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File

THE RENEWER

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FOR URBAN RENEWAL

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COMMITTEE FORMING NONPROFIT CORPORATION TO PARTICIPATE IN 221 H REHAB PROGRAM The Citizens Advisory Committee for Urban Renewal will form a nonprofit corporation to participate actively in the new 221 H federal rehabilitation program. That was the unanimous decision of the executive committee at its October 19 meeting. Following the September meeting, at which the details of the new federal program were explained, the city attorney's office was asked for a ruling as to whether the committee by itself could receive loans and grants to participate by handling a project for the rehabilitation of dwelling units. Edwin L. Sterne, associate city attorney replied, saying, in substance, that the aldermanic resolution creating our committee provided that our function was to advise on urban renewal matters but had no authority to act as a nonprofit organization. Mr. Sterne held that our committee is not what is known as a "legal entity", but a group of persons. Accordingly, he suggested that we create a nonprofit corporation which would be a legal entity and be authorized to enter into contracts, etc. In line with Mr. Sterne's suggestion, Chairman Sommerville called for a motion to create a nonprofit corporation. The motion was unanimously approved for a nonprofit corporation to be known as The Citizens Advisory Committee for Urban Renewal Rehabilitation Corporation. The following were named as incorporators: Robert L. Sommerville, William S. Howland, H. W. Whitman, Harold Arnold, Mrs. Grace Hamilton, Percy Hearle, Harold Davis, all of our committee and Herbert Waldrip, chairman of the Bedford-Pine Associate Advisory Committee. Hugh Peterson, Jr. was engaged as attorney to effect the incorporation. Mr. Peterson briefly outlined the incorporation procedure saying that the chief expense involved would be publication of the charter in a legal newspaper. This he estimated, would not exceed \$100. Chairman Sommerville explained that these and other initial costs will be taken care of by a loan from the Atlanta Transit System. Summed up Chairman Sommerville: "I think it is important for our committee, by means of this nonprofit corporation, to participate actively in the 221 H program. If it is carried out under the aegis of our committee, it will get good notices and it will be very encouraging to the kind of people we have been worrying about." Commenting on the committee's action, Henry R. Fillmer, present in his new capacity as assistant chief of the real estate disposition department, HUD regional office, said: "This should generate action by other nonprofit groups in Atlanta."

OUR APPLICATION FOR \$96,000 ALLOCATION FOR 221 H PROJECT WINS FEDERAL APPROVAL Carrying out General Nathan Bedford Forrest's famed battle plan of "gittin' thar fustest with the mostest", immediately following the Sept. 27 luncheon conference with the federal officials, Chairman Sommerville and Director Howland filed an application for a federal allocation of \$96,000 to rehabilitate eight dwelling units under the 221 H program. On October 23 we received the good news from Kenneth Finn, architect in the regional FHA office, that our application had been approved by Washington headquarters. Accordingly, while our nonprofit corporation is being formed to implement this allocation, preliminary steps to determine a site for the project have been taken with the Atlanta Housing Authority. It is our intent to locate our rehabilitation undertaking adjacent to or in the vicinity of an urban renewal project.

DRASTIC CHANGES IN RENEWAL CONCEPT URGED BY NAHRO DELEGATES, OPENSHAW REPORTS A resolution calling for two sweeping changes in urban renewal was adopted by the 1800 delegates to the 31st Conference of the National Association of Housing and Redevelopment Officials, Howard Openshaw, Atlanta Housing Authority, redevelopment director who attended the Portland, Oregon meeting reported to our executive committee.

One change was that the urban renewal concept be one of total community development instead of single project approach. The other was that the federal contribution be made 90 percent (instead of 66-2/3 %) and that local credits be eliminated. That would mean the 10 percent local contribution would be all cash. The resolution further proposed, Mr. Openshaw explained, that Congress adopt a goal for national housing production at the rate of 2 million units per year for the next 20 years, and that 500,000 of this total production be established for low and moderate income housing, one half of which should be reserved for an expansion of the public housing program. The delegates also stressed the need to decentralize the Department of Housing and Urban Development to provide more decision making powers at the regional level to expedite urban renewal and housing programs. The resolution further recommended special attention be directed toward meeting the housing needs of large families and very low income families.

ATLANTA'S DESIGN FOR SAN FRANCISCO EMBARCADERO CENTER IS IMPRESSIVE

Mr. Openshaw also told the executive committee that he was very much impressed

by San Francisco's proposed Embarcadero Center, as designed by Atlanta's John Portman. He explained that the plan calls for 2,800,000 square feet of office space, a hotel, entertainment center and landscaping with sculpture and fountains. In addition, the Golden Gateway Center contains townhouses and high rise office buildings, a 1300 car garage and more sculpture and other works of art. Mr. Openshaw pointed out that the San Francisco Redevelopment Agency requires that at least one percent of construction costs be devoted to exterior works of art. Fresno, California, also is carrying out a major urban renewal project, transforming its main street to a mall, 16 blocks long. Landscaping and extensive use of art are employed. Summing up, said he: "My particular interest was not only to see redevelopment programs of other cities, but also to secure the design standards and controls that produce such magnificent redevelopment areas." Commenting on the national acclaim Atlanta's urban renewal program receives, he said "We have only begun to scratch the surface."

FINDING SUITABLE SITES FOR HOUSING DIFFICULT IN ALL AREAS, JONES REPORTS

Finding suitable sites for new housing is difficult in all areas of the city, Col. Malcolm Jones,

Director, Housing Resources committee, pointed out to the executive committee. He added that sites for 3,300 units are awaiting zoning action. Col. Jones said that 6,340 units now seem firm and 1,479 more appear probable, making a total of 7,819 that can be regarded as definite so far in the five year program. He added that the number available for use by the end of 1967 should be scaled down from the earlier estimate of 2,534 to a little more than 1,900. The prospect for 1968 is seen as a total of 3,159. He said that the Housing Resources committee had recommended the selection of scattered sites. In a discussion following Col. Jones' remarks, Collier Gladin, city planning engineer, reported that the land use study is proceeding slowly with continued revisions. He expressed hope that an acceptable plan would be ready by January 1, 1968. Executive Committeeman Calloway urged support of a project in the Jackson-Boulevard-Hollywood area. It embraces 60 acres, including 221 D 3 units, apartments, shopping center and condominiums. Mr. Calloway added that it was adjacent to the first turnkey project and was awaiting federal approval. Referring to the difficulty of obtaining sites for housing, Lester H. Persells, AHA associate executive director, pointed out that 4,500 public housing units means finding some 40 parcels of land. Consequently, they will have to be located in different areas in the city. He also pointed out that with the lead time on individual projects ranging from six to 18 months, the need for action is apparent.

JAPANESE EDITOR IS OUR GUEST, TELLS OF HUGE HOUSING COMPLEXES

An honor guest at our October 19 meeting was Maruo Shioda, deputy chief editor of Shukan

Yomiuri, weekly magazine with a circulation of 700,000, published by a leading Japanese newspaper. In Atlanta as a participant in the State Department's international visitor program, Mr. Shioda was making a special study of urban problems, with emphasis on the sociological and human factors.

Asked by Chairman Sommerville to address the committee, Mr. Shioda spoke briefly through Ichiro Mike Nishimura, State Department escort-interpreter. He stressed the point that the housing shortage in Japan most serious affects the middle income groups. Government housing is supplied in very large complexes, which include parks, shops and super markets. Housing is in high rise structures, extending to 15 stories, with 22 to 25 families on each floor. Mr. Shioda also photographed our committee in action.

NEW GA. STATE PROGRAM TO DEVELOP TRAINED URBAN WORKERS, DAVIS EXPLAINS

The aim of Georgia State College's new urban affairs program is to develop skilled

people to work with cities and counties, Executive Committeeman Harold Davis, public relations director at the college, explained October 19. He pointed out that the four year course, for the degree of Bachelor of Science in Urban Affairs, will train students to help solve urban problems. After two years of general studies, those seeking this degree will devote their final two years to courses in urban geography, racial minorities, the politics and economics of urban life, demography and kindred subjects. To support this program, the City of Atlanta is contributing \$18,000, he said. Mr. Davis also briefly mentioned the remarkable growth achieved by Georgia State over the past decade. In that period, the college's academic program has expanded from one degree and eight majors to 23 degrees with 137 majors. He also pointed out that the State Board of Regents had authorized a new school, the college's fifth, to open next July. This is the School of Applied Health and Sciences. Its program will embrace courses in therapy, nursing and health subjects other than the disciplines required for the MD degree.

NEW URBAN RENEWAL REPRESENTATIVES, STONE AND THOMAS, ARE INTRODUCED

Hank Fillmer, who for the past six years has been working closely with us as HUD's

representative, introduced his successor and associate to the executive committee October 19. Directly succeeding Mr. Fillmer, who has been promoted to assistant chief, real estate disposition department, is Clyde Stone, now Atlanta urban renewal representative. Mr. Stone formerly was urban renewal representative for North Carolina, South Carolina and Florida areas. Also introduced was Anthony Thomas, who will be associated with Mr. Stone in the Atlanta area, acting chiefly as urban renewal representative for East Point, College Park and Decatur.

USE OF "PLAN FOR BETTER CITIES" STAMP BRINGS ACCLAIM FROM POSTMASTER

As you may have noticed, the new "Plan for Better Cities" commemorative stamp is

being used on our committee's October mailings. This has brought a commendatory letter from Atlanta Postmaster George W. Camp, who wrote "This is a great idea and you are to be commended for promoting your programs in this very excellent way". Regarding this unusual and attractive stamp, explained Postmaster Camp: "This stamp was designed by Francis Ferguson, instructor in the School of Architecture, Division of Urban Planning, Columbia University, New York City. It was issued to highlight the critical need for urban planning, an objective in which our government is vitally interested. I congratulate your committee for its work toward intelligent planning for the renewal of sections of our city."

FOUR SCORE MEMPHIS LEADERS HERE TO STUDY CENTRAL CITY PROGRESS

As guests of Central Atlanta Progress, Inc., some 80 business and professional

leaders of Memphis, Tenn., are visiting Atlanta this week to see at first hand and hear at first ear how Atlanta sets the pace of progress for the Southeast. Headed by Philip A. Perel, president of the Downtown Association, the Memphians are paying particular attention to the central city. In so doing, they will see how importantly urban renewal is involved. It will be recalled that, after Mrs. Joan Strong, chairman of the Memphis Citizens Advisory Committee, attended one of our meetings last fall, Executive Director Howland was invited to tell the Memphis committee how our committee helps keep Atlanta's urban renewal program moving forward.

NEXT EXECUTIVE COMMITTEE MEETING - NOVEMBER 21 - DETAILS LATER.