

## MINUTES

### HOUSING RESOURCES EXECUTIVE COMMITTEE

March 13, 1969

Special meeting of the Executive Committee of the Housing Resources Committee was held at 10:30 a.m., Thursday, March 13, 1969, in Committee Room 1, Second Floor, City Hall.

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

The primary purpose of the meeting was to consider a proposal made by William L. Moore for rezoning of a tract of land in Land Lot 30, 14th District (FF) (annexed to the City of Atlanta, December 1, 1968) for 700 units of cooperative Townhouses and 200 units of rental apartments, all to be financed under FHA Section 221 d(3).

Chairman Alexander called the meeting to order and announced that before he took up the main item on the Agenda (consideration of a particular zoning proposal), he wished to discuss briefly some other matters.

He then read a proposed letter to be sent to Representative Julian Bond (copy attached to the file copy of these minutes) supporting in principle Bond's Bill on the suspension of rent (through payment into an escrow account) on dwellings certified by the Building Department as unfit for human habitation. Seven (7) exceptions (changes) however were suggested as result of a poll of the entire membership of the HRC, the results of which were 26-for, 3-for with reservations and 2-against.

The Chairman then referred to a requirement for the HRC to submit by March 15 its plan for the 1969 Summer Program in certain central core areas of the City. In this connection, the Chairman emphasized the need for:

1. An overall rezoning of the City to provide for the City's future development needs, to include adequate areas for low and medium income housing; and
2. Establishment of some emergency housing to provide living accommodations for special cases which repeatedly occur.

The Chairman recognized Roger F. Rupnow, Assistant Professor of City Planning at Georgia Tech, who explained briefly a project which a group of his students proposed to undertake during the Spring quarter commencing about April 1 on a study preparing a plan for future development for the Southwest area of Atlanta. The plan is to be submitted to the City as a recommendation for consideration by the City in developing a plan for this area.

The students' group proposes to work closely with the residents of this area and with the City of Atlanta as to their wishes on existing zoning and future development needs, to include low and moderate income housing in the area.

Mr. Gladin, City Planning Director, informed the Committee that a group of civic organizations in the area, known as Federation of Southwest Clubs has requested preparation of a plan for the future development of the Southwest area and had essentially asked the Zoning Committee for a moratorium on zoning changes in the area until such a plan could be developed. Mr. Gladin further stated that this is impractical and cannot be done; that the Land Use Plan for the City, adopted by the Board of Aldermen about a year ago, is intended to form a basis for more detailed studies which are contemplated, but not yet developed.

The Chairman said that he felt the HRC should cooperate with the citizens of the area for development of such a plan. That development of such plan should definitely provide for a reasonable amount of low and medium income housing in the general area and that a time limit should be established for development of such a plan.

A motion was then made by Mr. Archer Smith, and seconded by Mr. Bob Winn that the HRC go on record as being in full support of the following Resolution:

"BE IT RESOLVED, that the need for low-income housing be given foremost consideration by the Federation of Southwest Clubs in its deliberations and studies as to the best use of zoning of the Southwest Atlanta land and further that a timetable be established for the completion of the plan. Further that the HRC offers its full assistance to the Federation of Southwest Clubs in preparation of its plan."

After brief discussion, the Resolution was adopted without any dissenting votes.

The Chairman then introduced Mr. W. L. Moore, Developer, and Mr. Nicholas Berryman, Promoter, to present their proposal. These gentlemen together presented a proposal for rezoning a large tract of land on both sides of Kimberly Road, S.W. - LL 30, 14th District (FF) - which was annexed to the City last December. The proposed development (copy of plat attached to file copy) consisted of 700 units of sales housing for which 90% of the units in any phase of the development must be pre-sold from pre-built samples before FHA commitment is approved for that phase; also 200 units of rental apartments; all 900 units under FHA 221 d(3); furthermore, development of 40-50 single-family houses on an adjacent tract to the north, which would not require rezoning.

A school site of 9+ acres on the south side of the project has already been negotiated with the School Board for construction of an elementary school to serve the project and adjoining area. It was also pointed out that the School Board has plans for a high school just north of the project. It was also explained that the plan provides for only two entrances and exits off Kimberly Road to the Townhouse portion of the development, with no through traffic, but all on interior streets and that the complete development would be accomplished over a five-year period.

It was pointed out that the proposed development has been favorably recommended by the Atlanta-Fulton County Joint Planning Board. Mr. Gladin stated that the proposed location apparently has or will have adequate community facilities.

The Chairman pointed out that currently the HRC is seeking new direction as to its future role and mission and that if the HRC should formally endorse this project now, which is in the same general area of a somewhat similar proposal which was also strongly opposed by citizens of the area and denied by the Board of Aldermen about 3 weeks ago, that this might be premature and which probably would be considered as in opposition to or in conflict with recent proposals for preparation of a plan for development of the entire Southwest area and therefore might do more harm than good in obtaining approval of proposed rezoning.

The Chairman also pointed out that due to a previous commitment which he, as Vice-Chairman of A.R.M.P.C., had made to the Federation of Southwest Clubs to support their request for preparation of an overall plan for the area, he felt that he should divorce himself from the issue and turned the meeting over to Mr. Archer Smith, a member of the Executive Committee.

Mr. Smith ruled that since only 4 out of 9 members of the Executive Committee were actually present, (a fifth had attended the meeting earlier, but had left), that a quorum did not exist and that therefore action could not be taken either for or against the proposal.

In response to queries from several members of the Committee as to certain needed changes in organization and new direction for future action and emphasis by the Committee, the Chairman advised that such is being considered but as yet he was not in position to do anything definite in this respect; that the Committee now has in the pipeline sufficient units to meet the HRC 2-year goal of 9,800 units and the 5-year goal of 16,800 units, except for Public Housing; that it appears, for the time being, this is perhaps the only field in which the Committee should work aggressively.

Motion was made, seconded and after some discussion was adopted that the HRC invite the Mayor to meet with the Committee

in a Special Meeting in the near future to discuss the current basic purpose and future direction of the Committee.

Mr. Watkins announced to the Committee that under FHA 221 d(3) or 236 that 20% of the units in any development may come under Rent Supplement, thus providing for some variation in economic status of the occupants.

Mr. Archer Smith made a motion which was seconded and carried that T.U.F.F. and representatives of the Housing Authority be invited to appear before the HRC to discuss their views, policies and concerns.

In view of the fact that the HRC Executive Committee did not have a quorum available for official transaction of business, no action was taken on the Resolution. The Meeting was adjourned at 12:10 p.m.

Respectfully submitted,

*Malcolm D. Jones*  
Malcolm D. Jones  
Housing Coordinator

MDJ/mc

Encls: Copy, Summary of Status of Low-income Housing Program (1-15-69)  
(Others with file copy only)

HOUSING RESOURCES COMMITTEE

Jan. 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

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

Dwelling Units Demolished under Housing Code:

Nov. & Dec. 1966 -- 144  
 During 1967 -- 1,272  
 During 1968 -- 1,053  
 TOTAL 2,469

5 yr. Program, 1967-71

Goals:

% established for first 2 yrs.	100%	(57%)	(13%)	(30%)	(0%)
(Same % used for 5 yr. period)	16,800	(9,576)	(2,184)	(5,040)	(0)

Status	*No. Units		P.H. & TK		FHA 221		Pvt. Devel. (Conv.)		Elderly & N.H.	
	1-15-69	1-15-68	1-15-69	1-15-68	1-15-69	1-15-68	1-15-69	1-15-68	1-15-69	1-15-68
Completed (New Constr.)	3,365	1,312	(650)	----	(864)	(400)	(1693)	(912)	(158)	----
Under Construction	6,559	3,701	(1412)	(790)	(1514)	(565)	(3392)	(2346)	(241)	----
In Planning	<u>8,335</u>	<u>6,582</u>	<u>(2239)</u>	<u>(2220)</u>	<u>(5229)</u>	<u>(3868)</u>	<u>(418)</u>	<u>(48)</u>	<u>(449)</u>	<u>(446)</u>
Total In Sight Plus Leasing Program	18,259	11,595	** <u>(4301)</u> <u>(1019)</u> <u>(5320)</u>	<u>(3010)</u> <u>(281)</u> <u>(3291)</u>	(7607)	(4833)	(5503)	(3306)	(848)	(446)
Increase or Deficit Being Considered(all cat.)	+1,459 7,630	4,481	(-4256)		(+5423)		(+463)		(+848)	

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. \*\*In addition, 1,019 units have been leased for P.H.; 800 of these are now occupied or available for occupancy as Public Housing. Also 20,215 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 15,165 sub-standard units have been brought into compliance through actual rehabilitation. 378 units have been rehabilitated by the H.A. in the West End U.R. area. 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,       "       "       "

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

Respectfully submitted,

*Malcolm D. Jones*  
 Malcolm D. Jones  
 Housing Coordinator

## SUMMARY OF PUBLIC HOUSING IN ATLANTA

8,874	Existing Units in operation - filled.
-1,140	Units in Development stage, 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 under construction in Perry Homes Extension - South of Procter Creek.
	(78) 3 Bedroom
	(46) 4 Bedroom      Bids opened March 7, 1967. Permit issued May '67. Construction behind Schedule. 85% completed 11-10-68. Estimated completion date February 1, 1969.
	(16) 5 Bedroom
(350)	Units under construction in Thomasville U.R. Project
	(40) 1 Bedroom (16 Elderly)      Bids opened May 15, 1968. Contract signed July 1, 1968.
	(120) 2 Bedroom      Ground broken July 17, 1968. Will try to have part delivered before final scheduled completion date Jan. 1970.
	(80) 3 Bedroom
	(80) 4 Bedroom
	(30) 5 Bedroom
4200	Units reserved to Atlanta by HUD.
(2381)	(Allocations made by HUD to date; Hollywood Road, 202; Bankhead Hwy., 500; Gilbert Rd., 220; Prison Cr.-Leila Lane, 175; East Lake Golf Course #2, 800; Jonesboro Rd., 160; Wellswood Apts., 324.
(730)	(730 units of this reservation are approved for use in the leasing program.)
(1089)	(1089 units of this reservation are already utilized in tentative commitments as follows, which <u>exceed current reservations by 764 units:</u> ) Bedford-Pine U.R. area, 453; Boulder Park, 300; Browntown Rd., 450; and Kimberly Rd., 650.
<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 1,019.)
5,640	5,640
	Total under Development and In Planning
(1,019)	Units under lease (9 locations); most of these are occupied or available for occupancy as Public Housing.
<u>2,000</u>	On September 18, 1968, Bd. of Ald. approved Resolution authorizing H.A. to request allocation from HAA of 2,000 additional units of Public Housing. Request prepared and submitted by H.A.; not yet approved by HAA.
16,514	Total Public Housing Potential

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

## NOTES

- A. 13,764 units proposed did not materialize, of which 13,260 were included in the previous report of Nov. 15, 1968, and 504 additional units are listed in this report, as Lost. (The majority, but not all, of these losses was due to disapprovals of sites and proposed rezoning.)
- B. 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.
- C. The Travelers Insurance Company has 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 has 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.
- D. 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.
- E. 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, with substantial governmental subsidy.
- F. 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 not cost the developer more than \$1,500 per unit. (A 5,000 sq. ft. lot is considered ample for this type house; 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.)
- G. 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  $\frac{1}{2}$  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.
- H. 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 Corporation 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).
- I. Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430).

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Respectfully submitted,

*Malcolm D. Jones*  
Malcolm D. Jones  
Housing Coordinator

MDJ/mc

Encls: Copy, Summary of Status of Low-income Housing Program (1-15-69)  
(Others with file copy only)

*Mr. Sweet*

March 21, 1969

MEMORANDUM

TO: Mr. R. Earl Landers  
Administrative Assistant

Re your note to give you my opinion on Mr. James A. Smith's Memorandum of March 14, 1969, to Mr. Wofford pertaining to first batch of ~~weekly~~ lists from the Housing Authority of families certified for Public Housing, the following is offered:

Hasty perusal of the 45 certifications indicates that only 11 locations listed appear to actually justify Housing Code notices (4 of these already had Housing Code notices, and notices were prepared on 4 others as result of these inspections); a few may have been justified because of overcrowding.

The remaining 34 certifications because of sub-standard housing conditions or overcrowding include:

- Public Housing unit in Perry Homes
- A location outside of the City Limits
- 2 copies of* Six addresses given which could not be found
- Remainder apparently unjustified (in opinion of Housing Code Inspectors)

Attention is invited to paragraph 4 of my Memorandum to you of February 26 (copy attached) in which I pointed out the fallacy of the Housing Authority accepting the tenants' word for sub-standard conditions of housing as a basis for application for Public Housing. This practice is clearly confirmed in communication of February 28, 1969, from the Chief Tenant Selection Officer to Mr. Smith (copy of which is enclosed). This is obviously the principal reason for the abuse indicated in Mr. Smith's Summary Memorandum to Mr. Wofford. Unless this is corrected, no amount of effort on the part of the City can ever produce enough Public Housing in Atlanta.

The attached material appears to be positive evidence of why the current procedure should be changed, as proposed by Building Department Officials, that a prospective applicant for Public Housing

Mr. R. Earl Landers  
March 21, 1969  
Page 2

because of inadequate housing conditions should first request and obtain a certificate from the Housing Code Division that the unit occupied is sub-standard or overcrowded to the extent that relocation is justified; and that such certification be presented to Housing Authority Tenant Selection Officials before certification for Public Housing is considered.

I recommend that the Housing Authority be requested to adopt such procedure immediately.

One other detail brought out during my discussion with Housing Authority Officials was that in reporting certification for Public Housing to the Building Department, an estimated date for move would be included (although it was mutually admitted that such dates would be tentative). This does not appear to have been done in these instances. It should be included in future reports.

Sincerely,

Malcolm D. Jones  
Housing Coordinator

MDJ/mc

Encls: Assembled correspondence  
Copy of Memorandum of February 26, 1969



# CITY OF ATLANTA

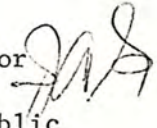
OFFICE OF INSPECTOR OF BUILDINGS

Atlanta, Georgia 30303

March 14, 1969

WILLIAM R. WOFFORD, P.E., R.A.  
INSPECTOR OF BUILDINGS  
ELMER H. MOON, E.E., P.E.  
ASST. INSPECTOR OF BUILDINGS

JAMES A. SMITH  
CHIEF HOUSING CODE INSPECTOR

Memorandum To: Mr. W. R. Wofford, Building Official  
From: Mr. James A. Smith, Chief Housing Inspector   
Subject: Weekly lists of families certified for Public Housing.

Several days ago a system was instigated whereby we would receive weekly lists from A.H.A., and we would go out immediately to inspect the property unless we already had an active case in our files on the particular property.

The first "batch" has been checked out and a list is attached, which gives a synopsis by Housing Supervisor Eidson of remarks as reported to him by the Housing Inspectors; also of the action being taken. Attached is a copy of the A.H.A. lists furnished us.

My observation is that it has generally resulted in very little gain for the effort involved as far as correcting housing conditions within the City. It also seems that just about anyone who wishes to live in Public Housing is eligible, if they say so!

I am continuing to check out these lists for Housing Code violations as directed, and will report to you as they are checked out.

JAS:lm

Enclosure



In reference to a list of properties furnished to Mr. James A. Smith from Mr. Melvin W. Rush, Chief Tenant Selection Officer.

We report on the following conditions as found by the Inspectors of the Housing Code Division.

- RE: 651 Queen Street, S.W., Apt. #2  
Tenant is Mrs. Joyce C. Harden and 3 children  
Owner is Mr. Weathers  
This is a 6 room apartment, in livable condition  
Condition of house is fair  
Tenant lived here 7 months (rent \$65.00)  
No apparent reason for moving except for a better apartment. Minor repairs needed, painting biggest expense
- RE: 575 Lindsay Street, N.W., Apt. #3  
Tenant was James C. Frederick, Jr., apartment is now vacant  
This is a 2 story, 4 unit apartment building, it was complied over a year ago. Extensive maintenance is a constant necessity to keep them in condition to be lived in.  
Each apartment has 3 rooms, with seperate bath and kitchen.  
Only reason this could be classified for relocation would be overcrowded.
- RE: 334 Chappel Road, N.W., Apt. #B5  
Occupied by Mrs. Gloria Cotton  
Managed by Ideal Realty Company  
This is a complex of jumbo brick, steel steps apartments with approximately 30 units. The premises need to be cleaned, but outside of this it could be classified as a #1 Project.  
Only reason this could be qualified for relocation would be overcrowdedness.
- RE: ✓ 352 Dixie Hills Circle, N.W., Apt. #8  
Former occupant was Mrs. Rena Alexander and 2 children, who moved from this apartment leaving a sister, to Mrs. Alexander, her mother and 4 children, which this would qualify Mrs. Alexander for Public Housing relocation. Also, a Housing Code inspection is qualified on this apartment complex. Extensive repairs and maintenance to be done. Schaeffer Realty Company, Manager.

RE: 3005 Delmar Lane, N.W.  
Former tenant, Mrs. Mamie Alexander moved into Public Housing Project, leaving 2 children in a 6 room concrete block, single family dwelling.  
House is in excellent condition on exterior and interior, this house would come under the category of Complied When Made. From our information there is no justification for Public Housing relocation.

RE: 2435 Perry Boulevard, N.W., Apt. #35  
Former tenant Melody Lowe  
Manager, Mr. Robert Daughtery  
Reason for moving unknown (rent \$59.95)  
This is a 1 bedroom efficiency apartment, which is in excellent condition. Mr. Daughtery stated that as far as his knowledge, no one lived here other than Melody Lowe.

RE: 1386 Carey Drive, N.W., Apt. #188  
Tenant, Ronda & Charles Copeland  
This apartment is part of The Perry Homes  
Reason for moving unknown  
These tenants were relocated from one project to another project.

RE: 1245 Northwest Drive, N.W.  
Marion, Diane and Clarence Moore were the tenants relocated; on 10-8-68, James T. Wright was listed as tenant.  
Owner Ellis Farrell, 3020 Collier Drive, N.W.  
We found this house to be in a livable condition.

RE: ✓ 2284 Alvin Drive, N.W.  
Mrs. Viola Barnes is the name on the list for be relocated.  
Owner, Mrs. Enid W. Lawson  
According to our records Loyd Johnson & Annie Ruth Welch are the tenants.  
The house is in a livable condition. There is a ✓ considerable amount of repairs to be done. Mrs. Lawson was mailed a notice for repairs to be done on February 24, 1969.  
Considerable amount of trash & debris and tenant responsibility involved in this house. The house-keeping is deplorable. Most conditions in this house was brought on by the tenants.  
Mrs. Lawson has until May, 1969 to comply with Housing Code Notice.



RE: 843 Woods Street, N.W.  
Applicants Viola & John Willis Sanford  
Mr. & Mrs. Sanford were living with their daughter,  
Mrs. Palmer.  
House is in good shape, it was complied by Mr. R.A.  
Jenkins on September 12, 1968.  
No Housing Code Case necessary now.

RE: 375 Chestnut Street, N.W.  
Applicant, Shirley & Kenneth Williams  
It is occupied now and the tenant is satisfied.  
No Housing Code Case needed at this time.

RE: 422 Ashby Street, N.W.  
Applicants, Lizzie Mae & Clark Bonner  
This house is in good condition, clean and comfortable.  
No apparent reason why relocated unless it was due to  
overcrowded conditions.  
No Housing Code Case needed at this time.

RE: 775 Confederate Avenue, S.E.  
Applicant, James Alton Mitchell  
Owner, W. A. Johnson, 1449 Bolton Road, N.W.  
This house is in fair condition, it needs minor  
repairs and general maintenance.  
Only reason this house would qualify for Public  
Housing relocation, would be if the tenants were  
overcrowded. There are 2 remaining tenants.

RE: 321 Augusta Avenue, S.E.  
Applicant, Mrs. Mary Whatley  
This is a duplex, 1 unit vacant and 1 unit occupied.  
Minor maintenance items to be done, an estimated  
\$50.00 cost.  
No justified reason for tenant to move unless it  
was overcrowded.

RE: 64 Soloman Street, S.E.  
Applicant, Lawrence Gibbs  
Owner, Bethel Baptist Church, 438 Fraser Street, S.E.  
There are no Housing Code violations.  
The house is vacant at this time, and there is not  
any apparent reason why occupants moved.

RE: 220 Bass Street, S.E.  
Applicant, Mrs. Classie Burt  
This is a 2 unit apartment, 1 vacant, 1 occupied.  
minor repairs needed, estimate of \$75.00 to bring  
up to Housing Code. No Housing Code Case ~~needed~~ at  
this time.

RE: 2036 Robson Place, S.E.  
Applicant, John Nash  
No such number located on this street, nor in  
the Southeast part of city.  
Neighbors living on this street claimed they  
never heard of a John Nash.

RE: 622 Grant Street, S.E. Apt. #1  
Applicants, Jackie & Eugene Ray  
Owner, Ledbetter Construction Company,  
2171 Cheshire Bridge Road, N.E.  
This is a 6 unit, 2 story building, occupied by  
9 tenants by the name of Westbrooks.  
Minor repairs, estimated \$50.00, as far as  
Housing Code violations.

RE: 94 Glenn Street, S.E., Apt. #1  
Applicant, Becky Lee McGreer  
Owner, Kaplan Investment Company  
This is a duplex, 1 occupied, 1 vacant.  
Minor Housing Code violations, estimated  
at \$200.00.  
No apparent reason for moving, unless overcrowded.

RE: 46 Meldon Avenue, S.E., Apt. #7  
Applicant, Earl E. Carter  
Owner, Edith Price  
Mrs. Price occupies 1 unit and other unit is vacant.  
Only minor repairs needed for Housing Code compliance.  
No apparent reason why tenant would move.

RE: 171 Howard Street, S.E.  
Applicant, Ellie Lee Tarver  
House is in good condition.  
No Housing Code Case would be made at this time.  
Overcrowdedness would be only reason why tenant  
would move.

RE: 278 Thornton Street, S.W.  
Applicant, Mrs. Jessie Covington  
Owner, Mrs. Sally Morrison  
Mrs. Morrison, the owner, states she has lived here for  
20 years and she did not make an application to be re-  
located and she also stated she did not know the applicant.  
We also note that the house is in excellent condition.  
No Housing Code violations.

- RE: 2883 Glenwood Road, S.E.  
Applicant, Mrs. Fred Morrison Liggions  
We find that this house is outside the city limits. It is vacant and has been for over a year. Damaged by fire over 75%.  
- Applicant falsified this address to the Atlanta Housing Authority,
- RE: 560 Little Street, S.W.  
Applicant, Mrs. Vera Mae Saffo  
On inspection we found that this address is a vacant lot. We have no knowledge of how long this house has been torn down.
- RE: - 166 Berne Street, S.E.  
Applicant, Mrs. Burrell Bennett  
On inspection we found no such number as 166 Berne Street, S.E.. Some other explanation could be made about this address, we don't have it.
- RE: 1984 Wellbourne Drive, N.E. Apt. #6  
Applicant, Fred M. Gates  
Inspection reveals that this is an 8 unit apartment building, approximately 1 year old. The complex is in excellent condition. No Housing Code violations were recorded at this time.
- RE: ✓ 462 Ira Street, S.W., Apt. #4  
Applicants, Cecil & Louise Bell  
As of current record, we show that this address is in the Code Compliance Office for further action.
- RE: - 1061 Neal Place, N.W. Apt. #16  
Applicants, Eddie & Fannie L. Bixby  
Our inspection reveals no such number as 1061 Neal Place, N.W..
- RE: 866 Crew Street, S.E.  
Applicants, Lester & Adell Chaney  
We found this to be a new 10 unit, brick apartment complex fully occupied. No Housing Code Case is necessary at this time. No apparent reason why tenants should leave these apartments.

- RE: 1014 McDaniel Street, S.W.  
Applicant, Deborah Cost  
This is an owner occupied house.  
No Housing Code violations apparent on this house. No case made on this house. No apparent reason for tenant leaving this house.
- RE: 146 Kennett Street, S.E.  
Applicants, Judy & Benny Dunn  
This is a 1 family residence and it is occupied at this time.  
Minor Housing Code violations were found, possibly a \$100.00 cost to repair.  
There are 8 occupants living in 7 rooms at this time, which justify the house as being overcrowded if the tenant (or applicant) has as many 3 in his family.
- RE: 1240 Simpson Road, N.W., Apt. #14  
According to the numbering system, there is not a 1240 Simpson Road, N.W.  
No report on this otherwise.
- RE: 985 Smith Street, S.W.  
Applicants, Mary L. & Jacob Maffeth  
Owner-Occupied, Albert Holiday  
This is a duplex, 1 unit occupied, 1 vacant.  
An estimate of \$250.00 minor repairs, will put this house in excellent condition.  
No apparent reason for this family to leave unless of overcrowdedness conditions.
- RE: ✓ 270 Troy Street, N.W.  
Managed by Ben T. Huiet & Sons  
This complex is approximately 10 years old.  
There were some Housing Code Violations noted and a Housing Code Case will be made on the entire project.  
- Overcrowded conditions would be the only justification for vacating this apartment building.
- RE: - 136 Richardson Street, S.E.  
Applicants, Mattie & James Smith  
According to our inspection there is not a 136 Richardson Street, S.E. recorded nor noted on the street. We have no further information on this.
- RE: 807 Bonneville Terrace, N.W.  
Applicant, Mrs. Miram Broughton  
We found this house complied on first inspection.  
The owner stated that 6 people were relocated leaving a total of 4 in a 5 room house.

2

- RE: ✓ 583 Delbridge Street, N.W.  
Applicant, Phillip J. Allison  
This is a duplex, occupied by 2 families,  
2 occupants to each side.  
Housing Code Case made against this house this date.  
Estimate cost of repairs around \$500.00.
- RE: ✓ 1245 Northwest Drive, N.W.  
Applicant, Clarence Moore  
There is an existing Housing Code Case against this  
house.
- RE: ✓ 898 W. Peachtree Street, N.W.  
Applicant, Mrs. Jeanette Bates  
A Housing Code Case made against this house this week.
- RE: ✓ 712 Cooper Street, S.W.  
Applicant, Bobby N. Smith  
A Housing Code Case in existence now.
- RE: - R-571 Linden Avenue, N.E.  
Applicant, Maggie Douglas Weldon  
Inspector found no such number on Linden Avenue.
- RE: ✓ 239 Ormond Street, S.E.  
Applicant, Mrs. Ellie Edwards  
Our records show that this house is in the  
Codes Compliance Office, being handled by  
them.
- RE: ✓ 936 Fair Street, S.W.  
Applicant, Will & Edith Henderson  
We found this to be a duplex; 2 - 3 room apartments.  
One vacant and one occupied.  
All Housing Code violations <sup>NOTED</sup> noted on the apartment  
and this building.
- RE: ✓ 42 Leach Street, N.W.  
Applicants, Emma Jean & Willie Key  
Owner, Q. V. Williamson, 855 Hunter Street, N.W.  
This house is in need of extensive repairs, our  
estimated cost is \$1500.00.  
It is a single family, 1 unit. It has 6 rooms  
with 5 occupants.
- RE: → 259 Church Street, N.E.  
Applicant, Otis & Rilous Evans  
According to inspection, we are unable to find  
a Church Street, N. E. nor Church Street, N.W..

?



APPLICATION  
AND  
TENANT SELECTION OFFICE  
858 HURT BUILDING  
ATLANTA, GEORGIA 30303

February 28, 1969

Mr. James Smith  
Housing Code Enforcement  
City Hall  
Atlanta, Georgia 30303


Dear Mr. Smith:

The enclosed names are families that have been certified to low rent public housing during the week of February 19, 1969. As we no longer make home visits, a small percentage of these families may live in standard housing, but are classified as sub-standard due to overcrowding. We are now verifying applicant housing conditions by accepting applicants statement. ?

Due to our low vacancy rate the list of names are few, but will increase considerably as new public housing becomes available.

From now on the list of names will come to you weekly with no cover letter.

Sincerely,

*Melvin W. Rush* 

Melvin W. Rush, Chief  
Tenant Selection Office

MWH:ad  
Enclosures: 8

1. Make Inspection.
2. Give notice where violations are found.
3. List results.

## HOUSING RESOURCES COMMITTEE

Mr. Cecil A. Alexander, Chairman 688-3313  
 Housing Resources Committee  
 Finch, Alexander, Barnes, Rothschild and Paschal  
 10th Floor Standard Federal Building  
 44 Broad Street, N.W.  
 Atlanta, Georgia 30303

Dr. Sanford S. Atwood, Co-Chairman 377-2411  
 Housing Resources Committee  
 President, Emory University  
 Atlanta, Georgia 30322

Dr. Benjamin E. Mays, Co-Chairman (O) 349-2987  
 Housing Resources Committee (H) 349-0909  
 President Emeritus, Morehouse College  
 3316 Pamlico Drive, S. W.  
 Atlanta, Georgia 30311

## PANELS

Legal

Mr. Charles L. Weltner, Attorney 524-7764  
 Shoob, McLain, Jessee  
 3242 First National Bank Building  
 Atlanta, Georgia 30303

Mr. Archer D. Smith, III, Attorney 523-1939  
 Harmon and Thackston Chairman  
 1944 National Bank of Georgia Building  
 Atlanta, Georgia

Mr. Donald Hollowell, Regional Director 526-5581  
 Equal Employment Opportunity Commission  
 1776 Peachtree Street, N.W. Vice-Chairman  
 Atlanta, Georgia 30309

Honorable Luther Alverson, Judge 572-2414  
 Fulton County Superior Court  
 136 Pryor Street, S.W.  
 Atlanta, Georgia 30303

Mr. Julian Bond, Representative 758-6985  
 District 11  
 162 Euharlee Street, S.W.  
 Atlanta, Georgia 30314

Mr. McCready Johnson, Attorney 577-5490  
 President, General American Development Company  
 700 Georgia Savings Bank Building  
 84 Peachtree Street, N.W.  
 Atlanta, Georgia 30303

Construction and Design

*Account*  
Mr. Bob Winn, Assistant to the President 873-4211  
Georgia Institute of Technology Chairman  
225 North Avenue, N.W.  
Atlanta, Georgia 30313

Mr. Moreland Smith, Director 522-8764  
Urban Planning Project Vice-Chairman  
Southern Regional Council, Inc.  
5 Forsyth Street, N.W.  
Atlanta, Georgia 30303

Mr. Henry F. Alexander, Builder 351-2072  
2439 Fernleaf Court, N.W.  
Atlanta, Georgia 30318

Mr. Dan P. Elliott 577-2550  
Eastern Engineering Company  
P.O. Box 1286  
Atlanta, Georgia 30301

Mr. Edward Benson 524-6853  
Design Consultants Incorporated  
70 Fairlie Street, N.W.  
Atlanta, Georgia 30303

Finance and Nonprofit

Mr. Lee Burge, President 875-8321  
Retail Credit Company Chairman  
P.O. Box 4081  
Atlanta, Georgia 30302

Dean Harding B. Young 523-6431  
Atlanta University Vice-Chairman  
223 Chestnut Street, S.W.  
Atlanta, Georgia 30314

Mr. Gordon Jones, President 577-3500  
The Fulton National Bank  
P.O. Box 4387  
Atlanta, Georgia 30302

Mr. A. B. Padgett, Trust Officer 588-7606  
Trust Company of Georgia  
P.O. Box 4418  
Atlanta, Georgia 30302

Mr. Robert C. Watkins 688-2343  
Suite 2742, First National Bank Building  
Atlanta, Georgia 30303



Public Housing

Mr. Clarence D. Coleman, Regional Director 688-8778  
National Urban League Chairman  
136 Marietta Street, N.W., Suite 242  
Atlanta, Georgia 30303

Mr. Charles F. Palmer, President 522-9238  
Palmer, Inc., Palmer Building Vice-Chairman  
41 Marietta Street  
Atlanta, Georgia 30303

Mr. Leonard Reinch, President 892-3456  
Cox Broadcasting Company  
1601 West Peachtree Street, N.E.  
Atlanta, Georgia

*Accepted*  
Dr. Joseph A. Wilbur  
615 Peachtree Street, N.E.  
Atlanta, Georgia 30303

*Recommended by Lester Persalls  
(not yet contacted)  
872-7290*

*Rev. C. ...  
Chairman ...  
1317 West ...  
Atlanta, Ga. 30310*

Moderate and Upper Income In-Town Housing

Mr. Jim E. Land 877-3124  
Chief Engineer for Georgia Chairman  
Southern Bell Telephone and Telegraph Company  
805 Peachtree Street, N.E.  
Atlanta, Georgia 30308

Mr. Herman J. Russell, Contractor 524-4761  
504 Fair Street, S. W. Vice-Chairman  
Atlanta, Georgia 30313

*Accepted*  
Mr. H. W. Beers, Jr. Chairman of the Board 525-0555  
70 Ellis Street, N. E.  
Atlanta, Georgia

Mr. Gordon Jones, President 577-3500  
The Fulton National Bank  
P.O. Box 4387  
Atlanta, Georgia 30302

Mr. Joseph E. Birnie, President 523-1461  
The National Bank of Georgia  
Peachtree at Five Points  
Atlanta, Georgia 30303

Mr. Scott Houston, Jr., Executive Director 633-2521  
Wesley Woods Apartments  
P.O. Box 15468  
Atlanta, Georgia 30333

Mr. Wallace L. Lee, President 522-8051  
Atlanta Gas Light Company  
P.O. Box 4569  
Atlanta, Georgia 30302

Moderate and Upper Income In-Town Housing (Cont.'d)

Mr. Stewart Wight 523-6913  
Wight, Couch & Ward  
15 Peachtree Street Building, Room 822  
Atlanta, Georgia 30303

Mr. Clayton R. Yates, President 521-1401  
Yates-Milton Store  
228 Auburn Avenue, N.E.  
Atlanta, Georgia 30303

Business Participation

*Want to talk  
to you about this  
m.j.*

Mr. T. M. Alexander, Jr. 521-0238  
Courts and Company Chairman  
11 Marietta Street, N. W.  
Atlanta, Georgia 30303

Mr. Richard Harvey 875-3411 Ext. 246  
Vice-President and Marketing Manager Vice-Chairman  
Coca-Cola, U. S. A.  
P.O. Drawer 1734  
Atlanta, Georgia 30301

Mr. Rolland Maxwell, President 522-1300  
Davison's Department Stores  
180 Peachtree Street, N.W.  
Atlanta, Georgia 30303

Mr. William C. Bartholemey 522-7630  
Chairman and President  
Atlanta Braves  
P.O. Box 14064  
Atlanta, Georgia 30312

Mr. Robert L. Wells, Manager 355-7030  
Lockheed Industrial Products  
1250 Chattahoochee Avenue  
Atlanta, Georgia 30319

Mr. Otis Thorpe, President 522-5895  
Empire Real Estate Board  
Williamson & Company  
855 Hunter Street, N.W.  
Atlanta, Georgia 30303

Mr. Ernest L. Dixon, Branch Supervision 588-2250  
C & S National Bank  
Marietta at Broad  
Atlanta, Georgia 30331

Social Aspects

Mr. Duane Beck, Executive Director 577-2250  
Community Council of the Atlanta Area, Inc.  
1000 Glenn Building  
Atlanta, Georgia 30303

Mr. Robert D. Bailey 875-7396  
Equitable Life Assurance Society of U.S.  
739 West Peachtree Street, N.E.  
Atlanta, Georgia 30308

Mrs. Sujette Crank, Social Director 688-6232  
Neighborhood Services, EOA, Inc.  
101 Marietta Street Building  
Atlanta, Georgia 30303

Mrs. Hal (Dorothy) Gibson 233-1458  
1646 Mt. Paran Road, N.W.  
Atlanta, Georgia 30327

Mrs. Jack J. (Evelyn) Ullman 355-1599  
469 Monor Ridge Drive, N.W.  
Atlanta, Georgia

Mr. William W. Allison, EOA 688-2033  
Deputy Administrator  
101 Marietta Street Building  
Atlanta, Georgia 30303

Public Information

Mr. Dale Clark 875-5551  
Director of Public Affairs  
WAGA-TV  
1551 Briarcliff Road, N.E.  
Atlanta, Georgia 30306

Mr. Ray Moore 636-0413  
~~1530 Diamondhead Drive~~  
~~Decatur, Georgia 30033~~

Mr. F. J. Vining 875-4541  
Public Relations Director  
Orkin Exterminating Company  
2170 Piedmont Road, N.E.  
Atlanta, Georgia 30324

Mr. Reese Cleghorn, Associate Editor 522-5050  
Atlanta Journal Southern Regional Council, Inc.  
105 Forsyth Street Building  
Atlanta, Georgia 30303

Rev. John A. Middleton, Pres. 525-7831  
Morris Brown College  
673 Hunter St, N.W.  
Atlanta, Ga 30314

*Dr. Clarence Bacote  
Prof. of History  
223 Chestnut St.  
Atlanta 30304*

*Senior News Analyst*

*Writer in Residence*

Metropolitan Cooperation

Mr. Mills B. Lane, Jr., President 588-2225  
The Citizens and Southern National Bank  
P.O. Box 4899  
Atlanta, Georgia 30303  
(Donald J. Roe, Assistant to the President)

Dr. Benjamin E. Mays, Co-Chairman 349-2987  
Housing Resources Committee  
President Emeritus, Morehouse College  
3316 Pamlico Drive, S.W.  
Atlanta, Georgia 30311

Mr. Augustus H. Sterne, President 588-7123  
The Trust Company of Georgia  
36 Edgewood Avenue, N.E.  
Atlanta, Georgia 30303

Rev. William Holmes Borders, Pastor 522-3634  
Wheat Street Baptist Church  
1426 Mozley Drive, S.W.  
Atlanta, Georgia

Mr. Lee Burge, President 875-8321  
Retail Credit Company  
P.O. Box 4081  
Atlanta, Georgia 30302

*Accepted*

Mr. J. David Palmer, Associate Professor 577-2400 Ext. 696  
Political Science  
Georgia State College  
33 Gilmer Street, S. E.  
Atlanta, Georgia 30303

Restudy Committee (Ad Hoc)

Mr. Archer D. Smith, III, Attorney 688-6054  
Harmon and Thackston Chairman  
1944 National Bank of Georgia Building  
Atlanta, Georgia

Mr. William W. Allison, Deputy Administrator 688-2033  
EOA Vice-Chairman  
101 Marietta Street Building  
Atlanta, Georgia 30303

Mr. Robert Watkins 688-2343  
Suite 2742, First National Bank Building  
Atlanta, Georgia 30303

Mr. James Moore, President 525-2793  
Atlanta Labor Council  
15 Peachtree St., N.E.  
Room 208  
Atlanta, Georgia 30303

Restudy Committee (Ad Hoc) (Cont'd)

Dr. Benjamin E. Mays, Co-Chairman 349-2987  
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President Emeritus, Morehouse College  
3316 Pamlico Drive, S.W.  
Atlanta, Georgia 30311

Mrs. Sujette Crank, Social Director 688-6232  
Neighborhood Services, EOA, Inc.  
101 Marietta Street  
Atlanta, Georgia 30303

Mr. Edwin L. Sterne, Chairman 525-5591  
Housing Authority of the City of Atlanta  
639 Trust Company of Georgia Building  
Atlanta, Georgia 30303

Dr. Vivian Henderson, President 524-7762  
Clark College  
240 Chestnut Street, S.W.  
Atlanta, Georgia 30314

Dr. Sanford S. Atwood, Co-Chairman 377-2411  
Housing Resources Committee  
President, Emory University  
Atlanta, Georgia 30322

STAFF

Room 208, City Hall  
Tel. 522-4463, Ext. 430 or 431

Malcolm D. Jones, Housing Coordinator  
W. W. Gates, Consultant  
Mrs. Mary Christenson, Secretary

## HOUSING RESOURCES COMMITTEE

Jan. 15, 1969

## Total Dwelling Units Permitted in Atlanta:

1963 - 9,129	1966 - 2,382
1964 - 3,329	1967 - 4,630
1965 - 2,656	1968 - 5,333

## SUMMARY

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

## Dwelling Units Demolished under Housing Code:

Nov. & Dec. 1966	- 144
During 1967	- 1,272
During 1968	- 1,053
TOTAL	2,469

## 5 yr. Program, 1967-71

## Goals:

% established for first 2 yrs.	100%	(57%)	(13%)	(30%)	(0%)
(Same % used for 5 yr. period)	16,800	(9,576)	(2,184)	(5,040)	(0)

Status	*No. Units		P.H. & TK		FHA 221		Pvt. Devel. (Conv.)		Elderly & N.H.	
	1-15-69	1-15-68	1-15-69	1-15-68	1-15-69	1-15-68	1-15-69	1-15-68	1-15-69	1-15-68
Completed (New Constr.)	3,365	1,312	(650)	----	(864)	(400)	(1693)	(912)	(158)	----
Under Construction	6,559	3,701	(1412)	(790)	(1514)	(565)	(3392)	(2346)	(241)	----
In. Planning	8,335	6,582	(2239)	(2220)	(5229)	(3868)	(418)	(48)	(449)	(446)
Total In Sight Plus Leasing Program	18,259	11,595	** (4301) (1019) (5320)	(3010) (281) (3291)	(7607)	(4833)	(5503)	(3306)	(848)	(446)
Increase or Deficit Being Considered(all cat.)	+1,459 7,630	4,481	(-4256)		(+5423)		(+463)		(+848)	

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. \*\*In addition, 1,019 units have been leased for P.H.; 800 of these are now occupied or available for occupancy as Public Housing. Also 20,215 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 15,165 sub-standard units have been brought into compliance through actual rehabilitation. 378 units have been rehabilitated by the H.A. in the West End U.R. area. 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,

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

*Malcolm D. Jones*  
Malcolm D. Jones  
Housing Coordinator

## NOTES

- A. 13,764 units proposed did not materialize, of which 13,260 were included in the previous report of Nov. 15, 1968, and 504 additional units are listed in this report, as Lost. (The majority, but not all, of these losses was due to disapprovals of sites and proposed rezoning.)
- B. 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.
- C. The Travelers Insurance Company has 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 has 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.
- D. 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.
- E. 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, with substantial governmental subsidy.
- F. 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 not cost the developer more than \$1,500 per unit. (A 5,000 sq. ft. lot is considered ample for this type house; 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.)
- G. 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  $\frac{1}{2}$  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.
- H. 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 Corporation 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).
- I. Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430).

## SUMMARY OF PUBLIC HOUSING IN ATLANTA

3,374	.	.	.	.	.	Existing Units in operation - filled.
	1,140					Units in Development stage, 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 under construction in Perry Homes Extension - South of Procter Creek.
				(78)	3 Bedroom	
				(46)	4 Bedroom	Bids opened March 7, 1967. Permit issued May '67. Construction behind Schedule. 85% completed 11-10-68. Estimated completion date February 1, 1969.
				(16)	5 Bedroom	
	(350)					Units under construction in Thomasville U.R. Project
				(40)	1 Bedroom (16 Elderly)	Bids opened May 15, 1968. Contract signed July 1, 1968.
				(120)	2 Bedroom	Ground broken July 17, 1968. Will try to have part delivered before final scheduled completion date Jan. 1970.
				(80)	3 Bedroom	
				(80)	4 Bedroom	
				(30)	5 Bedroom	
	4200					Units reserved to Atlanta by HUD.
	(2381)					(Allocations made by HUD to date; Hollywood Road, 202; Bankhead Hwy., 500; Gilbert Rd., 220; Prison Cr.-Leila Lane, 175; East Lake Golf Course #2, 800; Jonesboro Rd., 160; Wellswood Apts., 324.
	(730)					(730 units of this reservation are approved for use in the leasing program.)
	(1089)					(1089 units of this reservation are already utilized in tentative commitments as follows, which <u>exceed current reservations by 764 units:</u> ) Bedford-Pine U.R. area, 453; Boulder Park, 300; Browntown Rd., 450; and Kimberly Rd., 650.
	<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 1,019.)
5,640	5,640					Total under Development and In Planning
	(1,019)					Units under lease (9 locations); most of these are occupied or available for occupancy as Public Housing.
<u>2,000</u>						On September 18, 1968, Bd. of Ald. approved Resolution authorizing H.A. to request allocation from HAA of 2,000 additional units of Public Housing. Request prepared and submitted by H.A.; not yet approved by HAA.
16,514						Total Public Housing Potential

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



Statement by Des  
3/13/69

THE MAYOR HAS GIVEN VERY CAREFUL ATTENTION TO THE NEED FOR SOME CHANGE IN THE DIRECTION OF THE HOUSING RESOURCES COMMITTEE.

HE RECOGNIZES THE GREAT SUCCESS OF THE HOUSING EFFORT WHICH THIS GROUP OF CITIZENS HAS ACHIEVED. I AM SURE HE DOES NOT WANT TO TAKE ANY PREMATURE ACTION WHICH MIGHT DIMINISH THE ENTHUSIASM OR PRODUCTION OF THE COMMITTEE.

SINCE THE HOUSING RESOURCES COMMITTEE WAS GIVEN ITS CHARGE IN NOVEMBER 1966, SEVERAL SIGNIFICANT CHANGES IN NATIONAL PROGRAMS HAVE BEEN EFFECTED WHICH HAVE A DIRECT BEARING ON THE HRC PROGRAM. SPECIFIC EXAMPLES ARE THE MODEL CITIES PROGRAM, THE OPEN OCCUPANCY AND OTHER PROVISIONS OF THE 1968 HOUSING ACT AND THE NEW NEIGHBORHOOD DEVELOPMENT PROGRAM APPROACH OF URBAN RENEWAL.

THE VERY SUCCESS OF THE COMMITTEE ITSELF IN ALREADY ATTAINING MUCH OF ITS ASSIGNED GOAL IS ANOTHER FACTOR WHICH IS BEING WEIGHED IN CONSIDERING ANY NEW CHARGE TO THE HRC.

I AM SURE THE MAYOR WILL GIVE HIS THOUGHTS TO THE COMMITTEE VERY SHORTLY.

February 18, 1969

Mr. Cecil Alexander  
Finch, Alexander, Barnes,  
Rothschild, and Paschal  
44 Broad Street, N. W.  
Atlanta, Georgia 30303

Dear Cecil:

I was pleased to note that \$7.1 million has been allocated for the model cities program in Atlanta with \$250,000 for a housing development corporation and \$285,000 for a housing center.

If we can be of any help in developing the specific program for either the development corporation or the housing center, do not hesitate to call us. We are presently assisting the model cities program in San Antonio, Texas and Albuquerque, New Mexico. We have also been involved in assisting in the formation of a housing development corporation in Dalton, Georgia. We are most anxious to assist in Atlanta should you need us.

Warm personal regards.

Very sincerely yours,

James P. Twomey  
Director  
Nonprofit Housing

JPT/md  
cc: Dan Sweat

P.S. Happen to see the article in the Atlanta paper concerning your home - one year after, it's quite a place. Congratulations!

February 26, 1969

MEMORANDUM

TO: Mr. R. Earl Landers  
Administrative Assistant

Pursuant to your instructions, I met February 24 with Lester Persells, M. B. Satterfield, Gilbert Boggs and Howard Grigsby of the Housing Authority and on February 25 with Bill Wofford and Jim Smith of the Building Department to insure appropriate coordination pertaining to the attached Memorandum.

As a result of these discussions, the Housing Authority has agreed to report to the Building Department (Housing Code Division) on a weekly basis, the names and addresses of families and individuals which they have "certified" to move into Public Housing, because of substandard housing conditions. This report is to also include an appropriate date of anticipated move.

Upon receipt of this report, the Building Department proposes to inspect the locations involved within two working days after receiving the reports and to initiate appropriate action where necessary for compliance with the Housing Code.

(The only fallacy that I can see with respect to this arrangement is that currently the Housing Authority takes the prospective tenants' word that they are living in substandard housing and apparently makes no verification of this. In discussing this point with the Building Department, it appears that before certifying a family to move into Public Housing, because of living in substandard housing, the family involved should first request and obtain a certificate from the Housing Code Division that the unit is substandard and then present such certificate to the Housing Authority.)

The Building Department has been submitting requests to the Housing Authority from the Housing Code Division and the Codes Compliance Office (as result of Court action) separately for relocation of families. The Housing Authority has heretofore reported back to the Building Department on a monthly basis those families which they have relocated.

Mr. R. Earl Landers  
February 26, 1969  
Page 2

(The Building Department has now decided to consolidate its reports, through the Housing Code Division only, to the Housing Authority, and the Housing Authority has agreed to report relocations back to the Housing Code Division on a weekly basis.)

The Housing Authority has requested, and the Building Department has agreed, that requests for relocation be more specific than they have been in the past in order to provide better understanding as to why relocation is necessary and determination as to when it should be accomplished.

Mr. Satterfield suggested that he did not think that the Housing Authority should approach a family to provide relocation assistance until the property and the need therefor, had been adjudicated by the Courts; that otherwise the Housing Authority might create antagonism on the part of the Landlord, or disturbance of the tenants, or both and therefore be criticized as acting unconstitutionally. I pointed out that this would be entirely too slow and would not accomplish the desired results and that such delay is unacceptable.

It also developed that on the initial visit by a Housing Authority Relocation Worker to a family, that attempt is made then and there to arrange for relocation (normally this is unsuccessful). Mr. Persells suggested that perhaps the first visit to the property by the Housing Authority Relocation Worker should be purely exploratory to find out what the circumstances are, with view to subsequently making staff determination as to appropriate action which should be taken. I heartily agree. However, it was then brought out by the Housing Authority that this type of visit is more in the nature of social work and that the Housing Authority has no Social Workers; only Relocation Workers. It seems to me that the solution is obvious. The Relocation Workers should determine the social aspects, as part of their relocation assignment, before the tenants or the landlords are notified that relocation is mandatory. If the initial visit was done quietly and on an exploratory basis, much anxiety and disturbances on the part of the tenant; and annoyance and hostility on the part of the landlord would be considerably reduced and in most instances could conceivably be eliminated all together.

The Housing Authority feels that in many instances the requests from the Building Department for relocation are everly simplified in that the names and numbers of people are usually not provided and, if relocation is being requested in order to reduce overcrowding, that the people required to move and ones permitted to remain are not specified.

Mr. R. Earl Landers  
February 26, 1969  
Page 3

The Building Department feels that these details are functions which could and should be determined by the Relocation Workers, as part of their relocation assignments, using the Housing Code as a guide and should not be expected of the Housing Code Inspectors. I am inclined to agree with the Building Department in this respect, but have requested the Building Department in making its requests to the Housing Authority for relocation to be as specific as practical.

In general, relocation consists of two categories, i.e., families living in Urban Renewal projects and those living outside of Urban Renewal projects. The Housing Authority is authorized to provide financial relocation assistance to families residing in Urban Renewal areas. These families also get number one priority for Public Housing. The Housing Authority claims that this presents no major problem, but that the principal delaying factor in relocation of families residing outside of Urban Renewal projects is financial inability of the families to provide funds for drayage, utility meter deposits and first month's rent. These families get second priority for Public Housing, if required to move because of Housing Code Enforcement and third priority, if moving of their own volition. However, the Housing Authority has no funds for providing the initial financial assistance required for the last two categories and consequently, frequently, weeks and sometimes even months elapse before the families involved are able to accumulate enough cash with which to meet these initial relocation expenses.

As a result, the Housing Authority has proposed that it be permitted to use, as an experiment, \$2,000 from relocation funds allocated to it from the City of Atlanta, as a revolving fund and from which the Housing Authority would, on its own determination, make no interest rate loans of from \$10 to \$100 to such families, to be repaid to the Housing Authority on a weekly basis over a period of time not to exceed one year.

Since it has been pointed out by the Administrative Assistant that the City of Atlanta appropriated funds cannot be used for this purpose, I have contacted Bob Watkins, Director of the Greater Atlanta Housing Development Corporation, suggesting that his fund make a grant of \$2,500 to the Housing Authority for use by the Housing Authority as a revolving fund for the purpose indicated above and that in consideration of such grants, the Greater Atlanta Housing Development Corporation require the Housing Authority to make a semi-annual report to it as to the utilization and status of such fund. Bob Watkins thinks that he can get favorable action on this proposal within 10 days.

Mr. R. Earl Landers  
February 26, 1969  
Page 4

If this should fail, Dan Sweat has contacted Jim Parham of EOA who thinks that his organization may be able to assist by permitting the Housing Authority to draw against certain EOA funds for the purpose described above.

I am requesting both the Housing Authority and the Building Department to follow up closely on the effectiveness of coordination and cooperation efforts enumerated in this paper and to advise me of any breakdown which occurs or of improvement in procedures which should be established.

Sincerely,

Malcolm D. Jones  
Housing Coordinator

MDJ/mc

Encls: Memo dated Feb. 11, 1969

cc: Mr. Dan E. Sweat, Jr.

February 24, 1969

MEMORANDUM

TO: Mr. Cecil A. Alexander, Chairman  
Housing Resources Committee

Attached (Encl. 1) is copy of Memo from Eric Hill Associates to Collier Gladin, entitled "Expanded Means To Lower Cost Housing". Collier has discussed this briefly with Dan Sweat with view to undertaking an updated and expanded study of the housing portion of the CIP. This would presumably be done by Eric Hill Associates.

Dan feels, and so do I, that the initiation of any major updating study on housing in Atlanta should be initiated by the Housing Resources Committee.

Eric Hill Associates is perhaps the best housing, planning consultant firm I know and there is little contained in the attached proposal with which I disagree. However, it seems somewhat inappropriate to initiate another major study when we have not yet been able to implement the recommendations of the previous study, although we are fully aware of the major factors which are still holding up implementation of the previous study. The following are some of the more important of these:

- a. The number one problem of course is getting site approvals.
- b. Other difficulties which have not been adequately corrected and for which specific recommendations were made formally by the Housing Resources Committee to the Zoning and Planning and Development Committees of the Board of Aldermen, August 2, 1968, include:
  3. "Revision of the Ordinance governing non-conforming use of land to allow structural changes in improving dwelling units to meet requirements of the Housing Code."

I was called upon by a City Official for current figures on units Completed, Under Construction and In Planning in the Low-income Housing Program. The best I could offer was to provide figures as of November 15, 1968. I have not been able to compile a more recent report, although, it is known that the figures have changed considerably since the November 15 report.

5. Attached (Encl. 5) are copies of recent Memos from this office to Mr. Satterfield of the Housing Authority in an effort to obtain some essential data pertaining to Public Housing and to encourage coordination efforts toward insuring rehabilitation of existing substandard units, from which occupants move into Public Housing.

In addition, the CIP contained a specific recommendation for establishment of a Housing Resources Bureau. Extract of the proposal is attached (Encl. 6). About 2 years ago, I provided Mr. Sweat with a brief concept, including tentative proposed organizational structure and personnel considered necessary to implement such an activity. If established, that organization should probably function under the guidance and as a facility of the Housing Resources Committee, with a specific Housing Committee of the Board of Aldermen designated to steer and carry the program's activities through the Board of Aldermen to fruition.

Realizing the local Administration's desire to reduce rather than add Departments and in order to avoid appearances of empire building, I have thus far refrained from recommending establishment of a Housing Bureau or Department. However, although a good start has been made in housing, I feel that we have barely scratched the surface of the overall housing needs of the City during the next 20 years; and that this problem can best be attacked through an increase in, and elevation of, Housing Resources facilities. Perhaps the time has now come when we should seriously consider expansion of such facilities and follow the recommendations of the CIP by establishing a small Housing Bureau or Department.

In summary, the proposal of Eric Hill Associates is in general practical. However, I cannot see any particular advantage of such additional study at this time, unless there is, or will be, ample organization and political structure for implementation of its findings. This does not exist now and should be a prerequisite to initiation of such a major new study. Recommendation (if made) for such organization and political structure should, in my opinion, originate with the Housing Resources Committee.




Mr. Cecil A. Alexander  
February 24, 1969  
Page 4

Sincerely,

Malcolm D. Jones  
Housing Coordinator

MDJ/mc

Encls: 1. Expanded Means To Lower Cost Housing  
2. Draft dated February 10, 1968  
3. Memo dated February 11, 1969  
4. Memo dated October 31, 1968  
5. Memos dated February 11, 1969  
6. Extract from CIP

cc:  Mr. Dan E. Sweat, Jr.

Mr. Cecil A. Alexander  
February 24, 1969  
Page 2

4. "Accelerate the Urban Renewal program particularly in the NASH-BANS, Vine City and other areas outside the Model Cities area." (This being only partially implemented now.)
6. "Adoption of a revised district zoning map based on the new Land Use map, to include adequate areas for low-income housing."

There are several related documents which have a direct bearing on this matter. The more pertinent of these are:

1. The Second Annual Report (FUTURE DIRECTION Section) which spelled out certain recommendations for future course of action for the housing program and called for a revised statement of mission from the Mayor for the Committee. Copy of draft proposed (2-10-69) for revised mission is attached (Encl. 2). It contained, among other things, suggestion that a joint study of the housing needs of the City be conducted by the Housing Authority, Planning Department and the Housing Resources Committee. Such study might substitute for, or be absorbed in, the proposed study by Eric Hill Associates.
2. Some suggestions for a more practical approach to solving the low-income housing problems are contained in Memo to Dan Sweat, February 11, 1969, copy attached (Encl. 3).
3. Proposal for specific housing and related activities for the recently approved Urban Observatory are contained in Memo to Mr. Sweat, October 31, 1968, copy attached (Encl. 4). It is doubtful however, that all of the proposed activities can be assumed by the Urban Observatory, certainly not initially.
4. The Housing Coordinator has repeatedly pointed out the need for, and requested the services of, a Statistical Clerk to keep up-to-date and periodically reproduce the Low-Income Housing Inventory Report. That important report cannot be kept current, through existing facilities of the Housing Resources Committee office. Just recently, as frequently,

MEMO

From: Eric Hill Associates

To: Collier Gladin

EXPANDED MEANS TO LOWER COST HOUSING

It is increasingly apparent that the 1966, 1967, and particularly the 1968 Housing Act provides more flexibility in how housing for low to moderate income families can be provided with easier assimilation into the community. As the forthcoming Model Cities study "Lowering the Cost of Low-Cost Housing" will show, however, taking proper advantage of this flexibility will also require more technical monitoring of needs and more interagency coordination. The poor will continue to migrate into Atlanta. They cannot be stopped. The community should realize that a responsible position recognizes a need beyond mere corrective action. New programs demand innovation from older methods of doing things and this should be the subject of special study.

Our recent study reveals that agencies and people of the city have tended to think about the housing problem in outdated terms. This is fully understandable because of rapid changes taking place in the programs of housing assistance and the rules governing that assistance. Thinking of housing as "projects" of multi-family use with direct administrative control are unnecessary. Other restraints to active involvement of private enterprise and to choices of their involvement and to stereotyped administration procedures are being removed. This tendency has not been understood and has added to the confusion on such important matters as the controversial "Package Housing Plan."

It is not possible to detail the implications of the flexibility in one short response. But a few advantages now available to us should be listed as having bearing on objections — often legitimate when viewed in terms of older projects — frequently heard as the Mayor's Program is implemented. These advantages do not accrue naturally but must be geared to procedural and policy changes detailed in a special report.

A short list of potential advantages over older ways are:

*Encl. 1*

1. The means to construct substantially more publically subsidized housing on many scattered small sites (one lot, two lots, etc. either vacant or cleared for use) with few restrictions on building type and density. Such housing may be traditional, single-family, town-houses, garden apartments, or any type best suited for assimilation into the neighborhood. Public housing itself (although less subsidized programs are available) can assume new form. Management and maintenance problems can be "farmed out" through such programs as the Leased Housing Program, Rent Supplement, and Turnkey II and III.
2. Various programs of housing assistance can be mixed within the same multi-family structure, whether 221d(3), a private cooperative, 235, leased housing, traditional financing, or a combination of programs. Management administrative approaches must be worked out but they have been demonstrated successfully.
3. New assistance programs encourage worthy goals such as transition from renter to owner even among the lowest income groups in lowest cost tenant responsibility, pride, choice, job training, and improved design with variety.
4. New technology is encouraged with less constraints of local builders, mortgage bankers, management, and unnecessarily restrictive standards. Real incentives for business sector involvement are being developed.
5. More equitable reimbursement policies for displacees have been made possible.

We have a choice. Continue under outdated concepts — still existing — or try to utilize to the maximum extent new opportunities available through recent Federal legislation.

## STUDY NEEDED

Clearly, a need exists to redefine and reassess goals for Atlanta's low to moderate income housing market. The foregoing touches on some issues yet to be resolved. Primary among other basic issues yet to be resolved is the need to reexamine the procedures, resources, informal organizations and formal organizations involved in:

- a. Matching needs of displaced families with their financial, space and locational requirements. Relocation housing meeting these requirements should be available at the time of displacement. Inherently, these matters need to be handled on a case by case basis.
- b. Monitoring needs for housing assistance program use beyond the immediate requirements for relocation housing serving families displaced by governmental action. The success of this technical job could be an important boost in economic activity as well as in improving the quality of the overall housing stock.
- c. Providing assistance to developers and to potential clients in the use of new and expanded housing programs.

Requirements for new Federal housing assistance programs are more complex and the implications of new technology in planning their use are also more complex. A formalized greater degree of coordination between the Planning Department, the Housing Authority, the Regional Office of HHA, developers, and clients will be required if maximum program use is to be realized. Existing weaknesses in such coordinated efforts need to be examined, rigid and outdated constraints need to be examined, and recommendations directly related to these matters should be presented to the Board of Aldermen. Resultant recommendations should point to alternative actions in achieving coordination monitoring and assistance and improving the potential use of housing programs in Atlanta.

The envisioned total study needs, then, include:

9. Make recommendations on the means to improve matching the needs of displacement families with relocation housing by specific functional, organizational and procedural changes. *Very important*

10. Make recommendations of a similar nature regarding the technical monitoring of needs beyond actual displacement needs (example: projected in-migration and new family formations). *Very important*

*Time -  
Cost -  
Staffing*

7  
DRAFT

*See Memo of 12/10/68  
To Mayor Allen*

2-10-68

Mr. Cecil A. Alexander, Chairman  
Housing Resources Committee  
Finch, Alexander, Barnes, Rothschild and Paschal  
10th Floor Standard Federal Building  
44 Broad Street, N.W.  
Atlanta, Georgia 30303

Dear Cecil:

It is with regret that I was unable to attend the Second Annual Meeting of the Housing Resources Committee on December 12, 1968.

However, I have received and read with interest the Committee's report and wish to thank the Housing Resources Committee for a job well done.

I note that although our initial replacement goals of low and medium income housing are in the pipeline, those figures do not take into consideration interim growth of the City, formation of new families and any in-migration which may occur. These factors will undoubtedly increase our requirements in the low-income housing field. Also, it is necessary to follow through after units get in the "pipeline" to insure completion when they are most needed.

I note in the "FUTURE DIRECTION" portion of the Committee's report that you request consideration by the Mayor and Board of Aldermen of the proposals enumerated therein and a revised statement of mission for the Committee.

It is my understanding that copies of the Committee's report have been provided all members of the Board of Aldermen and I feel sure will receive sympathetic consideration.

With respect to revised mission, as we are all sadly aware, in spite of our efforts and accomplishments to date, in the low-income housing field, there still exist several sizable slum pockets in the City. Until these can be eliminated, through the Neighborhood Development Program, or otherwise by private enterprise, I want the Committee to remain in tact and work aggressively toward our ultimate goal of providing a decent, safe and sanitary dwelling unit for all of our citizens. To this end I suggest that your Committee concentrate on the following:

1. Endeavor to get low-income housing developed near sources of employment for the occupants.
2. Encourage and cooperate in development of low and medium income housing in unincorporated areas of adjoining Counties.

3. Strive for elimination of slum pockets within the City, through inclusion of such areas in future annual increments of the Neighborhood Development Program and or by other means.
4. Assist, where feasible, in rehabilitation of appropriate structures in all areas of the City, especially in the gray areas approaching decay.
5. Encourage development of medium and high priced housing within the City.
6. Continue to encourage the development of advanced building methods in the areas of low income housing.
7. Direct your attention to the social problems involved in low income families and neighborhoods in changing patterns.

In addition, I suggest that a joint study of the housing needs of the City be conducted by the Atlanta Housing Authority, the City Planning Department and the Housing Resources Committee to determine the true extent of Atlanta's needs. It is my understanding that A.R.H.P.C. is conducting a survey of housing needs in the metropolitan area and it is suggested that you call upon them for assistance.

Sincerely,

Ivan Allen, Jr.  
Mayor



Mr. Sweet, Don

Mr. Dan E. Sweet, Jr.  
February 7, 1969

2. Utilization of certain City-owned properties, February 11, 1969. It appeared, with the passage of time, that progress, Federal Prince Park and certain other buildings, but buildings located within the City. There are several but are being practically utilized.

MEMORANDUM  
TO: Mr. Dan E. Sweet, Jr.  
Director of Governmental Liaison

Action on rezoning petitions recently, such as Sowell Road, Kimberly Road, Brownlee Road and Brownstown Road (still pending) for low-income housing projects has been most discouraging, but is understandable.

This has convinced me that we are not going to get needed sites approved in the foreseeable future unless we resort to different procedures.

Also, I am convinced that it is not good for the City to repeatedly create such extensive hostility in substantial residential neighborhoods by continuing to attempt rezoning of areas for apartments when the cards are clearly stacked to lose. There must be more practical methods that could be employed, I suggest:

1. Utilization of existing slum areas, through NDP, for new developments of low-income housing, particularly Public Housing. This would create little or no opposition from residential neighborhoods, or otherwise, except perhaps the Planners, who consistently oppose legalizing housing in many such areas through changes in actual or planned zoning. I refer specifically to portions of Lightning, Huff Road, a substantial area off old Marietta Road in the vicinity of Spring Avenue, Plunkett and others. We must be practical and adjust some previous theoretical concepts to meet the exigencies of the actual situations in which we currently find ourselves.

Mr. Dan E. Sweet, Jr.  
Mr. Gerald A. [unclear]

End 3

Mr. Dan E. Sweet, Jr.  
February 7, 1969  
Page 2

2. Utilization of certain City-owned properties, not now being profitably utilized, such as portions of Lakewood Park property, Federal Prison Farm and certain other smaller, but suitable tracts within the City. There are several not now being profitably utilized.

3. Adoption of an all out campaign to encourage and persuade County Commissioners in adjoining unincorporated areas to agree to construction and support of Public Housing and or other low-income housing projects within their respective jurisdictions, close to Atlanta.

4. Obtain authentic statistical data as to:  
(a) How long occupants of Public Housing have resided within the City Limits of Atlanta;  
(b) Where they came from to Atlanta; (c) Why did they come to Atlanta; (d) How long have they been in Public Housing?

5. Selection by the Planning Department of ample areas for Public Housing and provide for appropriate zoning thereof, in connection with a City-wide re-analysis of Zoning. Since there are 9 classifications of Residential zoning, which definitely stratify construction economically; and 5 classifications of Commercial,

1. I can see no logical reason why we should not further stratify Apartment Zoning and perhaps have a special category for Public Housing.

As I see it, the above steps are essential to successful pursuit of the low-income housing program in Atlanta. I would welcome your opinion on the above and or other ideas for practical solution of the dilemma.

Sincerely,  
Malcolm D. Jones  
Housing Coordinator

MDJ/mc

cc: Mayor Ivan Allen, Jr.  
Mr. Cecil A. Alexander

October 31, 1968

MEMORANDUM

TO: Mr. Dan E. Sweat, Jr.  
Director of Governmental Liaison

Pursuant to your Memorandum of October 28 to furnish you with a list of research and or evaluation projects on which an Urban Observatory might assist this Committee and the Low-Income Housing Program, the following is suggested:

- a. Determination, by sampling or otherwise, the following statistical data on low and moderate income families in Atlanta:
  - (1) Number of such families ( and number in family) with annual family incomes below \$3,000; and between \$3,000 and \$6,000.
  - (2) Length of time family has resided within the City Limits of Atlanta.
  - (3) Type housing preferred: Public Housing, private rental apartments, rental duplexes and home ownership (single-family or cooperative).
  - (4) Assembly and evaluation of figures on average rental for standard 1 BR, 2 BR, 3 BR, and 4 BR and bath apartments in Atlanta (not in excess of \$150.00 per month for a 4 BR unit); and within the Metropolitan area outside of Atlanta (separately).
- b. Maintain data on number of dwelling units, by bedroom composition and monthly rentals or purchase payments, and time of availability for occupancy of all newly constructed or rehabilitated low and medium income housing developments in Atlanta.
- c. Sponsor and or conduct formal classes and awarding of certificates of proficiency in home upkeep and maintenance (including premises).

*Encl. 4*

Mr. Don E. Sweat, Jr.

October 31, 1968

Page 2

- d. Provide for counseling services on legal aid, in connection with home improvements and repairs.
- e. Determination of principal factors in motivation of, and extent of desire of low and medium income families for, home ownership and how the City may best profit therefrom.
- f. Provide information to builders, developers and the Housing Resources Committee as to relative needs in Atlanta for low and medium income housing, currently; and projection of such needs 2 and 5 years in advance.
- g. Educating Industry (both Management and Employees) of the advantages of employees residing in areas, including the suburbs, which are easily accessible to their places of employment and of benefits to be derived by both Management and Employees from the security which suitable standard housing in such areas offers.

The above indicated data and services would provide substantial help to the Housing Resources Committee and the Low-income Housing Program, which we realize is needed, but which we have been unable thus far to obtain, because of lack of administrative personnel.

Sincerely,

Malcolm D. Jones  
Housing Coordinator

MDS/mc

cc: Mr. Cecil A. Alexander

Housing Authority

February 11, 1969

February 11, 1969

MEMORANDUM

TO: Mr. M. B. Satterfield, Executive Director  
Housing Authority

Re our recent discussions about obtaining certain information from tenants of Public Housing projects, for the Mayor, this is to confirm that the timing you suggested, 1-5 March, will be satisfactory.

In obtaining this information, we agreed, I believe on the following two questions:

1. How long have they resided within the City Limits of Atlanta?

2. Where did they come from to Atlanta?

In addition to the above, it would be helpful if two additional questions could also be asked at the same time:

3. Why did they come to Atlanta?

4. How long have they lived in Public Housing?

Malcolm D. Jones  
Sincerely,

Malcolm D. Jones  
Housing Coordinator

MDJ/mc see other memo same date.

Excl 5

*Housing Authority*

February 11, 1969

MEMORANDUM

TO: Mr. M. B. Satterfield, Executive Director  
Housing Authority, Executive Director

The Mayor has requested me to ask you, to be sure that adequate machinery is set up to insure notification by the Housing Authority to the Building Official (to include location) when ever a family is moved into Public Housing from a substandard unit operated by Private Enterprise.

At the same time he is asking the Building Official to check on the effectiveness of his notification to the Housing Authority whenever an occupied unit is condemned as unfit for human habitation.

The latter is in order that the Housing Authority may relocate the family into standard housing as soon as feasible and report back to the Building Official when this is done in an effort to prevent another family from moving into the same substandard unit.

In addition to the above, it would be helpful if the additional questions could also be asked. Sincerely,

- 3. Why did they come to Atlanta?
  - 4. How long have they lived in Housing?
- Malcolm D. Jones  
Housing Coordinator

MDJ/mc

Sincerely,

See other memo same date  
Malcolm D. Jones  
Housing Coordinator

MDJ/mc

EXTRACT  
from  
ATLANTA'S COMMUNITY IMPROVEMENT PROGRAM REPORT

SECTION TWO: DEVELOPING AN AFFIRMATIVE RELOCATION PROGRAM

\* \* \*

AN AFFIRMATIVE RELOCATION PROGRAM

The factual analysis of relocation housing practices and relocation housing resources as related to those persons and families displaced by governmental action presented thus far results in one unavoidable conclusion:

Atlanta does not have the housing resources to meet the needs of persons to be displaced by future governmental action. Before Atlanta can proceed with expanded code enforcement and urban renewal activities it must increase its low-income housing stock.

In addition, an affirmative relocation program for Atlanta must include changes in organization, procedures, and policies appropriate to the findings of Section One of this report. Section One shows the need for a definite system of low-to-moderate income housing planning which will provide replacement housing at the time of displacement. It also reveals the need for overall coordination of community development efforts; better record keeping and data use; improved timing of relocation counseling services and survey; improved use of existing relocation resources; and an improved policy of local initiative in providing local assistance to displacees when such aid is not available through existing programs.

The following recommendations have been devised to meet the needs outlined. They are presented in two categories: (1) recommendations of an interim nature for immediate action to alleviate the present low-income housing shortage, and (2) recommendations on organization, procedure, and policies considered necessary for effective long range relocation and relocation housing planning.

\* \* \*

Recommendation 3

That a Housing Resources Bureau be established as a major division within the proposed Community Development Department recommended as a part of the reorganization plan of the "Government of the City of Atlanta - A Survey Report" by the Public Administration Service.

It is the intent of this recommendation that "Housing Planning" be elevated to a position never before achieved in Atlanta as a highly technical entity with its own staff. Responsibility would be broadly based and not narrowly confined to urban renewal objectives. The major activity would be the planning of housing resources through research for all types of displacement and relocation needs; therefore, this new technical division could be called - for lack of a better name - "Housing Resources Bureau".

The proposed Housing Resources Bureau should have as its head an assistant to the Community Development Department Director. It should be staffed with capable, informed economic analysts and planners with demonstrated knowledge of the housing industry, the community, and the local housing market. This new governmental agency would have the following responsibilities:

A. Research

Maintain a continuous inventory of housing in the City of Atlanta by size of unit, whether for sale or rent, condition of unit, type of unit compared to significant rent/cost ranges, and specific location. In addition, the Housing Resources Bureau would retain sufficient data on the characteristics of the low-income to moderate-income population and their housing locations and needs as necessary for a continual assessment of market potential. Although costly, the retention of such housing and population data would be an extremely valuable planning tool for both public and private interests. Furthermore, this function is seen as the only practical way definitive "client analyses" can be achieved to obtain the best possible housing balance in the area or to plan for maintaining that balance with the criteria attached to the various existing and proposed housing assistance programs.

The Housing Resources Bureau would identify the potential of use of housing assistance programs in advance of all governmental community redevelopment projects. Through cooperation with the appropriate agencies the "Bureau" would program and initiate loan, grant, or unit reservations for housing assistance at a time sufficient to assure such housing facilities are "on the ground" at the time people are displaced by governmental projects.

B. Public Information

Periodically, reports would be issued and distributed to realtors, developers, banks, and concerned public or private agencies. These reports would indicate existing housing imbalances determined by comparing the characteristics of the existing housing stock to the changing character of area economy and population.



C. Technical Assistance

The Bureau would be responsible for providing designated city agencies with information on housing and population characteristics necessary to the major report forms required in the administration of their programs with the Federal Government (Workable Program forms, Survey and Planning Applications for urban renewal, public housing reservation information, etc.). Such information would be of a designated format confined to housing and tenant characteristics and provided at designated intervals. This responsibility would provide important consistency and, hopefully, improve understanding and accuracy of such data.

The Housing Resources Bureau would purposefully solicit and encourage assistance and support from area realtors, developers, and the like, by offering special services in defining and describing special housing market needs, and, where appropriate, applying information on the potential use of governmental assistance programs for low-to moderate-income housing markets.

\* \* \*

# CITY OF ATLANTA



February 11, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman  
Housing Resources Committee  
MALCOLM D. JONES  
Housing Coordinator

## MEMORANDUM

TO: Mr. Dan E. Sweat, Jr.  
Director of Governmental Liaison

Action on rezoning petitions recently, such as Sewell Road, Kimberly Road, Brownlee Road and Brownstown Road (still pending) for low-income housing projects has been most discouraging, but is understandable.

This has convinced me that we are not going to get needed sites approved in the foreseeable future unless we resort to different procedures.

Also, I am convinced that it is not good for the City to repeatedly create such extensive hostility in substantial residential neighborhoods by continuing to attempt rezoning of areas for apartments when the cards are clearly stacked to loose. There must be more practical methods that could be employed, I suggest:

1. Utilization of existing slum areas, through NDP, for new developments of low-income housing, particularly Public Housing. This would create little or no opposition from residential neighborhoods, or otherwise, except perhaps the Planners, who consistently oppose legalizing housing in many such areas thru changes in actual or planned zoning. I refer specifically to portions of Lightning, Huff Road, a substantial area off old Marietta Road in the vicinity of Spring Avenue, Plunkettown and others. We must be practical and adjust some previous theoretical concepts to meet the exigencies of the actual situations in which we currently find ourselves.

Mr. Dan E. Sweat, Jr.  
February 7, 1969  
Page 2

2. Utilization of certain City-owned properties, not now being profitably utilized, such as portions of Lakewood Park property, Federal Prison Farm and certain other smaller, but suitable tracts within the City. There are several not now being profitably utilized.
3. Adoption of an all out campaign to encourage and persuade County Commissioners in adjoining unincorporated areas to agree to construction and support of Public Housing and or other low-income housing projects within their respective jurisdictions, close to Atlanta.
4. Obtain authentic statistical data as to  
(a) How long occupants of Public Housing have resided within the City Limits of Atlanta;  
(b) Where they came from to Atlanta; (c) Why did they come to Atlanta; (d) How long have they been in Public Housing?
5. Selection by the Planning Department of ample areas for Public Housing and provide for appropriate zoning thereof, in connection with a City-wide re-analysis of Zoning. Since we have 9 classifications of Residential zoning, which definitely stratify construction economically; and 5 classifications of Commercial, I can see no logical reason why we should not further stratify Apartment Zoning and perhaps have a special category for Public Housing.

As I see it, the above steps are essential to successful pursuit of the low-income housing program in Atlanta. I would welcome your opinion on the above and or other ideas for practical solution of the dilemma.

Sincerely,



Malcolm D. Jones  
Housing Coordinator

MDJ/mc

cc: Mayor Ivan Allen, Jr.  
Mr. Cecil A. Alexander

# Vacant Land Probed By Tech Class

A zoning class in the graduate school of the City Planning Department of Georgia Tech will begin work soon on a short-range plan designed to make zoning recommendations on vacant land in Southwest Atlanta. The recommendations will relate both to the reactions of the people in the neighborhoods concerned, and to city objectives, according to Tech Associate Professor Roger F. Rupnow. Rupnow says he hopes the class can get to work on the project around the first of April when a new quarter begins.

The some 15 students, who are in Tech's two-year City Planning graduate program, will, Rupnow hopes, generate their own program of work once they have been given the boundaries within which they are to work and have some knowledge of the zoning problems of the area. Then, these students will take their plan of work to the executive committee of the Federation of Southwest Clubs (FSC), explain it, and defend and modify it, if necessary, based on their conversation with the executive committee.

The boundaries laid out by FSC (the council made up of representatives of civic clubs on the south side, which is seeking both a short-range and long-range land-use plan for the area) are Gordon Road on the north, Campbellton Road on the south, Donnelly Avenue on the east and Fulton Industrial Boulevard on the west.

Rupnow says the students will try to come up with a zoning plan for the entire area and, in arriving at this zoning plan, they hope to relate both the reactions of the people and to the city requirements. The class will work closely with both groups.

This is the first time such an approach has been used with a zoning class at Tech, and the plan came about through the Atlanta Urban League which has been working with both Tech and citizen groups in Southwest Atlanta.

Rupnow said he wanted to emphasize to the public that his class would be making recommendations—they are not empowered to go beyond this. And that the recommendations would possible include suggestions for amending city zoning ordinances as well as suggestions for zoning in the southside.

"We are going to try to come up with a plan that might be more specific than what now exists," Rupnow said.

The plan must be achieved during an 11-week period, the length of a quarter at Tech. The City Planning Professor admits this is quite an undertaking, but he is optimistic that his students will be able to achieve it.

"The students will be looking at the neighborhoods first hand," Rupnow said. "They will study them from the sense of land use and what zoning ordinances permit in the areas under consideration."

January 10, 1969

**MEMORANDUM**

**TO: Mr. Cecil A. Alexander, Chairman  
Housing Resources Committee**

This seems an appropriate time to review the organization, list of members and current procedures of the HRC.

These are some suggestions:

- a. Designate Chairmen and Vice-Chairmen of all panels.
- b. Streamline the membership list by dropping those who never or seldom participate (unless it is desired to retain their names on the membership list for other reasons).
- c. Assign specific continuing type or limited time projects to each panel.
- d. Change time of meeting to 10:30 a.m. (We have been encountering increasing difficulty in getting attendance, particularly from members of the Coordinating Group). The later meeting time may help.
- e. In order to create more interest and improve attendance at Executive Group meetings, endeavor whenever possible, to include in the notice of the meeting, mention of appropriate matters to be taken up at that particular meeting.
- f. Try to call for discussion and formal action by the Executive Group on more matters pertaining to the work of the Committee. This would give those who do attend the meetings a feeling of participation, rather than of just coming and listening.

Office of the  
Director

CIRCULAR LETTER NO. 69-1  
January 29, 1969

TO: ALL PERSONS AND FIRMS HAVING BUSINESS WITH FHA  
FROM: CARY S. HOOKS, DIRECTOR  
SUBJECT: INFORMATION REGARDING FHA PROCEDURES

Effective January 1, 1969, the Fair Housing title of the Civil Rights Act of 1968 increased to cover (1) units in multiple dwellings of five or more units, (2) units in multiple dwellings of two to four units if the owner does not reside in one of the units, (3) single-family houses not owned by private individuals, and (4) single-family houses owned by a private individual who owns more than three such houses or who, in any two-year period, sells more than one in which he was not the most recent resident. These four categories of housing are now covered regardless of whether any Federal Assistance is involved. Discrimination in financing and in real estate services is also prohibited.

Processing of complaints of discrimination under Title VIII will be handled by the Assistant Regional Administrators for Equal Opportunity.

The regional office is required by the Fair Housing law to refer complaints to State or local Fair Housing Commissions, if they administer laws substantially equivalent to the Federal law.

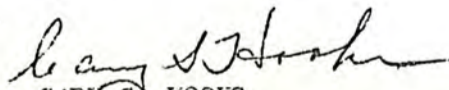
Complaint forms are available in this office, but in the absence of the form, the following information should be submitted:

- (1) Name and address of the complainant.
- (2) Name and address of the person, firm, or agency against whom the complaint is filed.
- (3) A description and the address of the dwelling, if any, which is the subject of the alleged discriminatory housing practice.
- (4) A concise statement of the facts, including pertinent dates, constituting the alleged discriminatory housing practice.

A statement with this information should be signed by the complainant, sworn to before a Notary Public, and immediately forwarded to:

Mr. Albert L. Thompson  
Assistant to the Regional Administrator for Equal Opportunity  
Department of Housing and Urban Development  
645 Peachtree-Seventh Building  
Atlanta, Georgia 30323

Very truly yours,

  
CARY S. HOOKS  
Director

New Public Housing  
(Including Turnkey and Leasing Programs)

<u>Project</u>	<u>No. Units</u>	<u>Program</u>	<u>Status</u>
Perry Homes Extension	140	P.H. (Conv.)	Completed 2-1-69
McDaniel Street	<u>650</u>	"	Completed 11-10-69
Completed	790		
Thomasville	350	"	Under Construction
Hollywood Rd.	202	Turnkey	"
Bankhead Highway	500	"	"
Gilbert Road	<u>220</u>	"	"
Under Construction	1,272		
Jonesboro Road	160	"	In Planning - Com.
East Lake #2	800	"	"
Prison Cr.-Leila Lane	175	"	"
Wellswood	324	"	"
Bedford-Pine	<u>453</u>	P.H. (Conv.)	"
In Planning - Com.	1,912		
Leasing Program (2-4-69)	<u>1,019</u>		Leasing Program Under Lease
Total New, Compl. & Com.	4,993	(Verified with Boggs and Braswell of H.A. 2-4-69)	

(Conventional 1,593)  
(Turnkey 2,381)  
(Leasing 1,019)

In addition there are 8,874 units, previously in being  
Total Existing & Com. 13,867 units

January 29, 1969

MEMORANDUM FOR RECORD

Conducted a meeting January 21, 1969, at 10:00 a.m. requested by Mr. J. W. Brown of Royal Knights re development of a housing project in Vine City proper.

Attended by:

J. W. Brown, Royal Knights  
John Steinichen, Interfaith  
Collier Gladin, Planning Director  
Howard Openshaw, Housing Authority  
Hugh Peterson, King & Spalding  
Reece Cleghom, Atlanta Journal  
Paul Muldower, Architect  
Jim Robinson, Consultant, Urban East  
Carl Ware, Consultant, Urban East

Brown stated that an appraiser, Ronald Curry, had recently provided him an estimated cost of \$367,00 for about a 10-acre tract in the south-east corner of Vine City, Brown said this is too much money for the Royal Knights to handle, especially on which to develop a housing project designed to rent for about \$60 per unit per month; that the Urban East Consultants had advised him that it is possible to obtain Federal financial assistance on such a project in an Urban Renewal (NDP) project, for planning and advance land acquisition.

Openshaw explained that this is possible, but the area involved must conform to overall plans for the larger area, now approved for Planning only during 1969 in the NDP program; that general plans for the area should be developed by the Housing Authority by July 1, for submission to the Federal Government by October 1, for inclusion for action during the 1970 increment of NDP; and that he would develop such plans only with the participation of representative people in the area.

Gladin explained the general planning implications of the Vine City area as relate to the NDP and the larger area of NASH-BANS; that the NASH-BANS Committee had opposed the Vine City development being separate from the larger NDP overall development and that the final agreement with the City was that the NASH-BANS Committee would be kept informed of proposed developments in the smaller area of Vine City proper and that the planning thereof would be coordinated with the NASH-BANS Committee; but that NASH-BANS does not necessarily possess a veto power.

Brown responded by insisting that Royal Knights and the Vine City Foundation are representative groups of Vine City; that about 2 years



MEMORANDUM FOR RECORD

January 29, 1969

Page 2

have elapsed since the original proposal; that during that time nothing concrete has evolved for Vine City through the NASH-BANS organization.

Brown further stated that the people of Vine City are tired of waiting for complete agreement of NASH-BANS and they want to go ahead now and get something accomplished on their own; that these groups were responsible for getting up the petition which led to the inclusion of Vine City in the 1969 NDP and therefore they deserve recognition as legitimate representatives of people in the area.

Brown also stated that unless something positive gets started soon in Vine City that the pressures already there would become terrific and that very adverse consequences might develop; that he could easily get 100 or more persons daily to protest on the steps of City Hall and at Aldermanic Committee meetings but they preferred not to do this, but to work with the City in a peaceful, democratic and cooperative manner, as he is now proposing.

Reece Cleghorn, who was representing his Church in the Vine City improvement effort (and not as a Journal reporter), stated he had done considerable work over a period of time in the Vine City area and that he believes the Royal Knights, which is already incorporated as a nonprofit group, and the Vine City Foundation are as representative groups of the area as can be obtained.

Jim Robinson stated that he had advised Brown that it is possible for Federal funds to be obtained by representative groups in a NDP area for planning by PAC ( Project Activity Committee) and for advance land acquisition during the planning phase of a NDP project; that LPA letter No. 458 provides for this, but he admitted to me later that this document is rather vague and subject to various interpretations.

Peterson explained that the Housing Authority may delegate planning of a particular area to a neighborhood group but would have to retain responsibility for it.

Cleghorn asked who makes the actual decision as to the type of development to be carried out - the Housing Authority or someone else? It was explained that this rests in the final analysis with the Board of Aldermen, following a Public Hearing and subsequent concurrence of the Housing Authority Board (with the neighborhood group involved, the Housing Authority and the Planning Department working cooperatively in developing the plan).

Steinchen advised that Interfaith is only interested in helping Vine City in development of a housing and neighborhood improvement program.

Brown estimates that perhaps \$50,000 - \$70,000 would be required to employ competent Planning and Housing Consultants to develop an acceptable comprehensive plan for Vine City and that this should be the first step in their objective. He emphasized however, that the people in the area, currently represented by Royal Knights and Vine City Foundation, whose

**MEMORANDUM FOR RECORD**

**January 29, 1969**

**Page 3**

activities might combine, want to select the Consultants, hire them and work directly with them in early development of a plan for the area.

Jones encouraged further exploration by the Planning Department and Housing Authority of the feasibility of Brown's proposal.

Openshaw agreed to schedule an exploratory meeting in the near future with appropriate HUD officials to determine whether what Brown is proposing can be done within the existing framework of NDP and to endeavor to ferret out the implications and mechanics involved.

The meeting was adjourned in a cordial atmosphere.

**Malcolm D. Jones**  
**Housing Coordinator**

**MDJ/mc**

**cc: Mayor Ivan Allen, Jr.**  
**Cecil A. Alexander**

# HOUSING RESOURCES COMMITTEE

## Minutes

December 12, 1968

The Second Annual Meeting of the Housing Resources Committee was held on Thursday, December 12, 1968, in Committee Room 2, Second Floor, City Hall to review and discuss the work of the Committee in the low-income housing program during the past two years. November 15 marked the completion of the second year since the Mayor established the Housing Resources Committee on November 15, 1966, in his Conference on Housing.

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

Chairman Alexander opened the meeting at 10:30 a.m. and called on Alderman Cotsakis for a statement which he had asked to make.

Mr. Cotsakis commented on revision of the Building Codes for the City of Atlanta, particularly to allow experimental housing to be built in the Model Cities area. He said that if any one had any changes of the Building Codes which they desired be made, that they should bring proposals for specific changes to the attention of the Building Committee.

Mr. Alexander then called on Malcolm Jones to comment on the accomplishments of the Housing Resources Committee.

Mr. Jones said that November 15, 1968, marked the completion of the first two years' activity of the Housing Resources Committee in its effort to promote and accelerate the Low-income Housing Program in Atlanta, for which the goal was 16,800 low and medium income housing units during a five year period (1967-71), announced by the Mayor in his Housing Conference establishing the HRC on November 15, 1966.

He then stated that the five year goal is now in the pipeline and that the current status of the low and medium income housing program shows:

Completed	3,217 units	
Under Construction	6,278 units	
In Planning	7,337 units	
In Sight	16,832 units	Total

This slightly exceeds (by 32 units) the 5 year goal of 16,800 units and is only 305 units short, in the first two categories, of the anticipated need for 9,800 units during the first two years of the program.

He also stated that the Housing Resources Committee has accomplished:

1. Promotion of low and medium income housing and coordination of efforts in this field.
2. Establishment of the Greater Atlanta Housing Development Corporation to assist local non-profit housing corporations.
3. Acceptance by the Federal Government of use of prefabricated relocateable units as temporary relocation housing.
4. Expansion of the base for Federal Grants and direct Loans, now authorized in the 1968 Housing Act.
5. Urged early adoption by the City of miniature Urban Renewal projects, to clear slums, under the newly adopted Neighborhood Development Program authorized by the 1968 Housing Act.
6. Urged revision of previous conventional planning concepts in an effort to get certain areas rezoned to permit improvement of such areas for residential use.
7. Urged the dispersal of future Public Housing in small developments on scattered sites.
8. Creation of interest in the low-income housing program by nonprofit organizations and formation of several such organizations.
9. Served as a catalyst in neighborhood interest for improvement of Vine City through Urban Renewal.
10. Proposed and obtained concurrence of the Board of Education to draft legislation to authorize developers to build schools simultaneous with development of housing projects, except in Urban Renewal areas.
11. Participated in Atlanta Conference on Equal Opportunity in Housing.
12. Worked with Model Cities' staff in establishing its rehabilitation program and in site selection for experimental housing.
13. Pointed out to City officials the necessity for the principle that site selection for low-income housing should include a planning function and responsibility.

Mr. Jones then stated the six requests which were made to the Planning and Development Committee and the Zoning Committee in Special Meeting on August 2, 1968:

1. Asked the Mayor to designate either an existing committee or appoint a new committee of the Board of Aldermen to assume a responsibility in the field of low-income housing.
2. Revision of the Building Codes for the City of Atlanta, particularly to allow experimental housing to be built in the Model Cities area.
3. Revision of the Ordinance governing non-conforming use of land to allow structural changes in improving dwelling units to meet requirements of the Housing Code.
4. Accelerate the urban renewal program particularly in the Nash-Bans, Vine City, and other areas outside the Model Cities area.
5. Authorize the Atlanta Housing Authority to request 2,000 additional units of public housing.
6. Adoption of a revised district zoning map based on the new Land Use map to include adequate areas for low-income housing.

Mr. Jones then pointed out results to date of the above indicated requests.

Mr. Alexander then called on Mr. W. W. Gates, Consultant to the Committee, to discuss the Implications of the 1968 Housing Act.

Mr. Gates opened by stating that the National Housing Act was passed by Congress on August 1, 1968, that the legislation provides the tools, incentives and success in meeting the national objective will large depend on:

1. Sponsor interest
2. Availability of land at a reasonable price
3. The mortgage money market
4. Municipal cooperation
5. Funding by the Congress in 1969
6. Building code and zoning restrictions

Mr. Gates then discussed four sections of the Act: Section 238, Section 237, Section 236 and Section 235.

Section 238: Establishes a new Special Risk Insurance Fund which permits the Federal Housing Administration to assume

higher mortgage insurance risks in connection with both location and credit characteristics that were unacceptable under the mutual mortgage insurance fund.

Section 237: Provides, on an experimental basis, FHA mortgage insurance to finance home ownership for low income families who would not qualify under normal credit standards.

Section 236: The tenant under this program will pay 25% of his family's income and HUD will pay the difference between the amount collected and the amount of the rent. Limited to families whose incomes are not in excess of 135% of initial admission levels of public housing.

Section 235: This section places heavy emphasis on home ownership and provides that if the purchaser of a new home or a living unit in a condominium will pay at least 20% of the family's income and HUD will pay the balance of the monthly mortgage payments.

Mr. Gates closed his discussion by stating that "The impact of this bill on housing should be tremendous. The tools are available as never before."

Mr. Alexander then discussed Future Direction of the Committee. He said that the Committee requests that the Mayor and Board of Aldermen give consideration to these proposals and advise us accordingly in a revised statement of mission for the Committee:

1. All bodies concerned with housing review the present and continuing need for low income housing.
2. Eliminate existing slums and provide housing as needed in the area for those who wish to remain there.
3. Place housing near jobs and public facilities in the City of Atlanta and throughout the metropolitan area.
4. Continue efforts to promote innovative low-income housing construction in Atlanta.
5. Continue to aid efforts to eliminate social problems connected with housing.
6. Further involve the business community in the housing program.
7. Assist nonprofit groups and developers in their efforts to obtain land and construct housing.

8. Promote and explain the new general housing act and the fair housing act.
9. Consider national and local legislation usefull to the housing program.
10. Assist in the stabilization of existing neighborhoods and encourage the construction of middle and upper income residential developments in the City of Atlanta.
11. Attempt to involve persons in the slums in the business side of demolition, rehabilitation or erecting new units.
12. Continue efforts to sell the need for low-income housing to the people of metropolitan Atlanta.

Mr. Alexander then discussed Unfinished Business. Some of the phases of the initial program which are not finished are:

1. Completion of projects now in planning.
2. Legislation pending that will allow the city to lease schools to be built by developers simultaneously with housing projects, except in urban renewal areas.
3. Investigation of problems relating to code restrictions of innovative building.
4. Activation of Board for the Greater Atlanta Housing Development Corporation.
5. Obtaining of additional sites in areas where low-income housing is needed.

Mr. Alexander made a closing statement thanking the staff, members of the committee, Federal Agencies, Atlanta Housing Authority, Planning Department, Building Department, Public Works Department, members of the Board of Aldermen, Mayor Allen and the members of the Press, Radio and TV Organizations for their cooperation and assistance.

Mr. Alexander then called on Mr. Charles F. Palmer, member of the Public Housing Panel of the Committee, to discuss a Resolution the Panel had prepared.

Mr. Palmer stated that the only logical conclusion reached is that (1) subsidized housing must be fairly distriduted throughout the city and, (2) that the only politically feasible way to do this is by a "package deal" simultaneously presented to Council by the Mayor and Atlanta Housing Authority with

overwhelming community support.

He stated that the opinion of the sub-committee is that it is not too late to resubmit those rejected zoning applications through the "package plan" on a simultaneous basis to meet the city's needs for subsidized housing and that the Mayor, the Board of Aldermen and the Atlanta Housing Authority should proceed to do so forthwith.

Mr. Palmer then stated that if the same energy, zeal and leadership of our "power structure" and city officials that was mobilized to build our dazzling stadium, luxury apartments and magnificent hotels and office buildings in our urban redevelopment areas had been applied to providing subsidized housing for those who were bulldozed out of slums to make room for these majestic structures, the goal of public housing which our Mayor proclaimed so long ago would now be nearly reached.

Then, as spokesman for the Chairman of the Sub-Committee on Public Housing and on the sub-committee's behalf, moved that our full Committee does now reaffirm its position on "package rezoning", and calls upon its fellow organizations of the City and those responsible for its implementation to cooperate to put it into effect.

The Resolution was duly seconded and the Chairman called for discussion.

Mr. Alexander then suggested that since this was included in the requests made on August 2, 1968, to the Zoning Committee and the Planning and Development Committee of the Board of Aldermen and had been referred to the Planning Department, the Committee should first address the Planning Department as to current status of the proposal.

Mr. Palmer declined the suggestion and asked for a formal vote on the motion to adopt the Resolution. It was adopted unanimously.

Mr. Alexander then showed the Committee slides that were taken of the slums as they exist today in certain areas of the City, particularly Lightening, and as a contrast the new low-income replacement housing developments such as: Wheat Street Gardens, College Plaza, Allen Temple, McDaniel Street apartments for the Elderly, Hollywood Road Project, Bankhead Highway, Friedship Gardens, Thomasville U.R. Project and the London Towne Houses.

Mr. William Howland then commented on the five houses in Linwood Park which have been rehabilitated by CACUR under the 221 (h) program.

The Chairman then called on Mr. Dan Sweat, Director of Governmental Liaison, for comments.



Mr. Sweat stated that the statistics released by Col. Jones and the Committee were impressive and that the influence of the Committee's success was not confined to Atlanta's housing program alone but has also been felt at the national level and that housing experts from over the country have commented on the Atlanta approach and on the excellent program of the Housing Resources Committee.

He stated that his feeling is that the story behind the statistics is where the real meaning of this Committee and the Housing Program is to be found. He said that the work of the Committee has made all the city aware of the desperate need for decent housing for the less fortunate, less affluent citizens of Atlanta; that it has helped bridge the gap of creditability between the City - the institution - the power structure and a very large and important segment of our community, and most important, this program started the City out on a new direction so long needed.

He stated that the Aldermen understood this need when they refused to pass Urban Renewal Survey and Planning applications until the housing relocation needs were met. The Mayor realized the need when he called the Housing Conference and established this committee and it was obvious that the private business leadership recognized it when, the members of the Housing Resources Committee, responded as has been done.

Mr. Sweat then pointed out that the resultant changes are reflected in a report given by Howard Openshaw, Director of Redevelopment of the Housing Authority, at the last CACUR meeting. Mr. Openshaw pointed out that of the 10,033 units begun in urban renewal projects in 1968, 884 units have been completed which is 21 times the number of housing completed the previous year in urban renewal areas. During the same period, only 484 units were demolished in urban renewal areas. So, for the first time in the history of Atlanta's urban renewal program, more housing units were completed in urban renewal areas than were demolished.

Mr. Sweat concluded by saying, "We have finally turned the corner in our urban redevelopment program and are headed in a new direction so long sought."

Mr. Archer D. Smith, III, Chairman of the Legal Panel, made a warning statement that we are deluding ourselves if we take the figures presented and quit working; that we have got to be realistic and get behind the package zoning plan.

Upon inquiry from the Chairman, Mr. Jones confirmed that sites for all of the 7,337 units shown as In Planning, have not yet been rezoned.

In reference to the figures pertaining to Public Housing, contained in the Summary of Status Report (Encl. 2, Second Annual Report), attention is called to the fact that although the 5,476 units shown as Completed, Under Construction and In Planning categories, fall short by 4,100 units of the 5 year goal, it is however within 110 units of the 2 year goal of 5,586 Public Housing units announced in the Mayor's Housing Conference, November 15, 1966.

The meeting adjourned 11:30 a.m.

Respectfully submitted,

*Malcolm D. Jones*  
Malcolm D. Jones  
Housing Coordinator

MC

Encls: Resolution by Public Housing Sub-Committee  
Article, Atlanta Constitution, December 13, 1968  
Editorial, Atlanta Journal, December 14, 1968  
Editorial, Atlanta Constitution, December 16, 1968  
An Official Opinion of WSB-Radio/Atlanta, Dec. 22, 1968  
Editorial, WSB-TV, January 2, 1969.  
Editorial, WSB-TV, January 3, 1969

TO: The Housing Resources Committee of Atlanta

FROM: Sub-Committee on Public Housing

During the last year the Sub-Committee on Public Housing held numberless meetings with many community leaders and visited a great many acceptable sites for projects.

After days and nights of discussions and tireless blending of opinions, plans for action were unaminously agreed.

The only logical conclusion was reached that (1) subsidized housing must be fairly distributed throughout the city and, (2) that the only politically feasible way to do this was by a "package deal" simultaneously presented to Council by the Mayor and Atlanta Housing Authority with overwhelming community support.

Our full Committee, the Atlanta Chamber of Commerce, the Mayor's Citizens Advisory Committee, church organizations and many others approved and endorsed such procedure.

But when submitted to the Housing Authority the Authority stated it hadn't studied the plan, failed to approve or disapprove, but instead proceeded with the single shot approach which had failed before.

The result was continuing turn downs of rezoning by the Aldermanic zoning powers.

It is the opinion of the Sub-Committee on Public Housing that it is not too late to resubmit those rejected zoning applications through the "package plan" on a simultaneous basis to meet the city's needs for subsidized housing and that the Mayor, the Board of Alderman and the Atlanta Housing Authority should proceed to do so forthwith.

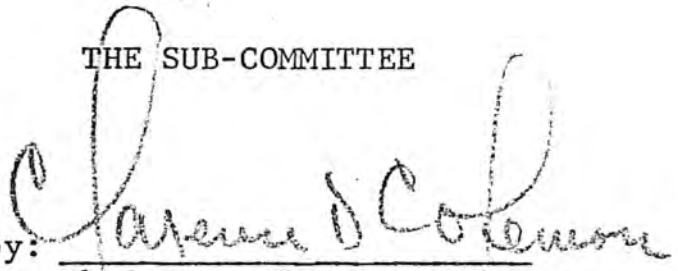
If the same energy, zeal and leadership of our "power structure" and city officials that was mobilized to build our dazzling stadium, luxury apartments and magnificent hotels and office buildings in our urban redevelopment areas had been applied with equal energy, zeal and leadership to providing subsidized housing for those who were bulldozed out of slums to make room for these majestic structures, the goal of public housing our Mayor publicly proclaimed so long ago would now be nearly reached.

We have done wonders for the rich. Now, let us do wonders for the poor!

Therefore, as Chairman of the Sub-Committee on Public Housing and on its behalf, I move that our full Committee does now reaffirm its position on "package rezoning", and calls upon its fellow organizations of the city and those responsible for its implementation to cooperate to put it into effect.

THE SUB-COMMITTEE

by:



Chairman, Clarence Coleman



Vice-Chairman, Charles F. Palmer



Member, William Bohn

December 12, 1968

## Allen's Housing Goal Seems Sure; Panel Pushes Zone 'Package Plan'

By ALEX COFFIN

Mayor Ivan Allen Jr.'s five-year low-cost housing goals appear sure of being met, the mayor's Housing Resources Committee heard Thursday.

And the committee voted unanimously at its second annual meeting to push again the so-called "package plan," which means zoning for low-cost housing throughout all sections of the city simultaneously.

Two aldermanic committees asked the City Planning department to study the matter last August, but indirectly seemed to hope the matter would be forgotten. Planning department director Collier Gladin Thursday reported no substantial progress had been made on the matter since August.

Col. Malcolm Jones, staff man for the HRC, said 3,217 units have been completed, 6,378 are under construction and 7,337 are in the planning stage—a total of 16,932 since November, 1966.

Allen at that time had set a goal of 16,800 replacement units by 1971.

Jones said that some of the 7,337 in planning stages may fall by the wayside, but 6,215 units being considered will more than compensate for any losses.

Jones said that the program is 4,100 behind in the public housing category, but 4,068 in the

slightly more costly 221(d) (3) housing.

Although Jones' report was the most optimistic news by far relating to the goals, attorney Archer D. Smith III issued a pessimistic warning.

"We're deluding ourselves," he said, "if we take these figures and quit working . . . We've got to be realistic and get behind the package zoning plan."

Earlier in the meeting, Ald. George Cotsakis took exception

to remarks made at this week's annual Chamber of Commerce meeting that the city's building codes are antiquated.

Cotsakis, chairman of the Building Committee, asked that the HRC and the chamber show him specifically where changes would help the low-cost housing program without jeopardizing health and safety. If such changes are shown, Cotsakis said, "I assure you you'll get 100 per cent cooperation."

# The Atlanta Journal

"Covers Dixie Like the Dew"

Since 1883

Jack Tarver, President     •     Jack Spalding, Editor

EDITORIALS

2-A

DECEMBER 14, 1968

## Low-Cost Housing Gap

THE HOUSING Resources Committee heard Thursday that Mayor Ivan Allen's five-year, low-cost housing goal of 16,800 replacement units by 1971 was sure of being met.

This is encouraging.

But the goal, unfortunately, falls far below the mammoth commitment needed if city leaders are determined to wipe out the terrible slum conditions that breed violence and volatile resentment.

Noting this, the HRC voted unanimously at its second annual meeting to endorse and push for approval of the zoning "package plan" designed to pave the way for low-cost housing throughout all sections of the city simultaneously.

Is this too much to expect?

The answer apparently has been yes—judging by the silent reception the plan has received from the aldermanic Planning and Development Committee and the Zoning Committee since it was received for study last August.

Both committees were to seek information from the Planning Department. Now, more than four months later, Planning Department Director Collier Gladin has reported no substantial progress has been made to implement the package plan.

HRC Chairman Cecil Alexander put the need for the package plan in proper perspective last August. "It's like this," he told the aldermen, "either we house the poor or we have within our midst, if not in this generation, then certainly in the next, an alienated people ready to grasp by force what we would not provide when there was yet time."

The true indication of the meager success in providing adequate low-cost housing units so far in Atlanta comes from a statement released by the Atlanta Housing Authority Wednesday. For the first time in Atlanta urban renewal history, said the AHA, housing construction in 1968 exceeded the number of units demolished.

In other words, Atlanta has virtually been standing still, if not going backwards, in attacking its low-cost problem in recent years.

Therefore, it is not surprising to count the number of responsible community organizations supporting the package plan. They include the Atlanta Chamber of Commerce, the Community Council of the Atlanta Area Inc., Central Atlanta Progress Inc., the Women's Chamber of Commerce, the League of

Women Voters, the Christian Council of Metropolitan Atlanta, Inc., and the Metropolitan Atlanta Conference on Housing.

It is time that the conscience of the community be heard.

# THE ATLANTA CONSTITUTION

Monday,

December 16, 1968

## *A Fight at All Levels*

Two groups in the vital area of housing heard good news last week in Atlanta, but members immediately got off their laurels to continue their work.

The mayor's Housing Resources Committee was told that Mayor Ivan Allen Jr.'s five-year goal of 16,800 units of low-cost housing surely would be met.

More than 3,000 have been completed, another 6,000 are under construction, and more than 7,000 are in the planning process.

All wasn't optimism, however. "We're deluding ourselves," said attorney Archer D. Smith III, "if we take these figures and quit working. . . . We've got to be realistic and get behind the package zoning plan." The committee voted unanimously to seek again such a plan, which would zone for low-cost housing simultaneously throughout all sections of the city. Such an approach has been studied by the City Planning department since last August.

The Citizens Advisory Committee for Ur-

ban Renewal, meantime, was hearing that for the first time in urban renewal history here housing construction exceeded the demolition rate.

Lest this set off jubilation all over the place, Atlanta Housing Authority official Howard Openshaw had a somber message, part of which was as follows:

"In our affluent society, it is unthinkable that millions of Americans remain ill-housed; that affluent whites continue to flee to the suburbs, leaving our urban core to the poor and blacks; 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."

Starkly put, yes, but a summing of a national concern. It is well that Atlanta sees the problem and is fighting it through committee, agency, and individual leadership. This is one of America's most important battles, and it must be engaged at all levels of government.



AN OFFICIAL OPINION OF

**WSB** RADIO/ATLANTA

1601 WEST PEACHTREE ST., N.E.

WSB VIEWPOINT  
"THE NEED FOR MORE  
SUBSIDIZED HOUSING"

by  
Elmo Ellis, General Manager  
Broadcast Sunday, December 22, 1968

Novelist Jan Struther once wrote: "A city is greater than its bricks and mortar; it is greater than tower or palace, church or hall; a city's as great as the little people that live there."

We agree with the sentiment expressed in these lines, but if we expect the little people to prove their greatness, aren't we duty bound to ask ourselves, what kind of living quarters are we providing for them?

Many families in Atlanta are living in decrepit apartments and rat-infested slum housing. Their so-called homes are unfit for raising children. They lend themselves more often to serving as breeding places for discontent, disease and crime.

While we have replaced some of these hovels and shacks, and expect to meet the Mayor's quota of 16,800 replacement units by 1971, we aren't providing nearly enough low and middle-income housing.

And we aren't subsidizing the building of such units in enough different places in the city.

Clarence Coleman of the Housing Resources Committee of Atlanta headed a team that studied this matter thoroughly. Its members concluded that (1) subsidized housing must be fairly distributed through the city; and (2) the only politically feasible way to do this is by a "package deal," which designates some ten areas located in various sections, north, south, east and west, all of which are suitable for housing development.

The plan isn't new, but its never been given a vote of approval by the Board of Aldermen. If they would say yes, housing development could move ahead in a way to make 1969 a banner year for Atlanta.

Our city has proved its ability to redesign our skyline with magnificent new office buildings, hotels, luxury apartments and shopping complexes. This same kind of vision and energetic leadership is sorely needed in the building of adequate subsidized housing.

Besides eradicating substandard dwellings and bringing new sunlight into thousands of lives, such an enlightened effort on a massive, city-wide scale could perhaps do more than any other thing to promote social and economic stability and stimulate peaceful progress throughout our community.

A great many business, professional and church leaders are solidly behind this program. A number of our top civic organizations are enthusiastically supporting it.

What we need now is a resounding expression of approval from the vast majority of our local citizens.

If we make it clear and convincing that we, the people of Atlanta, are behind this package proposal--and we earnestly want to see subsidize housing distributed throughout the city--then we will improve vastly the chances that our Housing Authority and our Aldermen will hear and give this program the green light.

# # #



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# WSB TELEVISION

WHITE COLUMNS ON PEACHTREE

CHANNEL 2, ATLANTA, GA. 30309

## VIEWPOINT

AN EDITORIAL OPINION.....

January 2, 1969

VIEWPOINT - An official expression of the editorial opinion of the management of WSB Television.

"Who is my neighbor?"

If you live in Atlanta, here's a modern day answer to that 2,000 year old question.

These are your neighbors.

Some live in these homes because they are lazy; some because they don't know any better; but most because there is simply no other place to live in this city of a million.

For too long, most of us have passed by our slum neighbors on the other side of the road.

But the good Samaritans are among us today, too.

In 1966, Mayor Allen set a goal - almost 17,000 new housing units in the next five years. It was a modest goal - actually aimed only at keeping us about even in the fight against rotten housing.

Since then, Atlanta architect Cecil Alexander has sacrificed much of his own profit-making time as a non-paid chairman of the Mayor's Housing Resources Committee. And Malcolm Jones, a retired Army Colonel, has been the full-time working head of the big housing push. At the end of the first two years, the program is amazingly "on schedule".

Except in one important area:

The city is 4,000 units behind in the goal for public housing.

Behind in the very area where the need is greatest, where this family must live -- in new units that can be rented or purchased at \$30 to \$50 per month.

Of all the units built or started since 1966, private enterprise has not been able to build anything to rent or sell for less than \$60 a month. That is not to say that private builders have not tried. They have done a fine job. But the high cost of land and labor and zoning problems have effectively prevented the building of truly low cost housing.

That means that our government, which is another way of saying you and I, is apparently the only Samaritan who can change the life of a boy like this.

###



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# VIEWPOINT



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American Builder Magazines' Centennial issue asked a hard question:

"Who really give a damn about housing?"

And answers:

"Not the cities - they're headed for a decade of failure.

"Not the suburbs - they couldn't care less."

"Not the rural areas - everyone's leaving them."

"Not the power structure - all they do is talk, talk, talk."

Then the magazine recognizes Atlanta as one of the few oasis in a desert of apathy. Because Mayor Allen, Dan Sweat, Cecil Alexander and Malcolm Jones have pushed us far ahead of other cities.

But still not far enough. Even the Mayor's crash program falls short of help in the area of the greatest need: units that will rent or sell for \$30 to \$50 a month.

So what can be done?

Here is what WSB Television considers some key recommendations:

The Federal Housing Act of 1968 allows the FHA to make some loans for home ownerships at one per cent interest! But there's not enough money for this project - or for many of the other housing programs. Congress must see the crisis - and vote the money.

Building codes must be updated to allow for new, more economical assembly-line building techniques and materials.

Building trade unions must stop discriminating and start helping to train more workmen.

Private enterprise must be able to build truly low cost housing at a profit. Senator Robert Kennedy's suggestions for tax benefits offer the best hope for that.

(more)



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What private enterprise so far has not built in Atlanta, must then be built as public housing. And some of this public housing can be built in present slum pockets even in Northside Atlanta.

One of the most difficult problems in Atlanta is to find land at a reasonable price zoned for apartments.

WSB Television suggests the expressways. That's right - the expressways! Not on the pavement during rush hour traffic. But in the air space over the freeways!

Not only is it possible to build housing over the expressways but it has been done in other cities. The land is already owned by the government. And the government encourages use of the valuable air space for such necessary urban projects as housing.

Incidentally, for rapid transit, too.

Without the expressways, only 200 to 400 acres inside Atlanta are zoned for apartments. With the air space over the freeways there would be a minimum of 2,700 acres of expressway right-of-way within the city of Atlanta. Already there's plenty of parking available every rush hour.

###

Finch Alexander Barnes Rothschild & Paschal

January 21, 1969

Cecil A. Alexander, F.A.I.A.

The Honorable Ivan Allen, Jr., Mayor  
City of Atlanta  
Atlanta, Georgia

Dear Ivan:

Malcolm Jones reviewed with me a letter he had drafted for you to send to the Housing Resources Committee. We are delaying another meeting of Housing Resources Committee until we hear from you. As a matter of fact we would like for you to address the meeting.

Sincerely,



CAA:vb

DRAFT

Mr. Cecil A. Alexander, Chairman  
Housing Resources Committee  
Finch, Alexander, Barnes, Rothschild and Paschal  
10th Floor Standard Federal Building  
44 Broad Street, N.W.  
Atlanta, Georgia 30303

Dear Cecil:

It is with regret that I was unable to attend the Second Annual Meeting of the Housing Resources Committee on December 12, 1968.

However, I have received and read with interest the Committee's report and wish to thank the Housing Resources Committee for a job well done.

I note that although our initial replacement goals of low and medium income housing are in the pipeline, those figures do not take into consideration interim growth of the City, formation of new families and any in-migration which may occur. These factors will undoubtedly increase our requirements in the low-income housing field. Also, it is necessary to follow through after units get in the "pipeline" to insure completion when they are most needed.

I note in the "FUTURE DIRECTION" portion of the Committee's report that you request consideration by the Mayor and Board of Aldermen of the proposals enumerated therein and a revised statement of mission for the Committee.

It is my understanding that copies of the Committee's report have been provided all members of the Board of Aldermen and I feel sure will receive sympathetic consideration.

With respect to revised mission, as we are all sadly aware, in spite of our efforts and accomplishments to date in the low-income housing field, there still exist several sizable slum pockets in the City. Until these can be eliminated, through the Neighborhood Development Program, or otherwise by private enterprise, I want the Committee to remain in tact and work aggressively toward our ultimate goal of providing a decent, safe and sanitary dwelling unit for all of our citizens. To this end I suggest that your Committee concentrate on the following:

1. Endeavor to get low-income housing developed near sources of employment for the occupants.
2. Encourage and cooperate in development of low and medium income housing in unincorporated areas of adjoining Counties.

3. Strive for elimination of slum pockets within the City, through inclusion of such areas in future annual increments of the Neighborhood Development Program and or by other means.
4. Assist, where feasible, in rehabilitation of appropriate structures in all areas of the City, especially in the gray areas approaching decay.
5. Encourage development of medium and high priced housing within the City.
6. Continue to encourage the development of advanced building methods in the areas of low income housing.
7. Direct your attention to the social problems involved in low income families and neighborhoods in changing patterns.

In addition, I suggest that a joint study of the housing needs of the City be conducted by the Atlanta Housing Authority, the City Planning Department and the Housing Resources Committee to determine the true extent of Atlanta's needs. It is my understanding that A.R.M.P.C. is conducting a survey of housing needs in the metropolitan area and it is suggested that you call upon them for assistance.

Sincerely,

Ivan Allen, Jr.  
Mayor

Journal - Jan 8

# Atlanta One of 12 For HUD Housing

Home ownership for low-income families who have poor credit ratings was brought a step closer to reality in Atlanta and 11 other cities Wednesday through a new pilot program launched by the Department of Housing and Urban Development (HUD).

The program was authorized by the Housing and Urban Development Act of 1968. Operating through the Federal Housing Administration (FHA), HUD will insure mortgage loans for low-income families that might not otherwise qualify as borrowers due to previous credit history or irregular income.

P. N. Brownstein, assistant HUD secretary and commissioner of the FHA, said a local service organization in each of the 12 cities will provide budget and credit counseling to the low-income families who receive an insured loan under the new program.

In Atlanta, the service agency is the Consumer Credit Counseling Service of Greater Atlanta, Inc.

The other cities where the pilot plan is being tried are Rochester, N. Y.; Jacksonville; Milwaukee; Denver; Seattle; Washington, D.C.; Duluth Minn.; Wilmington, Del.; Pittsburgh; St. Louis, and Memphis.

BROWNSTEIN SAID in his announcement that the controlling factor in the FHA's decision to underwrite a mortgage will be the local service agency's

promise that the family involved can be helped through budget counseling and guidance to handle the responsibilities of home ownership.

Said Brownstein: "With this new program, we hope to offer the prospect of home ownership to people who have had little hope of ever owning a home."

He said the local service agencies invited to take part in the pilot study were selected on the basis of their previous experience in dealing with limited income home buyers under other HUD programs for low and moderate income families.

Mortgages insured by HUD under this program will have to meet the same requirements as existing FHA mortgage insurance plans, except that regular credit and income requirements will not apply.

**MORTGAGE LOANS** up to \$15,000 will be eligible for insurance. The amount is up to \$17,500 in high cost regions. However, the monthly payments of principle, interest, insurance and taxes must not total more than 25 per cent of the family's average monthly income.

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