

MINUTES

Housing Resources Executive Committee and Low-Income Housing Coordinating Group Meeting

November 12, 1968

The regular monthly meeting of the Housing Resources Executive Committee and the Low-income Housing Coordinating Group was held at 10:00 a.m., Tuesday, November 12, 1968, as a joint meeting with the Model Cities Executive Board.

Invitational notices, list of those invited, with attendance indicated, and other related documents are attached to the file copy of these minutes only.

Mayor Allen opened the meeting by greeting the Housing Resources Committee, related Department Heads and Technical Advisory Committee.

Mr. J. C. Johnson, Model Cities Director, referred to the comments from HUD on the Administrative Report of the previous session and distributed copies to his Executive Board members. Mr. Johnson stated that the following are the three administrative sub-committees of the Model Cities: 1. Physical Planners, 2. Social Planners, and 3. Financial and Community Affairs.

He also talked about the unemployment for the City as a whole as compared with the Model Cities area and pointed out that the unemployment rate for the City is 3-5% and in the Model Cities area the unemployment rate is about 15%.

Mr. Johnson then passed out to members of the Executive Board and explained copies of the Funding Analysis for the 1969 Implementation Year, composed of the following Program Components: (A copy of which, with breakdown and detailed explanation, is attached to the file copy of these minutes.)

1. Employment	\$ 3,389,323
2. Education	3,282,750
3. Community Affairs	345,100
4. Public Transportation	
a. Experimental Bus Route & other Transportation	266,000
b. Street and Sidewalk Improvements	684,000
5. Housing	
a. IDF	10,000,000
b. Other Housing Programs	600,000
6. Crime and Delinquency	1,590,591
7. Recreation	603,200
8. Health	3,818,345
9. Satisfactory Community Environment	
a. Water	248,199
b. Sewer	422,940

10. Social Services	2,202,283
11. Economic Development	210,000
12. Evaluation	200,000
13. Administrative Budget	503,953

The total proposed funding of \$28,393,684, consists of Supplemental, City and Other funds.

After consideration and discussion of various elements by Model Cities Executive Board members, motion was made, seconded, and carried that the Draft of the proposed Funding Analysis be accepted and forwarded to HUD for consideration.

After consideration of several other relatively minor matters, the Model Cities Executive Board was then adjourned by the Chairman and the Housing Resources Committee moved to Committee Room 4 for continuation of its meeting and was shown a film, "Cora Street", produced by ACTION-Housing, Inc. of Pittsburgh, Pennsylvania.

The film featured dilapidation of dwellings and the practicability of rehabilitation. It was typical of the many housing problems faced by most cities throughout the Nation and which we have in Atlanta.

A Group of Business, Civic and Religious men in Pittsburgh formed a Nonprofit organization, started and performed rehabilitation of 20 badly dilapidated units in one block of apartments on Cora Street in Pittsburgh. The plumbing, lighting, heating, floors, walls and ceilings were much below standard and had to be completely redone. The dilapidated units cost \$4,000 each; \$6,000 was spent on rehabilitation; and when completed the units were rented for \$89.00 per month, plus electricity, thus proving that rehabilitation is feasible and well worth doing, since it is virtually impossible to replace with new units, all of the dilapidated dwelling units in America.

Mr. Jones then introduced Mr. Jim Wright, Physical Planning Coordinator, Model Cities, who explained the Land Use Plan for the Model Cities area.

The 5 year plan for the Model Cities area involves concentration on improvements by yearly increments in the low, medium and high density areas. The main approach is to maintain the current neighborhoods and provide overall improved services for the neighborhoods.

Mr. Wright said that there are now about 10,000 dwelling units in the Model Cities area, but when completed there should be approximately 13,000 units.

Mr. Wright stated that in the Model Cities area, approximately 2/3 of the families have incomes of about \$3,300 or below, which will require considerable Public Housing.

Mr. Persells advised that Public Housing rentals are roughly 20% of the families' income.

Mr. Wright then explained the Housing Plan for the first year. There are proposed three rehabilitation areas (126A) and 13 clearance areas, including 5 major and 8 small (38A).

The first year's program (1969) of the Model Cities area calls for clearance of 456 structures, relocation of 531 families and rehabilitation of 403 dwelling units.

A map of the Model Cities area showing clearance and rehabilitation sites for the 1969 program is available in the Housing Resources Committee office.

Under present allocation of land for temporary housing sites there will be land available for 200-225 units, for which construction should get well under way during 1969.

New construction contemplated for the first year is 476 dwelling units.

The meeting was adjourned at 12:45 p.m.

Respectfully submitted,



Malcolm D. Jones
Housing Coordinator

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Encl: As stated (with file copy)