

MINUTES

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

July 9, 1968

The regular monthly meeting of the Housing Resources Executive Committee and the Low-income Housing Coordinating Group was held in Committee Room 2, City Hall, July 9, 1968, at 10:00 a.m.

Nine (9) members of the Housing Resources Executive Committee Group, ten (10) members of the Low-income Housing Coordinating Group, four (4) other invited guests 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 the invitational notices sent out for the meeting, agenda, and reference documents.

Chairman Cecil A. Alexander presided.

Mr. Alexander opened the meeting by stating that the Ad Hoc Committee is still working with the Planning Department on specific sites for low-income housing. The Ad Hoc Committee and the Planning Department have already had two meetings since the Committee was appointed.

Mr. Alexander announced the August 2 meeting with the Zoning Committee and Planning and Development Committee of the Board of Aldermen to present the "package zoning" proposal and emphasized the importance of the meeting.

Mr. Moreland Smith stated that more time is needed to work on the location of specific sites. He asked for suggestions from the Committee about the location of specific sites. He said that there was property that needed to be discussed for specific sites.

Mr. Alexander added Jim E. Land to the Ad Hoc Sites Selection Committee. He also stated that more land is needed for the multi-family housing program. He said that the Housing Authority could build multi-family housing itself and obtain the land.

Mr. Alexander had previously asked Mr. George Kennedy to serve as Acting Chairman of the Ad Hoc Committee to support Package Zoning. He also asked Mr. Kennedy if he had a meeting of the committee Co-Chairmen? He also asked if Mr. Kennedy had gotten a run down on the different organizations for their resolutions on support of the "package zoning" and mentioned that follow up with the organizations which have not submitted their Resolutions is an important function of the Ad Hoc Committee.

Mr. Alexander referred to an item in "House and Urban Affairs Daily" (June 28, 1968) which announced that the House Banking and Currency Committee has followed the recommendations of its Housing subcommittee, headed by Congressman Wright Patman of Texas as Chairman, approving an increase from \$1,500 to \$3,000 maximum grant for low-income home owners, compared to the increase to \$2,500 as proposed by the Administration and approved by the Senate. The Committee also okayed two 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 under proposed riot insurance legislation. Mr. Alexander suggested that the Housing Resources Committee should follow up. A motion was made by Mr. Watkins, seconded, and unanimously adopted that the Committee should send messages to Congressman Wright Patman and Fletcher Thompson urging their support of the above indicated portions of the House Banking and Currency Committee Report on the Housing Act of 1968. Mr. Persells suggested that the motion include recommendation that the Act not only be approved but also funded. The Committee agreed.

Mr. Alexander proposed that in the meeting of August 2, the HRC should also ask to have the Building Code amended to permit the use of new materials and techniques; that Mr. Wofford is in favor of performance standards. Mr. Alexander stated that in New York the Building Code has recently been amended. Mr. Moreland Smith agreed that the Committee should stress the point of the Building Code at the meeting of August 2. Mr. Dale Clark said that any amendments to the Building Code should make it more flexible rather than increase it.

Mr. Jones read an extract from the House and Urban Affairs Daily of June 27, 1968, on Computerized Low-Cost Housing Plan sponsored by United States Gypsum Co. and John Hancock Mutual Life Insurance Co. These two companies are planning to build up to about 30 projects a year to provide an annual volume of some 10,000 units of housing which would be available mainly for low-income home ownership. They are putting up both work capital and risk capital for the undertaking by the Allied Mortgage and Development Co., of Memphis, Tenn., a publicly held corporation. Part of the process will involve use of a Swedish made drafting machine which works off a computer and draws up the plans from basic designs which are completed by selected specifications. The price range of this type housing is generally from \$12,500 to \$17,500. Within two months, work will begin in East St. Louis and in Knoxville. With this type of housing actual construction will involve a large degree of on-site prefabrication which will be done by contractors of the ghetto areas, utilizing unemployed residents who will be trained as they work.

Mr. Alexander commented on the tour with CACUR in the slum areas. He said that they rode buses and then walked on through the areas. He stated that he still wanted Mr. Jones and Mr. Parham to plan their trip to the different slum areas.

Mr. Alexander stated that the Zoning Manual, as it relates to the Building Code, needs to be changed to permit structural changes in residential buildings classified as non-conforming use, in order that such dwellings may be improved to meet full requirements of the Housing Code. At present, improvements requiring structural changes are not permitted on residential buildings which are non-conforming. Mr. Alexander said the Committee should try to get the Board of Aldermen to change the

Mr. Archer Smith was asked by the Chairman to talk to Collier Gladin to find out what the Planning Department has already done toward accomplishing this.

Mr. Johnny Johnson, Director of Model Cities, gave a report on Model Cities. He reported that the new Model Cities office broke ground today on the corner of Georgia Avenue and Capital Avenue. The Warren Company is building the new Model Cities office.

Mr. Cary S. Hooks commented on comparison of carrying charges for co-op houses and rental housing under the 221 d (3) program. Mr. Hooks stated that the maximum term mortgage for Co-op and rental housing is 40 years and that below market rate loans are available for both types. (Carrying Charge rates are the same for both types.)

Mr. Archer Smith of the Legal Panel has talked to the School Department re leasing school facilities which might be constructed by developers while constructing housing. Mr. Smith reported the School Board recently passed Resolutions favoring such action and requested Mr. Pete Lattimer to draw up the necessary legislation. The Chairman made a comment on the New York Schools, stating that the schools were being built underground beneath tall business and apartment buildings.

Mr. William Howland stated that five houses to be rehabilitated by CACUR under the 221 (h) program are behind Oglethorpe University in DeKalb County.

Mr. Alexander referred to the need for a clerical person to help out on keeping and preparing the Low-income Housing Inventory and Summary Reports. Mr. Alexander suggested a Committee to consider setting up a budget for the HRC.

Mr. Jones commented on a site in Cobb County recently proposed for low income housing. Mr. Jones stated that the site in Cobb County is $\frac{1}{2}$ mile south of Bankhead Highway, about 1 mile west of the River; that it is on a paved road, lays well and has water; sewer will soon be available and the price of land is reasonable. The owners propose that this land be used for Turnkey program; 152 units on 17 acres. The land is already zoned for apartments.

Mr. Persells stated that the City of Atlanta's low-income housing program calls for 16,300 housing units and that it is contended by some that more people are coming in from rural areas, rather than the people already in Atlanta using the housing and that thus, we are not taking care of our own people in the slum areas; that priority should go to the people of Atlanta first. Mr. Persells stated that the number of people who come to Atlanta for low-income housing is very low; that of those applications rejected since November 1967, 141 did not meet the residential requirements; that the time of application applies to priority for public housing; that it is on a first come first served basis (other considerations permitting).

Mr. Jones commented that although the percentage of rejections may be low for those who do not meet residential requirements, however, that 141 rejections since November 1967, that did not meet residential requirements, is significant and should be made known to the Aldermen.

Mr. Jim Parhm said that the Committee should start building up the area outside the City Limits in the big Metropolitan Area to meet this problem of people coming from the rural areas who need to live in low-income housing.

As there was no further business, the meeting adjourned at 11:05 a.m.

Respectfully submitted,

Malcolm D. Jones
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Housing Coordinator

Encls: As stated (with file copy only)