

THE MINUTES OF A SPECIAL MEETING

OF

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

HELD ON THE 11TH DAY OF DECEMBER, 1969

A special meeting of the Commissioners of the Housing Authority of the City of Atlanta, Georgia, was held in the Conference Room of the Authority, 824 Hurt Building, Atlanta, Georgia, at 11:00 A.M. on December 11, 1969.

The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Mr. Edwin L. Sterne
Mr. George S. Craft
Mr. Jack F. Glenn

Absent

Mr. J.B. Blayton
Rev. W.H. Borders

The Chairman declared a quorum present.

The Chairman reported that this special meeting was convened pursuant to a duly dated and signed Notice of Special Meeting which was served each Commissioner in due time, form, and manner as required by law. The Chairman read the original of the "Notice and Certificate" set forth below, and the same was ordered spread on the minutes, as follows:

NOTICE AND CERTIFICATE

1. NOTICE OF SPECIAL MEETING TO THE
BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

Notice is hereby given that a special meeting of the Board of Commissioners of THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA, will be held at 824 Hurt Building, in the City of Atlanta, Georgia, E.S.T., the regular meeting place thereof, at 11:00 o'clock A.M., on the 11th day of December, 1969, for the purposes of considering and adopting a RESOLUTION AUTHORIZING THE ISSUANCE OF NEW HOUSING AUTHORITY BONDS (SEVENTH ISSUE) OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA, IN THE PRINCIPAL AMOUNT OF NINE MILLION, SEVEN HUNDRED FIFTY-FIVE THOUSAND DOLLARS (\$9,755,000) TO AID IN FINANCING LOW-RENT HOUSING AND PURPOSES INCIDENTAL THERETO; and for the purpose of transacting any other business which may properly come before such meeting.

Dated this 11th day of December, 1969.

Chairman

2. CERTIFICATE OF SERVICE

I, LESTER H. PERSELLS, Secretary of the Board of Commissioners of the Housing Authority of the City of Atlanta, Georgia, HEREBY CERTIFY that on the 8th day of December, 1969, I served a true copy of the foregoing Notice of Special Meeting on each and every Commissioner of the Board of Commissioners of the Housing Authority of the City of Atlanta, Georgia, in the following manner: by letter.

Witness my hand this 11th day of December, 1969.

Secretary

The following resolution was introduced by Mr. Craft, read in full and considered:

Commissioner Craft moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Glenn, and upon roll call the "Ayes" and "Nays" were as follows:

AYES

Mr. George S. Craft
Mr. Jack F. Glenn
Mr. Edwin L. Sterne

NAYS

None

The Chairman thereupon declared said motion carried and said resolution adopted.

There being no further business to come before the meeting, upon motion duly made and seconded, the meeting was adjourned.

Chairman

Counsel

Secretary

For Release:
3:00 P. M., Wednesday
December 11, 1968

URBAN RENEWAL PROGRESS - 1968

REMARKS BY HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT
FOR
THE ATLANTA HOUSING AUTHORITY

BEFORE THE
CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

DECEMBER 11, 1968

In reporting to this Committee one year ago this month, I predicted that in 1968 construction totaling \$26.2 million would be started on urban renewal land, including the start of construction of 1,468 dwelling units, a substantial increase over the previous year. I am happy to report that construction was actually started on improvements totaling \$39.9 million, including the start of 1,033 dwelling units of which 884 dwelling units have been completed. This housing construction represents over four times the number of dwelling units started and 21 times the number of units completed the previous year. This is the first time in Atlanta's Urban Renewal Program history where housing construction exceeded the number of dwelling units demolished. I site this as a specific example of a conscious effort on the part of the Housing Authority not only to demonstrate a feasible relocation plan by siting the availability of housing for families being relocated by governmental action at rents people can afford - but actually to provide sufficient housing for those families being displaced. This has not been the pattern of urban renewal in the past in this City or any other, a fault well taken by critics of the Urban Renewal Program. It seems to me that we are clearly moving in the right direction.

From the period December 1, 1967 to December 1, 1968, the Atlanta Housing Authority has acquired 285 parcels of land at a cost of \$6.3 million. The Authority relocated 180 families, 77 individuals, and 55 business concerns from urban renewal areas, and provided housing assistance to an additional 328 families and 98 individuals relocated as a result of other governmental action (i.e. Code Enforcement, State Highway, Board of Education, and airport expansion).

During the past 12 months the Authority demolished 284 structures comprising 484 dwelling units, and completed rehabilitation of 154 dwelling units.

The Authority sold 31 parcels of land for \$3.5 million and put under contract for sale an additional 21 parcels having a value of \$2.6 million.

Construction was begun on improvements totaling \$39.9 million. These improvements include the start of 1,033 dwelling units, the Ira Hardin office building, an addition to the Marriott Motor Hotel, and improvements at Georgia State College and the Georgia Institute of Technology.

Improvements totaling \$11.2 million were completed in the past 12 months, including 884 dwelling units.

Several other activities during this period should be noted. The Housing Authority received Federal authorization to provide 60 relocatable housing units in the Bedford-Pine Area. This was the first authorized use of relocatable housing units on urban renewal land in the country, and was in direct response to a commitment made by the City to residents of the Bedford-Pine Community that only those areas ready for redevelopment would be cleared, and that every effort would be made to permit the maximum number of families to remain in the area - even while permanent housing was being constructed. Site improvements for these units is now underway, and we hope that the first relocatable housing units will be in place and ready for occupancy before the end of the year.

A second item of note was the development competition by the Housing Authority of the 96 acres of Federal surplus land, formerly U. S. Penitentiary property, made available to the City by President Johnson in December, 1967, to help meet critical urban needs. The national competition consisted of the design of an entire community, including housing for families of low and moderate income, schools, parks and shopping facilities - a community designed to encourage a

harmonious social and economic mix. Five redeveloper's proposals were received and submitted for review and evaluation by a jury of five nationally recognized professionals experienced in housing development (the first time a professional jury was employed to judge improvements on urban renewal land in Atlanta). On Monday of this week, the Mayor announced that the Atlanta Housing Authority had selected the National Homes Corporation of Lafayette, Indiana to develop the Federal surplus land. The National Homes proposal contains 600 units of housing for families of low and moderate income, shopping facilities, a town center, two elementary school sites, a middle school site, and a six acre park. The redeveloper's improvements are estimated to cost \$8.7 million.

A third significant activity during this period was the preparation of a Neighborhood Development Program application outlining the City's urban renewal activities to be undertaken in 1969. The Neighborhood Development Program authorized by the Housing Act of 1968, is a program of urban renewal action now. The program was developed: (1) to permit planning and execution activities to be undertaken concurrently, i.e. to permit rehabilitation, clearance and redevelopment to be undertaken in specific areas, even while planning is still underway; (2) to more quickly respond to the critical urban needs of the Cities by accelerating provisions of public facilities and services; and (3) to facilitate a more effective programming and budgeting of urban renewal activities on an annual cash-needs basis, i.e. the Federal government and the City providing funds annually for urban renewal activities to be carried out in specific areas of the City.

The City's Neighborhood Development Program application, filed with the Federal government on December 6, for the period January 1 through December 31, 1969 includes execution activities in three areas: Bedford-Pine, Georgia Tech II, and Model Cities, and planning activities in East Atlanta and Vine City. The application

requests a Federal grant in the amount of \$24.3 million. The City's share is made up of completed non-cash grants-in-aid in the amount of \$10.8 million.

Looking ahead to 1969, the Atlanta Housing Authority will continue its urban renewal activities in 8 existing projects and begin planning and execution activities in the five areas included in the City's Neighborhood Development Program. These urban renewal activities encompass 5,700 acres of the City - a sizable task indeed.

In addition, the Authority estimates that construction will be started on improvements totaling \$59.7 million on urban renewal land in 1969. These improvements include 1,037 dwelling units, the Butler Street elementary school (which will permit the Authority to close out Atlanta's first urban renewal project), the stadium motel, elementary schools in Rockdale and Thomasville, improvements at Georgia State College and Georgia Tech, and the enclosed mall shopping center in West End.

As we stand on the threshold of a new day, a new year, Atlanta shares the same fate as every major City in America. How can the poor be lifted from poverty? What fate befalls our Cities? In our affluent society, it is unthinkable that millions of Americans remain ill-housed; that affluent whites continue fleeing to the suburbs, leaving our urban core to the poor and the black; that spreading slums and blight are leading us not to decay but destruction, while in many cities, officials remain insensitive to the plight of the people.

The bell continues to toll. Time is running out. We will survive only as we succeed in responding to the desperate needs of our people, in terms of providing opportunities for housing, education, and employment; in terms of improving the quality of urban life; in terms of lifting the hopes and aspirations of the poor

and the depressed; in terms of involving people in their destiny.

As we face a new year, this is our choice, our opportunity, our challenge.

12-19-68
A.C.

XEROX
CANNON
MINS
RAY
MARTIN
DAN SWEAT

HOUSING AUTHORITY OPPOSED

EOA Asks Legal Aid, Defying ~~Objections~~

Economic Opportunity Atlanta overruled objections of the Atlanta Housing Authority Wednesday in asking for federal funds of the Atlanta Legal Services program.

M. B. Satterfield, AHA director, wrote EOA to ask that funding be delayed until an investigation could be made into activities of Legal Aid which Satterfield called a "disruptive influence on the public housing program and serves only to cause friction in the community."

The board of directors of EOA, on the recommendation of member Jesse Hill, approved the \$326,695 budget—\$271,939 in federal funds.

"It is inappropriate not to move ahead," board Chairman Boisfeuillet Jones said. He said he would "honor the complaint to the extent of looking into its merits."

Robert Dobbs, another board member, also urged the request for funds, despite the AHA letter. "The housing authority ought to look at itself. It has some problems itself."

Jones said he had received an anonymous call several months ago about Michael Padnos, director of Legal Aid. Jones said the caller threatened Jones unless he got rid of Padnos. "That's the last I heard of it," Jones said with a laugh.

Satterfield's letter said that the AHA was withholding "endorsement of this application at this time, pending clarification of certain actions taken by Legal Aid which affect the Atlanta Housing Authority and the community."

Satterfield's letter said Padnos had made "serious general allegations concerning Atlanta Housing Authority policy and

conduct of activities." But, the letter said, when called on for specific facts behind the allegations, "Legal Aid has refused to furnish such facts . . . That refusal can be documented."

Padnos' objections generally were that the AHA operates "arbitrarily." He said he refused to give names of those complaining because of the lawyer-client relationship.

Jones explained that the AHA had been informed of the application for legal services, but solely because they were an interested party, not a holder of a veto.

The EOA board also approved the Head Start program, which includes a request for \$516,649 in

federal funds, and summer recreation, including \$620,000 in federal funds.

KIDNEY DANGER SIGNALS

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BEDFORD PINE AREA

1. What in your estimation, is the best or most feasible approach to the problem of housing displaced persons?

Persons displaced by governmental action must be relocated within the general confines of their immediate neighborhood. Displacement of families or persons outside their neighborhood disrupts family unity and creates untold social problems. Programs which will allow gradual demolition and replacement of housing rather than wholesale demolition of neighborhoods must be established.

2. What are your views concerning temporary relocatable housing? Pros and Cons I favor temporary relocatable housing. It will help prevent disruption of neighborhoods and families. Such temporary housing must not be allowed to develop into permanent undesirable, below code housing.

3. What position does City Hall take with regard to relocatable housing? Then specifically the type to be used in the Bedford Pine Project.

City hall proposed and encouraged the relocatable housing demonstration in Bedford-Pine and Model Cities.

4. What role will the City play with regard to this temporary relocatable housing?

See Number 3. Atlanta Housing Authority is the City's agent for administering the urban renewal and housing program.

5. What plans does City Hall have in mind with regard to the Bedford Pine area? How do these plans differ from the actual plans?

The actual plans as submitted by the Atlanta Housing Authority are the plans of the City since AHA is the City's agent for housing redevelopment.

6. What long range goals and plans are projected for the area?

7. What in your estimation, would benefit the area the most? What are their immediate needs?

The immediate needs in the area are in the area of providing decent housing. Parks and schools have been developed and are in operation. Economic Opportunity programs must of necessity go hand-in-hand with the development of physical facilities.

8. What communication links does the City have with the Bedford Pine Negro leadership?

Bedford-Pine Negro leadership communicated with City Hall through the Bedford-Pine Urban Renewal Committee or Sub-Committee to the Citizens Advisory Committee for Urban Renewal.

9. Do you think that by using these temporary relocatable housing units it will help strengthen the neighborhood concept? Encourage people to stay in the area? Explain.

Yes. People establish roots in an area and even though it might be sub-standard, it is home to them.

10. Do you anticipate using the temporary housing elsewhere in the future? If so for what use and where? What will be done with the units during the interim?

Yes in the Model Cities project. The redevelopment needs in this city are so great that there would always be a use for temporary housing units and there would be no interim period when these units would be allowed to stand vacant.

11. What type of relocation plans are there for retaining churches and local stores in the neighborhood?

See Atlanta Housing Authority plans.

12. Are you aware of any new proposals for the area, such as expanding the civic center or utilizing the area for commercial development purposes? What are City Halls views? How would you like to see the area developed? Expound.

I am aware of no specific proposal for expanding the Civic Center or utilizing the area for commercial development. The area should be primarily redeveloped for housing. We should not, however, deny the Atlanta area adequate civic facilities and the total needs of the city must be weighed with the needs of the Bedford-Pine community in determining reuse.

13. What is the current status of the Bedford Pine project?

See Atlanta Housing Authority.

14. Does the City plan to initiate any new types of low cost housing for the area?
If so explain.

See Atlanta Housing Authority.

15. What other agencies, on a local governmental level, are involved in the planning or development stages of this project?

Atlanta Housing Authority and City Planning Department.

16. What suggestions would you have for coping with the housing problem other than using the temporary relocatable housing? List alternatives.

The Mayor's Housing Program sets forth specific goals and has provided for machinery to push housing plans. A copy of this program is attached.

Dan Sweat
Director of Governmental Liaison
City of Atlanta

Thank you

BILL OF RIGHTS
FOR
PUBLIC HOUSING TENANTS

I. RIGHTS OF APPLICANTS FOR PUBLIC HOUSING

Sec. 1. The local agency shall use application forms which provide only such information as is pertinent to the size of the household unit, the income of that household unit and the need of that unit for public housing. Questions concerning the legal standing of the marital status of members of the family, the legitimacy of the children in the family, the police record of members of the family and other such information, including race or religion are specially prohibited from appearing on the application form. Any other criteria beside income and family size which is utilized in determining eligibility by the housing authority must be submitted to the Department of Housing and Urban Development for approval.

Sec. 2. Once the application form has been completed, the applicant must be given a number which indicates his chronological place on the waiting list for the size apartment necessary for his family unless on the face of the application the family is by the published standards ineligible because of excess income or on the face of the application there is shown no demonstrable need for public housing (i.e., that the family lives in decent housing and pays a rent it can afford). For this initial determination, all statements made on the application are deemed to be true.

Sec. 3. For the purpose of determining initial eligibility or ineligibility, all statements made on the application are presumed to be true. If the local authority believes that some or all of the statements are untrue, the authority may conduct an investigation after the initial determination of eligibility has been

made and the person given his chronological place on the waiting list. It is the sole responsibility of the housing authority to collect all information available in public records. The applicant may authorize the authority to collect relevant data not available in public records from persons other than the applicant. No negative inference shall be drawn from the failure of individuals other than the applicant himself to cooperate with the housing authority.

- (a) If the local authority determines that despite the statement given on the application form the person or family are ineligible for public housing because of excess income or no need, the family must be notified in writing within 30 days following the date of the application of their ineligibility and the detailed reasons for it. If the household unit is held to be ineligible and wishes to challenge this determination, a hearing shall be afforded. This hearing shall comply with the provisions of Part III. However, during the time that such procedures are being utilized and until a decision upon the hearing, the person shall continue to be listed as eligible and shall remain on the waiting list in the chronological order based on the original number given to the family.
- (b) Any applicant not notified that he is ineligible within 30 days after the date of the application is deemed to be eligible and thereafter the housing authority may not challenge his eligibility unless there is a substantial change in the income of the family or the composition of the household unit as it relates to income, or the housing authority can demonstrate there is no longer a need for public housing (i.e., the applicant has moved to decent housing at a rent he can afford) or

the authority can demonstrate fraud on the part of the applicant in providing eligibility information.

Sec. 4. Applicants shall be processed in strict chronological order and no priority shall be given except for:

- (a) persons who are forced to relocate as a result of a comprehensive urban renewal program which includes demolition of the premises in which the persons reside or in the event that they are forced to relocate as a result of the Public Housing Authority having acquired the premises in which they reside and said premises are to be demolished so that public housing projects can be built on that site;
- (b) persons who demonstrate urgency of need (i.e., elderly individuals, large families, those who are destitute).

Sec. 5. The local agency must make available for inspection at reasonable times and places the rent schedule in effect at all projects administered by that agency, and the number of apartments available in each project broken down by the size of apartment. The local authority must also make available for inspection the general schedule of maximum income based on family size which will permit persons to be eligible for admission to its projects. The authority must also make available for public inspection the waiting list of applicants.

Sec. 6. When an applicant has been notified that he is eligible and that an apartment is available, he may challenge the housing authority's determination of rent through hearing proceedings outlined in Part III. No lease shall extend for a period of less than 1 year duration.

II. RIGHTS OF TENANTS IN PUBLIC HOUSING

Sec. 1. The lease shall be written in clear concise language able to be understood by laymen of average intelligence. Where required, the lease shall be written in the applicants native language if said applicant does not speak English.

Sec. 2. The signed lease does not in any way derogate the rights of the tenant and the authority as declared and guaranteed by the United States Constitution, federal and state statutes, decisional law and regulations promulgated by the Department of Housing and Urban Development.

Sec. 3. No lease, regulation or other written or oral agreement shall permit the termination of a tenancy on grounds other than the following:

- (a) chronic non-payment of rent after efforts have been made to develop a schedule of rent payments throughout the rent period which the tenant could meet;
- (b) commission of active waste (physical destruction) of the leased premises by tenant;
- (c) tenant in over-income as determined by the Housing Authority except where eviction would work extreme hardship on the family unit;
- (d) substantial interference with other tenants in such a manner as to materially diminish their enjoyment of the premises; substantial interference must relate to actual conduct of the tenant and not to such matters as are specifically prohibited from appearing on the applications of prospective tenants by Section 7 of Part I of this Bill of Rights; issues arising from a proposed tenancy shall be submitted to the Hearing Panel and no eviction shall apply except to the individual offender unless he is the head of the family unit and no other responsible individual is a member of the family unit.

- (c) failure of resident to provide the Housing Authority with income statement within 60 days from date of request.

Sec. 4. No local housing authority shall interfere directly or indirectly with the right of its tenants to free speech, to organize or to seek redress of grievances. No tenant shall be evicted or otherwise penalized for engaging in such activity.

Sec. 5. No local housing authority shall interfere with the right of its tenants to quiet enjoyment of the premises they rented nor shall the authority infringe upon its tenants' right to privacy. The authority shall not enter the premises rented by a tenant without the tenant's express permission except for an annual inspection or in an emergency.

4 < Sec. 6. Rent is defined as that sum of money expressly provided for in the lease between the tenant and the housing authority as consideration for housing provided to the tenant. No local housing authority shall levy any fines, fees, or other financial sanctions upon tenants. The cost of repairs shall be charged to a tenant only if the Hearing Panel determines it was caused by the tenant's own malicious or reckless act and such cost of repairs shall be collectible only by a separate civil action.

Sec. 7. Tenants shall be chargeable for repairs only when management can affirmatively establish fault on the part of the tenant. The tenant shall not be responsible for ordinary wear and tear, or for negligence (except gross negligence). Any determination of fault shall be subject to review by the Hearing Panel.

Sec. 8. Where repairs are deemed necessary, a tenant or tenant organization shall have the right to submit a written or oral complaint to the local housing authority. If the complaint is oral, the responsible official of the authority shall reduce that complaint to writing on an appropriate form. If the needed repairs are not of an immediate nature or do not create an emergency situation,

the authority shall have 30 days in which to consider the complaint and take appropriate action. If no action is taken by the authority within that time, the complaint shall automatically be considered by the Hearing Panel. If the repairs are needed immediately, the authority must act within 48 hours. If the authority fails to act, the tenant may contract privately to have repairs made which will eliminate the emergency conditions (i.e., those necessary to eliminate dangers to health and safety). The tenant's action shall be reviewed by the Hearing Panel.

Sec. 9. If the Hearing Panel determines that the complaint is valid, the tenant shall have the option of withholding rent to the extent of rent-impairment determined by the Panel, or to make repairs at his own expense and reduce the rent pro tanto. The Hearing Panel shall have the additional authority to invite local housing inspection unit to inspect subject premises in order to determine existence of housing violation or violations and the housing authority shall waive any immunity it may otherwise possess with respect to the action of such inspection unit.

Sec. 10. Overall responsibility for rodent control and maintenance of hallways, staircases and other common areas of the Project shall rest in the Authority. It shall bear all expenses for materials and labor and shall replace tenants' garbage receptacles in need of same. Where regular garbage collection is insufficient to control infestation, additional collections shall be made at the expense of the Authority.

Sec. 11. The graded rent system, whereby a tenant is charged a rental which accords with his income, shall be applied uniformly.

Sec. 12. Rent shall be redetermined no more often than once a year, preferably once every 2 years, with the exception of "hardship rent." Where, during the course of a tenancy, a tenant undergoes a serious reduction in income and thereby qualifies for the hardship rent, rent shall be

modified downward immediately. Such hardship rent shall then continue until the next annual or biannual redetermination, with the obligation upon the tenant to report any restoration of original income level during this period.

Sec. 13. In any redetermination of income, temporary income shall not be projected on an annual basis, unless tenant's prior work history clearly indicates a pattern of maintaining temporary jobs on a continuous basis.

Sec. 14. Only a substantial "increase or decrease" in family income shall bring redetermination procedures into operation (and require reporting by tenant). Such amount shall be no less than \$400, computed on an annual basis, or other basis if work is temporary. This same principle is to be followed in the case of decrease.

Sec. 15. Decreases in rent shall be retroactive to the beginning of the rent determination period. Increases in rent shall not be retroactive except in cases where the Authority can prove beyond a reasonable doubt that the tenant willfully concealed information. Such a determination shall be made by the Hearing Panel.

Sec. 16. Any disputes regarding redetermination shall be submitted to the Hearing Panel or other arbitration body. The "reduced rent" concept, by which the tenant agrees in advance to be bound by any increases (up to maximum rent), shall be eliminated.

III. THE RIGHT TO AN ADMINISTRATIVE HEARING AND DUE PROCESS

Sec. 1. The local agency shall adopt and promulgate regulations establishing policies for occupancy or continued occupancy which shall give full consideration to the right of tenants or applicants rejected for tenancy in low-rent housing projects to due process of law. Said regulations, which shall be incorporated in all leases executed by tenants at or before the commencement of occupancy and shall be posted on all bulletin boards accessible to the tenants or to the public within the project, shall provide, at least the minimum protections hereinafter set forth.

Sec. 2. Notices

- (a) Every notice of eviction or other sanction against tenants or refusal to take action on the complaints of tenants or of rejection of applications shall be typewritten, signed by an official of the agency and mailed in a postage prepaid envelope addressed to the tenant's apartment of residence in the project, or, in the case of applicants, the address furnished with the application by registered mail, return receipt requested.
- (b) The notice shall advise the tenant, or applicant of the time and place of a hearing on the grounds for the action taken, to be held on a date no less than 10 days after receipt by the tenant or applicant of the notice, and, if feasible, during the evening hours. The notice shall further advise the tenant or applicant in clear and precise language of the specific grounds for the action taken. Where the local agency has reason to believe that the tenant or applicant is Spanish speaking, the notice and all of its contents shall be in Spanish as well as English.
- (c) The notice shall further advise the tenant of:
his right to be represented by legal counsel
(including the address of the local legal services,
legal aid, or other office where such assistance
can be obtained) or any other person of his

choosing at the hearing; his right to examine all the written evidence to be used by the local agency against him (at the hearing) prior to and during the hearing, or at any reasonable time after the hearing; his right to other discovery as hereinafter set forth; his right to cross-examine hostile witnesses and to bring his own witnesses; his right to demand that the local agency produce at the hearing any employee whose testimony is alleged relevant. A copy of the rules governing the conduct of hearings shall be attached to the Notice.

- (d) Every such notice of hearing shall issue within 5 days of a final decision by the agency on the application, eviction or complaint, which final decision in the case of applications and complaints shall be made within 10 days after presentation by the applicant or tenant of the application or complaint. In the event the agency fails to comply with the provisions herein, the tenant or applicant may request a hearing unilaterally in a letter to the hearing panel stating the circumstances of the request and, unless the request is frivolous on its face, the panel shall itself schedule a hearing to be held.

Sec. 3. Answer to the Notice

The tenant or applicant shall acknowledge in writing, or in person, receipt of the notice and his willingness to participate in a hearing on the scheduled date, within 5 days of receipt of the notice. If the tenant or applicant does not so acknowledge, and no reasonable excuse is shown, the hearing shall be canceled and the matter terminated. The agency shall give consideration to reasonable requests for postponements of hearing dates.

Sec. 4. Place of Hearings

Hearings under this paragraph shall be conducted, to the extent feasible, in a well-lighted, comfortable room in the project containing ample space and chairs for the parties and for other interested persons.

Sec. 5. Hearing Officers

a) Hearings shall be conducted before a panel of three officers; one officer to be designated by the agency, who shall not be an employee of the agency; one officer to be designated by the tenants of the project, and one officer, to represent the public, to be designated by agreement of the other officers.

b) The representative of the tenants on the hearing panel shall be elected by majority vote of the tenants at a meeting initially called for that purpose within the project on at least ten days notice, published on all bulletin boards, by officers of the tenants' association.

c) All officers shall act in their respective capacities for one year terms to conclude on the same date each year. After the initial designation of the tenants' representative, subsequent elections shall be held on a date exactly one year after the original election unless otherwise agreed to by majority vote of the tenants. In the event of resignation or disability to serve, the successor representatives shall be designated within five days of the effective date of said resignation or disability, to serve as officers for the balance of the respective one year terms. An interim tenants' representative shall be elected in the manner prescribed in subparagraph (b).

d) All officers shall be compensated out of the agency's funds at the rate of twenty-five dollars for each day of hearing service, or substantial portion thereof.

e) The hearing officers shall mutually designate and retain at the commencement of the initial term of service and as often thereafter as necessary, the services of an attorney whose duties shall include attendance at all hearings for the purpose of furnishing legal advice and guidance to the presiding officer and other officers of the panel, and the preparation of the panel's decision in each case, and who shall be compensated for his services out of agency funds at the rate of fifteen dollars for each hour of legal service rendered.

f) The members of the panel shall serve in rotation as presiding officer at each complete hearing. The other officers may participate in the examination of witnesses or in discussions with the parties or counsel but only the presiding officer, with the assistance of counsel to the panel, may make rulings during the course of the hearing.

g) The panel, at its discretion, may elect to hear several cases, separately, at one hearing session and will so advise the agency officials responsible for issuance of notices of hearing.

Sec. 6 Jurisdiction of the Hearing Panel

a) The panel shall have jurisdiction to decide issues relating to rejections of applications for admission to the projects, evictions, or other sanctions sought to be imposed by the agency on tenants, rent determinations, and complaints by tenants against management personnel but not against other tenants (unless such complaints against other tenants are considered as part of an eviction action under Section I (d) of Part II of this Bill of Rights).

b) The panel shall determine whether the action taken by management conflicts with the Housing Act, and the regulations of the Public Housing Administration and the local agency. If the panel determines that a conflict exists, it shall dismiss the notice of eviction, order the application reinstated or order any other necessary and appropriate relief. In the event that the matter of issue does not conflict with a specific provision of the statute or the regulations, the panel shall decide the case, in an equitable manner, with the object of effectuating the humane intent and purposes of the Housing Act.

Sec. 7 Conduct of Hearing

a) Rights of Parties. In any hearing held pursuant to this Section, any party shall have the right to appear, to be represented by counsel or other person of his choosing; to call, examine, and cross-examine witnesses; to introduce into the record documentary or other evidence; and to present an opening statement and closing argument.

(1) Cross-Examination; Exclusion of Certain Evidence. In any hearing the tenant or applicant shall have the right to confront and cross-examine all witnesses who testify or furnish or have furnished evidence adverse to the applicant or tenant; including persons who have furnished information contained in case records, investigation reports, affidavits, statements, and other documents the Housing Authority wishes to introduce into evidence at the hearing. If the Housing Authority fails to produce any such person for cross-examination by the applicant or tenant, no evidence, oral, written, or otherwise, attributable to such person may be admitted in evidence except at the request of the applicant or tenant, provided however that nothing herein shall preclude the admission of evidence otherwise admissible under judicially recognized exceptions to the hearsay rule.

(2) Discovery. At least seven (7) days prior to the date set for the hearing the applicant or tenant shall receive upon request: a list of all witnesses who are to testify on behalf of the Housing Authority; copies of all statements of such witnesses in possession of the Housing Authority which have been reduced to writing and signed or otherwise approved or adopted by the witness; copies of all written or other evidence which the Housing Authority intends to read from or introduce into evidence at the hearing; copies of all statutes, rules, regulations, and policies to which the Housing Authority intends to rely, at the hearing and otherwise in support of its actions. Any witness not disclosed, or document not furnished in accordance with this sub-section may not testify, or be introduced in evidence, at the hearing.

b) Rules of Evidence. Every party shall have the right to present his case or defense by oral or documentary evidence, to submit rebuttal evidence, and to conduct such cross-examination as may be required for a full and true disclosure of the facts. Subject to the provisions of sub-section (a) of this Section, any oral or documentary evidence shall be received except that which is clearly irrelevant, immaterial, or unduly repetitious.

c) Burden of Proof. In any hearing involving an eviction, denial of application, or rent determination the burden of proof shall be on the Housing Authority to support its position by a fair preponderance of the evidence. In a hearing involving any other issue the same burden of proof shall be on the party requesting the hearing. The party having the burden of proof shall present its case first.

d) Transcript. In any hearing held pursuant to this Section a verbatim record of the proceedings shall be kept, either by a stenographer or by an electronic device. When this record shall have been transcribed, copies shall be furnished to the parties. A copy of the transcript shall be furnished to the applicant or tenant free of charge upon request.

e) Briefs. At the conclusion of any hearing, both parties shall be advised of their right to submit briefs in support of their respective positions. The applicant or tenant shall be granted a minimum of two (2) weeks after receipt of the transcript of the hearing in which to file his brief. The Housing Authority shall be granted a minimum of one (1) week after receipt of the brief of the applicant or tenant in which to file a reply brief. A brief is "filed" within the meaning of this sub-section when a copy has been filed with the hearing panel and a copy has been served on the adverse party or his counsel.

f) Decision. No final decision shall be rendered by the hearing board until each member of the board has had an opportunity to review the transcript of the hearing and to read the briefs of the parties. The board shall only consider evidence contained in the record of the hearing, to wit, the transcript, exhibits admitted into evidence, and the briefs of the parties. Decisions shall be by a majority of the hearing panel and shall be binding upon the parties, subject to the right of judicial review provided in Section 8.

(2) The decision shall be in writing and shall set forth in detail the findings of fact and conclusions of law upon which the decision is based. The hearing panel is required in its decision to consider and dispose of all issues and

contentions raised by the parties. Each finding of fact and conclusion of law in the decision must be supported by and in accordance with a preponderance of the reliable and relevant evidence in the hearing record.

(3) A decision shall be rendered within two (2) weeks after receipt by the panel of the case record and briefs of the parties. Copies of the decision shall be served upon all parties and their respective counsel.

Sec. 8. Judicial Review

a) The housing authority and the tenant or applicant, if aggrieved by the decision of the hearing panel, shall have the right to seek such judicial review as is provided by the laws of the jurisdiction in which the hearing was held. The decision of the reviewing court shall be binding on the panel and the parties unless reversed on appeal.

b) The filing of the complaint or petition for review shall not stay enforcement of the decision of the hearing panel, but the hearing panel may order such a stay in the interests of justice, except that the filing of such a complaint or petition shall operate to stay an eviction pending the exhaustion of judicial remedies by the tenant.

c) Within ten (10) days after service of the complaint or petition, or within such further time as the court may allow, the hearing panel shall transmit to the reviewing court a copy of the entire record of the proceeding under review.

d) Nothing in this section shall be deemed in any way to foreclose or diminish the right to other means of judicial review, redress, relief, or trial de novo provided by law.

Sec. 9. Hearing Optional

a) Notwithstanding any other provision contained in this Bill of Rights, the hearing procedure provided herein shall be deemed to be optional with the tenant or applicant. The tenant or applicant shall have the right to refuse a hearing

before the hearing panel and to seek in the first instance such relief as is available from the courts of the jurisdiction in which the housing authority is located.

b) The hearing procedure provided herein shall be deemed to be mandatory on the housing authority. The authority must utilize the hearing procedure in the first instance and may only seek judicial review of decisions of the hearing panel.

July 5, 1967

CITY OF ATLANTA



July 25, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

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

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

Dear Mr. Secretary:

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

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

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

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

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

Secretary Romney
Page Two
July 25, 1969

I have been asked to issue you an official invitation from all of us to inaugurate construction of this most important housing development for poor people. If your schedule will permit you to come to Atlanta in the next few weeks after August 21, we shall schedule the ceremonies for your convenience. It would also give us the opportunity to show you some of the operational components of Atlanta's Model Cities program.

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

The land on which this project is located was once a golf course owned by prominent conservative businessmen in Atlanta. They sold it to the March Company, a private development company, and supported difficult rezoning in an area which had hitherto had no public housing. City officials, local Housing Authority, and the Regional Housing Authority, together with local business people, civic groups, communications media, were all involved. The project includes 800 living units, 150 for elderly, shopping center, community and health facilities, city park, recreation areas and the dedication of school sites. An example of community support involves the four leading banks in Atlanta who formed a consortium to finance the interim construction costs in an effort to assist in the solution of Atlanta's housing problems for its low-income citizens. This development represents the highest type of cooperation among city, business, government interagency planning and implementation - a model community effort.

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

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

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:fy

cc: Mr. Edward Baxter

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HOUSING RESOURCES COMMITTEE

Daw Street

May 15, 1969

Total Dwelling Units Permitted in Atlanta:

1963 - 9,129	1966 - 2,382
1964 - 3,829	1967 - 4,630
1965 - 2,656	1968 - 5,333

SUMMARY

Dwelling Units Demolished Under Housing Code:

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

Nov. & Dec. 1966 -	144
During 1967 -	1,272
During 1968 -	1,053
1969 to Date -	334
TOTAL	2,803

5 yr. Program, 1967-71

Goals:

% established for first 2 yrs.	100%
(Same % used for 5 yr. period)	16,800

(57%)	(13%)	(30%)	(0%)
** (9,576)	(2,184)	(5,040)	(0)

Status	*No. Units		P.H. & TK		FHA		Pvt. Devel. (Conv.)		Elderly & N. H.	
	5-15-69	5-15-68	5-15-69	5-15-68	5-15-69	5-15-68	5-15-69	5-15-68	5-15-69	5-15-68
Completed (New Constr.)	4,839	2,031	(790)	(82)	(1082)	(510)	(2809)	(1439)	(158)	-----
Under Construction	7,256	5,108	(1447)	(910)	(1858)	(1188)	(3710)	(3010)	(241)	-----
In Planning	<u>7,903</u>	<u>7,151</u>	<u>(1313)</u>	<u>(2914)</u>	<u>(5278)</u>	<u>(3651)</u>	<u>(688)</u>	<u>(140)</u>	<u>(624)</u>	<u>(446)</u>
Total In Sight	19,998	14,290	*** (3550)	(3906)	(8218)	(5349)	(7207)	(4589)	(1023)	(446)
Plus Leasing Program	<u>1,015</u>	<u>281</u>	<u>(1015)</u>	<u>(281)</u>						
	<u>21,013</u>	<u>14,571</u>	<u>(4565)</u>	<u>(4187)</u>						
Increase or Deficit	+4,213	-2,229	(-5011)	(-5389)	(+6034)	(+3165)	(+2167)	(-451)	(+1023)	(+446)
Being Considered (all cat.)	3,535	4,481								

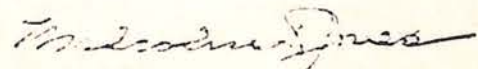
Did Not Materialize (See Note A attached)

*Figures in this column are basic and represent the entire program; () in columns to the right, indicate breakdown by programs of figures included in basic column. **Will require additional reservation of 1,936 units not yet requested by the City. ***In addition, 1,015 units have been leased for P.H. Also 22,832 units have been reported by the Housing Code Division as repaired (rehabilitated). However, those figures include units found in compliance on original inspection. It is estimated that 75% of this figure, or 17,124 substandard units have been brought into compliance through actual rehabilitation. 435 units have been rehabilitated by the H.A. in the West End U.R. area; 13 in Bedford-Pine; and 7 in Model Cities. These rehabilitated units do not increase the number of housing units available, but do increase the supply of standard units.

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

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

Respectfully submitted,



 Malcolm D. Jones
 Housing Coordinator

 Encls: 1. Summary of Public Housing in Atlanta
 2. Notes

SUMMARY OF PUBLIC HOUSING IN ATLANTA

8,874	Existing Units in operation when accelerated program started, Nov. 15, 1966 - filled.
1,140		Units completed since program started, Nov. 15, 1966, and under Conventional Development, as follows:
*(650)		Units off McDaniel St., in Rawson-Washington U.R. Project; (310) of these units completed 7-25-68; remainder completed 11-10-68
(140)		Units in Perry Homes Extension - South of Procter Creek.
		(78) 3 Bedroom
		(46) 4 Bedroom Bids opened March 7, 1967. Permit issued May 1967. Construction behind Schedule. 85% completed 11-10-68. Completed 3-27-69.
		(16) 5 Bedroom
(350)		Units Under Construction in Thomasville U. R. Project
		(40) 1 Bedroom (16 Elderly) Bids opened May 15, 1968. Contract signed 7-1-68.
		(120) 2 Bedroom Ground broken 1-17-68. Will try to have part delivered before final scheduled completion date Jan. 1970.
		(80) 3 Bedroom
		(80) 4 Bedroom
		(30) 5 Bedroom
**6,200		Units reserved to Atlanta by HUD for new construction:
(2,381)		(Allocations made by HUD - Under Construction, Hollywood Road, 202; Bankhead Hwy., 500; Gilbert Road, 220; Prison Cr.-Leila Land, 175; In Planning, East Lake Golf Course No. 2, 800; Jonesboro Road, 160; Wellswood Apts., 324.
(730)		(730 units of this reservation are approved for use in the leasing program.)
(1,715)		(1,715 units of this reservation are already utilized in tentative commitments as follows: Bedford-Pine U. R. area, 451; Boulder Park, 300; Browntown Rd., 450; Pittman-Hilliard, 100 (Elderly); Techwood-North Ave., 250; Gilbert Rd., 50; Jonesboro Rd., 114.
(1,374)		(1,374 units not reported as committed.)
<u>300</u>		Units allocated for Leasing Program (Leased units can only be utilized for P. H. occupancy as they become vacant. Total units under lease 1,015.)
7,640	7,640	Total units Completed, Under Development, In Planning, Uncommitted & authorized for Leasing Program
(1,015)		Units under lease (9 locations); most of these are occupied or available for occupancy as Public Housing.
		**On September 16, 1968, Bd. of Ald. approved Resolution authorizing H.A. to request reservation from HAA of 2,000 additional units of Public Housing. Approved by HAA March 17, 1969 (Included in this figure).
16,514		Total Public Housing Potential

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

HOUSING RESOURCES COMMITTEE

May 15, 1969

NOTES

21,032 units proposed did not materialize, of which 13,764 were included in the previous report of Jan. 15, 1969, and 7,268 additional units are listed in this report, as Lost. (The majority of these losses was due to disapprovals of sites, a large portion of which were denials of zoning petitions.)

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 requirement on small scattered sites by both Conventional and Federal assisted financing. Also Public Housing in small projects, to include small developments on scattered sites is strongly advocated, for future development.

Proposed locations for low-income housing are coordinated through the Plan. Dept. for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Department for adequacy of school facilities.

The Travelers Insurance Company financed 75 new single family low-cost houses in the Thomasville Urban Renewal project area under the FHA 221 d(2) insured mortgage program. Equitable made \$1,000,000 available to Atlanta Mortgage Brokerage Co. for financing low-cost homes at favorable rates. Interest is still increasing in development of home ownership housing.

No proposal had yet been made for construction of units (even efficiency or 1 bedroom) to rent or sell for as low as \$50 per month, although the London Towne Houses, a 221 d(3) co-op development now under construction, is approaching this, with its one bedroom unit selling at \$69 per month. The City's greatest need is in the \$30-\$50 per month rental-purchase range, which appears to have little chance of accomplishment, without substantial governmental subsidy.

Prefab distributors and conventional builders have interesting potential houses to offer but, because of fear of local Codes difficulties, are currently erecting very few single-family houses in Atlanta to sell in the \$10,000-\$15,000 range for which there is a strong demand and market. Perhaps the greatest difficulty is availability of suitably priced land within the City Limits. Economics for this price-range sales housing requires land which will cost the developer not more than \$1,500 per unit. A 5,000 sq. ft. lot is considered ample for this type house which should reduce land costs by 33 1/3%; most houses in this price range are currently being erected in Atlanta on R-5 lots having a minimum size of 7,500 sq. ft.

Imperial Homes of Griffin, Ga., manufacturers of pre-cut sectionalized frame houses, has developed a 24'x36', 3 bedroom & bath house designed to sell, to the occupant for \$8,000 to go on his land; and is developing a 4 bedroom & bath house to sell similarly for about \$9,000. National Homes of Lafayette, Ind. is erecting 200 units of pre-built, 4 bedroom, bath and 1/2 units in Chicago and is doing the site planning and landscaping. This firm was recently successful bidder, through design competition, for construction of 600 medium and low-income housing units on the Honor Farm #1 site.

The nonprofit Greater Atlanta Housing Development Corporation is now in business. The CACUR's nonprofit corporation to rehabilitate existing units under 221 (h) has completed its first group of 5 houses in Lindwood Park. Vanguard Housing Corp. has obtained FHA commitment for rehabilitation of 6 units under 221 (h). Morris Brown College is another such sponsor. North West Community Forum has also filed applications for 4 projects under 221 (h)

Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430 or 431.)

AAA

June 16, 1969

Mr. Edwin L. Sterne
Trust Company of Georgia Building
Atlanta, Georgia 30303

Dear Edwin:

Under and by virtue of the Georgia Housing Authority Law, and with the consent of the Governor, I am hereby reappointing you as a member of the Atlanta Housing Authority for a full term of ten (10) years, said term expiring June 10, 1979.

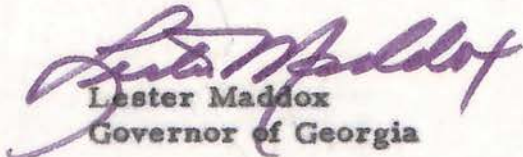
A copy of this appointment, together with the consent of the Governor, is being filed with the City Clerk of the Board of Aldermen of the City of Atlanta, as required by law.

Sincerely yours,



Ivan Allen, Jr.
Mayor of Atlanta

BY AND WITH MY CONSENT:



Lester Maddox
Governor of Georgia

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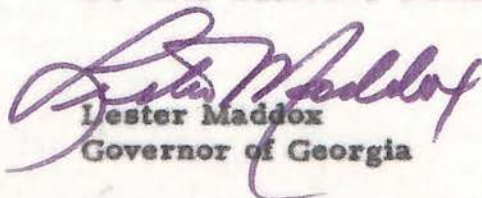
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URBAN RENEWAL PROGRAM
MONTHLY STATUS REPORT

June 1, 1969

ATLANTA HOUSING AUTHORITY

URBAN RENEWAL STATUS REPORT

June 1, 1969

ATLANTA HOUSING AUTHORITY

PROJECT	ACQUISITION			RELOCATION						DEMOLITION		
	Parcels to be Acquired	Acquired to Date	Yet to be Acquired	Total to be Relocated		Relocated To Date		Remaining to be Relocated		Structures to be Demolished	Demolished To Date	Yet to be Demolished
				Family & Ind.	Bus.	Family & Ind.	Bus.	Family & Ind.	Bus.			
TOTAL	5457	4795	662	6647	618	5740	539	907	109	4843	4238	605
Butler Street R-9	600	600	0	1261	103	1261	103	0	0	594	594	0
Rawson-Washington R-10	812	812	0	1115	76	1062	76	53	0	802	791	11
University Center R-11	868	860	8	1253	79	1250	79	3	0	984	981	3
Rockdale R-21	941	879	62	421	18	421	18	0	0	435	435	0
Thomasville R-22	463	456	7	316	19	310	19	6	0	305	302	3
Georgia State R-59	29	29	0	20	48	20	48	0	0	52	52	0
Georgia Tech R-85	335	334	1	261	58	261	57	0	1	357	352	5
West End R-90	593	511	82	471	97	453	74	18	23	476	351	125
Bedford-Pine A-2-1	418	311	107	1093	103	702	65	391	38	539	380	159
Georgia Tech II A-2-2	0	0	0	5	37	0	0	5	37	21	0	21
Model Cities A-2-3	398	3	395	431	10	0	0	431	10	278	0	278

URBAN RENEWAL STATUS REPORT June 1, 1969

Page 2

Project	DISPOSITION				REHABILITATION			ITEM- IMPROVEMENTS	
	Acres To be Sold	Acres Sold to Date	Under Contract	Not Under Contract	Total to be Rehabilitated	Complete to date	Yet to be Rehab.	Budget Amount	Completed
TOTAL	1008.5	557.7	371.0	80.0	5470	2488	2982	2,882,207	1,990,862
Bulter Street+ R-9	81.7	78.2	1.5	2.0	186	182	4	0	0
Rawson-Wash R-10	123.8	98.1	23.1	2.6	NA	NA	NA	0	0
University Center R-11	104.2	83.8	7.5	13.0	1804	1744	60	0	0
Rockdale R-21	242.4	31.5	208.3	3.0	NA	NA	NA	662,000	563,172
Thomasville R-22	262.3	184.0	69.0	9.3	92	87	5	1,105,249	1,051,249
Georgia- State R-59	8.7	8.7	0	0	NA	NA	NA	0	0
Georgia- Tech R-85	45.0	36.8	3.3	5.0	NA	NA	NA	600,860	199,251
West-End R-90	98.4	9.4	43.5	46.0	2338	446	1892	202,598	177,190
Bedford- Pine A-2-1	42.0	27.2	14.8	0	480	13	467	14,000	0
Georgia Tech II A-2-2	0	0	0	0	NA	NA	NA	42,000	0
Model Cities A-2-3	0	0	0	0	570	16	554	255,500	0

Urban Renewal Status Report

PROJECT	CASH			ITEM II NON-CASH IMPROVEMENTS		
	Amount Required	Amount Received from City	Amount to be Received	Total Costs	Amount Completed to Date	Amount to Completion
TOTAL	\$ 627,727	\$ 1,186,600	\$ (558,873) *	\$ 33,145,541	\$ 22,084,001	\$ 11,061,540
Butler Street R-9	\$ 186,567	\$ 196,468	\$ (9,901)	\$ 1,875,807	\$ 620,788	\$ 1,255,019
Rawson-Washington R-10	\$ -0-	\$ 87,726	\$ (87,726)	\$ 5,921,380	\$ 3,934,379	\$ 1,987,001
University Center R-11	\$ 49,714	\$ 189,175	\$ (139,461)	\$ 5,376,499	\$ 5,025,863	\$ 350,636
Rockdale R-21	\$ 67,202	\$ 67,202	\$ (-0-)	\$ 3,002,413	\$ 567,584	\$ 2,434,829
Thomasville R-22	\$ -0-	\$ 53,988	\$ (53,988)**	\$ 1,824,502	\$ 734,967	\$ 1,089,535
Georgia State R-59	\$ -0-	\$ -0-	\$ (-0-)	\$ 66,245	\$ 16,170	\$ 50,075
Georgia Tech R-85	\$ -0-	\$ 267,797	\$ (267,797)	\$ -0-	\$ -0-	\$ -0-
West End R-90	\$ 324,244	\$ 324,244	\$ (-0-)	\$ 4,901,878	\$ 2,195,428	\$ 2,706,450
Bedford-Pine A-2-1	\$ -0-	\$ -0-	\$ (-0-)	\$ 5,699,960	\$ 5,292,344	\$ 407,616
Georgia Tech II A-2-2	\$ -0-	\$ -0-	\$ (-0-)	\$ -0-	\$ -0-	\$ -0-
Model Cities A-2-3	\$ -0-	\$ -0-	\$ (-0-)	\$ 4,476,857	\$ 3,696,478	\$ 780,379
	* Park Site					

** Thomasville
Ineligible Cost

Office of the Mayor

ATLANTA, GEORGIA

PHONE JA. 2-4463

Ivan Allen, Jr., Mayor

*Encl
add Monday afternoon*

*Att Housing
Relocation Second
Representative*

MR. GRIGGSBY - H.A.

Office of the Mayor

ATLANTA, GEORGIA
PHONE 522-4463

R. Earl Landers

120 Day hunt Sept 1st

School Preparing

John Baum Bob WALKER

Nat Welch

Malcolm Jones ✓

John Calhoun ✓

Earl Landers

3:30 Monday

5411
Office of the Mayor

ATLANTA, GEORGIA
PHONE 522-4463

R. Earl Landers

Atl. Mg. R.

Mr. Golden

V. P. Public Relations

Paul Barrett

Greenville, S.C.

735-2581

Mrs. Lucas - E. O. A.

Mr. Herz - E. O. A.

Chest Asked to Aid Housing

The Atlanta Housing Resources Committee voted Thursday to urge the Community Chest of Metropolitan Atlanta Inc. to provide funds for emergency temporary housing for displaced persons.

And the committee, headed by architect Cecil Alexander and including citizens appointed by the mayor, decided to explore the problem itself on a priority basis.

The Community Chest's executive committee meets Friday to act on requests of member agencies.

HRC members noted that the Salvation Army provides emergency housing for men and women, but not families.

The housing group expressed specific concern for the some 300 families that are to be displaced from housing owned by the J. P. Stevens & Co. Inc. plant, which has closed down.

Various groups such as the Atlanta Real Estate Board, the Atlanta Housing Authority and the Community Relations Commission have been approached by Economic Opportunity Atlanta in order to find assistance, but so far in vain.

The plant is on Marietta Street, near Ashby Street and the families are to be displaced late this summer.

The HRC also voted to invite all the candidates for mayor to a future meeting to give views on providing housing for the low-income families.

Col. Malcolm Jones, HRC director, reported that 21,103 low and moderate units have

been completed, have been put under construction or have been planned since the mayor in 1966 announced his goal of 16,800 units by 1971. The January 1969,

total was 18,259 units.

The program continues to run ahead in all categories except public housing, which is 5,011 behind the goal.

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PRORATION OF INDIVIDUAL TIME
URBAN REDEVELOPMENT DIVISION

MONTH OF

		R-9	R-10	R-11	R-21	R-22	R-59	R-85	R-90	A-2-1	A-2-2	A-2-3	A-2-4	A-2-5	CRS	Total
Director of Redevelopment	Openshaw					6	2	2	25	20	5	20	10	10		100
Secretary	Lombard					6	2	2	25	20	5	20	10	10		
Chief, Program Service Branch	Henley									50		20	15	15		100
Redevelopment Assistant	Chaney					10	10	20	20	10		10	10	10		100
Redevelopment Assistant	Chance								10	20	10	40	10	10		100
Redevelopment Assistant	Open															
Redevelopment Assistant	Open															
Chief Clerk - Typist	Banks					10	10	20	20	10		10	10	10		100
Stenographer	White							10	10	20		30	15	15		100
Public Information Officer	Ross					5	5	5	15	20		10	20	20		100
Chief, P. E. Branch	Eskew					15	5	10	10	15	15	20	5	5		
Planning Officer	Open															
Planning Officer	Schroeder					25	5	10	10	15	25	10				100
Planning Officer	Moscoso					10	5	20	10	15	10	20	5	5		100
Planning Officer	Oroz											100				100
Planning Officer	Ayer							10	40	50						100
Planning Officer	Open															
Planning Officer	Open															
Stenographer	Ray					25		10	15	15	15	10	5	5		100

	R-9	R-10	R-11	R-21	R-22	R-59	R-85	R-90	A-2-1	A-2-2	A-2-3	A-2-4	A-2-5	CRS	Total
Draftsman															
Chief, R. E. Acquisition Br. Greenleaf					1	5	5	10	34	10	35	0	0		100
Real Estate Officer Waller					6	5	5	20	22	5	37	0	0		100
Real Estate Officer Open															
Real Estate Officer Adams								25	15	10	50	0	0		100
Real Estate Officer Swanson					1	2	2	20	38	10	27	0	0		100
Real Estate Officer Becknell					1	5	5	10	34	10	35	0	0		100
Stenographer Suggs					1	5	5	10	34	10	35	0	0		100
Stenographer															
Chief, Relocation Branch Grigsby					1	2	1	15	20	20	34	2	2	3	100
Asst. Chief, Relocation Br. Krebsbach					2	1	1	35	20	5	23	4	4	5	100
Relocation & P. M. Officer Bailey					1	3	4	25	35	5	18	2	2	5	100
Social Work Coordinator Gill					2			23	35	0	30	0	0	10	100
Stenographer Russell					2	4	11	20	35	2	16	1	1	8	100
Chief, R. E. Disp. Branch Vrooman					5	10	20	30	10	10	15				100
Real Estate Officer Sherard					5	10	15	30	10	10	20				100
Real Estate Officer Hines					15	10	15	20	25	5	10				100
Real Estate Officer Stanley					6	8	20	22	19	10	15				100
Stenographer Nickolson					5	10	10	30	18	17	10				100
Chief, Rehabilitation Branch Screws					0			45	20		35	0			100

(Signed)

[Signature]
Director of Redevelopment

CITY OF ATLANTA



July 25, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

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

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

Dear Mr. Secretary:

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

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

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

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

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

Secretary Romney
Page Two
July 25, 1969

I have been asked to issue you an official invitation from all of us to inaugurate construction of this most important housing development for poor people. If your schedule will permit you to come to Atlanta in the next few weeks after August 21, we shall schedule the ceremonies for your convenience. It would also give us the opportunity to show you some of the operational components of Atlanta's Model Cities program.

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

The land on which this project is located was once a golf course owned by prominent conservative businessmen in Atlanta. They sold it to the March Company, a private development company, and supported difficult rezoning in an area which had hitherto had no public housing. City officials, local Housing Authority, and the Regional Housing Authority, together with local business people, civic groups, communications media, were all involved. The project includes 800 living units, 150 for elderly, shopping center, community and health facilities, city park, recreation areas and the dedication of school sites. An example of community support involves the four leading banks in Atlanta who formed a consortium to finance the interim construction costs in an effort to assist in the solution of Atlanta's housing problems for its low-income citizens. This development represents the highest type of cooperation among city, business, government interagency planning and implementation - a model community effort.

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

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

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:fy

cc: Mr. Edward Baxter