

MINUTES

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

March 14, 1968

The regular monthly meeting of the Housing Coordinating Group and Housing Resources Committee Executive Group was held in Committee Room 2, City Hall, March 14, 1968, at 10 a.m.

Thirteen (13) members of the Housing Resources Committee Executive Group; seven (7) invited key individuals concerned with Low-income Housing; three (3) other invited guests; three (3) developers; and members of the Press attended the meeting. List of those invited, with attendance indicated, is attached to the file copy of these minutes. Also attached to the file copy of these minutes are copies of invitational notices sent out for the meeting and the agenda used at the meeting.

Chairman Alexander presided.

Mr. Alexander opened the meeting by stating that there are two matters under consideration:

(1) There is going to be a Conference on Equal Opportunity in Housing to be co-sponsored by the Atlanta Federal Executive Board and other voluntary organizations. Twenty-five (25) organizations have signed up as co-sponsors i.e. Catholic Archdiocese of Atlanta, CACUR, Community Relations Commission, Interfaith Housing Corporation, Georgia Council of Human Relations and many others. He mentioned the fact that the Mayor is backing this conference. The primary purpose of this conference will be educational. This conference will seek to bring those of different backgrounds and viewpoints around the table to discuss the problems - to have Atlanta people talk to Atlanta people. Broad participation by organizations and individuals throughout Metropolitan area will be encouraged. He read to the Group the objectives contained in brochure passed out by Mr. Nat Welch at the March 12 preliminary meeting called by the Federal Executive Board.

Mr. Alexander made a suggestion that the Housing Resources Committee might become a co-sponsor of the conference by lending their name as co-sponsor without going on record as to how the Housing Resources Committee feels about the matter.

Mr. Palmer made a motion that the HRC be a co-sponsor of the conference on Equal Opportunities in Housing on this basis; the motion was seconded and Committee voted on and approved the motion.

(2) Mr. Alexander then proposed that a Resolution be drawn up to request that an Aldermanic Committee be established on Housing. He stated that a call should be made to either set up a separate Aldermanic Committee or to take

housing into an existing committee which would concentrate its efforts on the Low-income Housing Program. He stated that at present we have the Planning and Development Committee under Mr. Cook; however, housing is not one of their specific concerns. He said that he felt having an interested and responsive group in the Aldermanic Board would be very beneficial to the program.

Mr. Archer Smith made a motion that the Mayor be requested to set up a Committee for, or refer to an existing committee, consideration of the City's Program on Low-income Housing. The motion was seconded and carried.

Mr. Alexander then asked Mr. Collier Gladin to explain the Land Use Map and its effect on the Low-income Housing Program. He mentioned that of some 54 sites being considered for this program only 12 are consistent with the Land Use Map.

Mr. Gladin explained that the Land Use Map represents a distribution of our portion of the growth that we anticipate coming into the City by 1983. The acreage shown on the map is to absorb the anticipated growth of 150,000 people. This Plan should encourage greater density of housing and at same time protect single family residential areas. Parks and other services are planned in advance of all this growth. This Plan serves as a guide to housing, schools, parks and sewer requirements. He said this was not a zoning map; just a guide. He stated this plan does not indicate rapid transit. Detailed changes will be made as they become necessary. He said the Mayor's statement that this Plan was a "policy guide on which we can build" is a good description.

Mr. Alexander asked how many additional acres were for housing?

Mr. Gladin didn't have the answer available at the meeting.

Mr. Alexander asked if an owner of property came in and applied for rezoning without a developer, what would happen? He asked if there was anything in the Ordinance that required they have to be ready to develop?

Mr. Gladin said that when a request is received, it will be farmed out for consideration. Recommendation of School Department and others concerned will be considered.

Mr. Jones asked if a proposal is brought in for rezoning a site and the type of development is consistent with what is projected in 1983 on the Land Use Map, in general could the developer anticipate favorable consideration by the Planning Department and Zoning Committee?

Mr. Gladin responded that the Planning Department will support proposals along these lines.

Mr. Alexander then said that being the case, when a developer comes in with a project for a site that is in conformance with the Land Use Map and we think is a good project he felt the HRC should therefore support it.

Mr. Winn asked what effect the Land Use Plan would have on the plans of 54 sites of which only 12 were in conformance with the plan.

Mr. Alexander said it would probably hurt us.

Mr. Jones said we would have to realign our plans.

Mr. Gladin asked how many acres were in the 12 sites that were in conformance with the Land Use Plan.

Mr. Jones said approximately 320 acres.

Mr. Gladin said that maybe we should take a look at the number of units that have actually been built. He stated that many projects had been planned, but not actually built yet, and that some sites had also been turned down for reasons other than zoning.

Mr. Palmer asked if the Land Use Plan shows sites in any instance that the Aldermanic Board has already turned down? (They are not indicated specifically as such.)

Mr. Archer Smith said if there are particular projects in this general connection, that the HRC should send advocates to Aldermanic Board and Zoning Committee to support them. Mr. Smith also stated that he felt the HRC should act as advocate at the Zoning and Planning Commission levels for particular low-income housing projects which conform to the 1983 projections of the Land Use Map of the Planning Department of the City.

Mr. Jones brought out the point that the HRC should not be required to support all developments that are in conformance with the Land Use Map; that proposals might not be appropriate.

Mr. Archer Smith then suggested that an addendum be added to the Resolution stating that the resolution would not exclude the HRC from supporting projects that are not in conformance with the Land Use Map.

After considerable discussion, it was concluded that the Resolution not be amended, as this would tend to weaken it.

It was then decided and agreed that Mr. Alexander and Mr. Archer Smith would get together and draw up specific wording of a Resolution stating that the HRC would give its support to developments of low-income housing by going before the Planning Board and Zoning Committee of the Aldermanic Board. The following is the Resolution developed.

"Housing Resources Committee will support and advocate in each instance before the Zoning Committee and the Aldermanic Board those appropriately planned development projects which conform to the 1983 Land Use Map of the City Planning Department, as it presently exists or is hereafter amended."

Mr. Palmer asked for a list for Mr. Clarence Coleman by March 20 of major projects that had been turned down already by Zoning Committee or Aldermanic Board, but which now might be desirable in view of the Land Use Map.

Mr. Jones said he could give him a partial list by that date.

Mr. Alexander asked about this approach in terms of the Turnkey Program.

Mr. Persells said it might be a means of finding more land for development for this program. He stated that consideration should be given by builders to what sorts of people will live in the housing; that developers may determine whether they could make more money building for low-income or high income people as both types of housing are needed in Atlanta. However, he suggested that zoning should be on basis of appropriateness of the area to meet the long term requirements of the City as to location, density, schools, parks, etc., and not on the basis of what kind of people will occupy the units; that when we reach the point of zoning on plans for future utilization of the land, rather than on who is to use or live there, we would be much better off.

Mr. Alexander asked Mr. Persells if this Land Use Map was going to be used by the Housing Authority as a guide?

Mr. Persells indicated that it had been used; however, the Housing Authority does not turn down a project simply because it does not conform to the Map.

Mr. Alexander then discussed the role of the Housing Authority further. He stated that we are ahead on the 221 program and Rehabilitation phase, but behind about 2500 units on Turnkey and Public Housing.

Mr. Bystry asked if HUD had checked any of these areas for Public Housing?

Mr. Gladin stated that the City is required to maintain a Land Use Plan under the Workable Program. The problems are finding more sites and getting them zoned; that turnkey projects must go through HUD in getting approvals.

Mr. Alexander asked from the developers point of view for the pros and cons of Turnkey versus the 221 program. He asked if the 221 program was more appealing to developers than the Turnkey program.

Mr. W. L. Moore said getting land zoned for Public Housing is more difficult.

Mr. Alexander asked about economix (a mixture of Public Housing, 221 d (3), and single family dwellings) to be developed in one area,

Mr. Persells said the Housing Authority preferred to have that kind of mixture. However, each program would require separate mortgages and separate approvals and that it would be a complicated process.

Mr. Bystry said this might delay the program.

Mr. Alexander stated that much stronger support would be likely if particularly large tracts were developed under the 221 program with only a smaller portion of the tract for public use.

Mr. Moore stated that the biggest problem was the high cost of land in Atlanta and the difficulty of financing land under the 221 d (3) program and; secondly getting the land zoned. He felt that this type financing (interim construction loans at reasonable interest rates) might be encouraged by this Committee. He also suggested that perhaps banks and other financing institutions might be encouraged to set aside a certain amount or percent of their money for financing of low-income housing. He mentioned the fact that insurance companies are now participating in financing of this type.

Mr. Alexander said that most of the large banks in Atlanta are represented on this Committee. He stated that perhaps the Business Participation Panel could do something about encouraging this type of financing.

Mr. Alexander then welcomed Mr. Richard Cecil, who was representing Mr. William C. Bartholomay, President of the Atlanta Braves, and newest member of the Business Participation Panel; and Mr. Robert C. Watkins, newest member of the Construction and Design Panel.

Mr. Alexander praised the persistent efforts of the developers in the face of so many problems and roadblocks. He stated that the City of Atlanta owes the developers a great debt for their contribution to this program.

Dean Jackson brought up the question "Who is responsible for physical structures in terms of recreational or social needs in a housing development? Is this the responsibility of the developer?"

Mr. Alexander stated that on the National scene, the Community is responsible.

Mr. Jones explained that in Public Housing projects, Federal regulations require certain consideration be given to open space and recreational facilities. He pointed out that this was also given consideration by the Planning Department in regards to zoning; that the Planning Board itself has turned down projects that did not provide enough space or recreational facilities. He stated that the social elements were being given more consideration today than ever before.

Mr. Alexander commented that there is a gap in social services to be performed in low income housing projects and suggested that the Community Council and non-profit groups such as Interfaith may fill the gap of social planning. He asked for a report from Dean Jackson's Committee as to proposals for social planning in low income housing.

Mr. Palmer mentioned that there was \$1,000 set aside to see how practical it would be to bring available recreational activities to Senior Citizens.

Mr. Alexander stated that according to our figures, Public Housing is running behind schedule and asked for any suggestions that might be helpful.

Mr. Persells said this was definitely not because of lack of interest on the part of developers, but the difficulty of obtaining a piece of land to present that is properly zoned. He stated that a project should not be self-contained, but be part of a whole community; that recreational facilities should be available to entire neighborhoods.

Mr. Alexander announced that he would appoint a Committee of three to study the "Analysis of Atlanta's Low-income Housing Program," dated February 7, 1968, which would make a report of recommendations back to the Executive Group.

Mr. Alexander mentioned that package rezoning is still under consideration. He stated that one of the problems is so much land in this area that could be developed in this program that might receive favorable recommendation by HUD, but be politically opposed by others.

Mr. Moore asked if there was any way to subsidize, such as limited dividend?

Mr. Alexander stated that John Steinichen of Interfaith was looking for proposals.

Mr. Palmer asked if anyone had tried to get the land in the Southwest quadrant that is artificially overzoned industrial, rezoned for a more reasonable price?

Mr. Moore stated that on one particular site, Mr. Shuttleworth would probably recommend multi-family. The price on this land has come up to industrial. He also stated that in certain Wards, 221 d (3) houses are not allowed because of opposition from Aldermen in those Wards.

Meeting adjourned at 11:30 a.m.

Respectfully Submitted,


Malcolm D. Jones
Housing Coordinator