



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
PEACHTREE SEVENTH BUILDING, ATLANTA, GEORGIA 30323

REGION III

March 20, 1969

IN REPLY REFER TO:  
**3RF**

Mr. M. B. Satterfield  
Executive Director  
Housing Authority of the  
City of Atlanta  
824 Hurt Building  
Atlanta, Georgia 30303

Dear Mr. Satterfield:

Subject: Project No. Ga. A-2  
Acquisition of "Hardship" or "Opportunity"  
Parcels in NDP

Mr. Howard Openshaw has asked as to our policy on the use of project funds under a Neighborhood Development Program for the acquisition during the "Action Year" of land not scheduled for acquisition during that year. His specific question relates to the acquisition of about 40 scattered parcels on which are vacant, dilapidated structures, located in the Bedford-Pine area. The Activity Program for the NDP anticipated that these parcels would not be acquired this year, but instead in a subsequent year.

The NDP offers flexibility in the acquisition of land, so that an LPA can purchase land in hardship cases or opportunity cases, even though the land was not scheduled for acquisition in the Action Year. A contingency amount is put in the annual budget for this purpose.

Of course, no land can be purchased unless it meets the area eligibility requirements of Georgia and Federal law, and unless it is in an area for which there is an urban renewal plan which has been approved locally and by HUD. The Bedford-Pine area meets these requirements; most other areas in Atlanta's NDP do not.

We believe that the money in an NDP as a contingency for land acquisition, and even money included for land acquisition in specified areas, may be used for purchasing parcels not designated for acquisition in the Action Year. However, such parcels must be either "hardship" or "opportunity" parcels, and the owners must be willing to sell for the offering price; eminent domain should not be used for policy reasons.

You should obtain our approval for the purchase of each of the "hardship" or "opportunity" parcels. Our approval will authorize your securing appraisals and a title search of the property and its purchase later, at a concurred-in price. We will follow a liberal policy in granting approvals, and will not superimpose our judgment as to what constitutes a "hardship" or "opportunity" on the judgment of your Authority. Nonetheless, we must determine that the acquisition of these parcels does not take money, staff time, relocation housing, or other resources to such an extent that the programmed accomplishments of the Action Year cannot be met.

This policy should provide sufficient latitude for your Authority to change its acquisition program to meet changed circumstances during the year.

Sincerely yours,



John T. Edmunds  
Assistant Regional Administrator  
for Renewal Assistance