in the housing field by prefabrication, as is done in so many other industries, I recommend that a special low cost Residential Zone District be established in Atlanta which would permit erection of low cost single family homes (or combination of these together with duplexes and/or apartments) similar to, or equivalent of, the "Swinger" by National Homes: that for single family houses or duplexes, the minimum lot size be 50' X 100' (5000 sq. ft.); that an exception to the Housing Code be made to permit, in such zoning district, the bedroom sizes of the "Swinger" house or equivalent; and that an exception to the Plumbing Code be made to permit the prefabricated plumbing or equivalent of the "Swinger" house. (See current zoning chart attached)

9. Substantial predominately White occupied areas of the City which have changed to predominately Negro occupancy during the past few years include the Washington & Capitol Avenue area, Boulevard & Park Avenue area, Center Hill, Kirkwood and Peyton Road, north of Utoy Creek. This is apparently now taking place in the Peyton Road-Willis Mill Road area south of Utoy Creek as far as Sewell Road. Continuation of this wholesale transition can create serious problems for Atlanta in the future.

10. Last week the Duvall-Wilson property (171 acres) in the Peyton Road-Willis Mill area was placed under option by Mr. John A. Hartrampf, of the Realty Group, and his brother, Dr. Carl R. Hartrampf, for low cost housing. This is probably the largest undeveloped single tract in the City and has the potential of about 1700 units. The Hartrampfs have requested an appointment with the Mayor before starting actual development of this area.

11. On March 15, the Housing Authority opened 4 substantial bids for the development of the Rockdale U.R. Project; bidders were Douglas-Arlen of New York; David L. Rosen of New York; Robert Chrchrow Construction Co. of New York and Marvin Warren Corp. of Cincinnati. Marvin Warren Corp. proposed 76% coop and 24% rental; Rosen proposed 250 coop and 250 rentals in the first stage. Others proposed rental only.

12. Material has recently been received pertaining to the formation and operation of the Philadelphia Housing Development Corporation which, among other things, is utilizing tax delinquent property for development of low cost housing.