

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.

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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.