

CITY OF ATLANTA



April 3, 1969

CITY HALL ATLANTA, GA. 30303

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IVAN ALLEN, JR., MAYOR

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DAN E. SWEAT, JR., Director of Governmental Liaison

Mr. Cecil Alexander, Chairman
Housing Resources Committee
44 Broad Street, N. W.
Atlanta, Georgia 30303

Dear Cecil:

On November 5, 1966, the Mayor's Conference on Housing kicked off a badly needed program to stimulate the development of low and moderate income housing in the City of Atlanta. Our goals were based on the relocation needs of city residents who were to be rehoused as a result of code enforcement, urban renewal, highway construction and other governmental actions.

The Housing Resources Committee accepted the program's challenge of pushing the development of 9,800 units during 1967 and 1968, and 16,800 units over the five year period, 1967-1971. Much credit is due the HRC for the momentum it has generated in stimulating the construction and planning of enough additional units to greatly relieve our immediate housing needs. Your second annual meeting report certainly contained an optimistic analysis of the first two years of the program, as it clearly showed that we are ahead of our projected goals.

But, have our goals and needs, in fact, changed?

Since our housing program was begun, several changes have occurred which warrant such a question and further examination. Three very obvious changes in legislation have been the Model Cities Act of 1966, the Fair Housing Act of 1968, and the Housing Act of 1968. Perhaps other areas could be cited, but each has probably had a considerable impact and bearing on our original housing goals.

In that the Housing Resources Committee has asked this office for new instructions, it is suggested that the following areas be investigated and action initiated during 1969:

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1. The Planning Department has been instructed by the Planning and Development Committee to conduct a total review and evaluation of our housing efforts to date, along with a redefinition of total housing needs by location, type, size and rentals and sales price ranges.

HRC should be involved in this matter and assist the Planning Department in the development of the scope of this study and in obtaining political acceptability and support. At present a joint Atlanta - Fulton County housing study is being proposed. Such a study should prove to be extremely beneficial to the next administration.

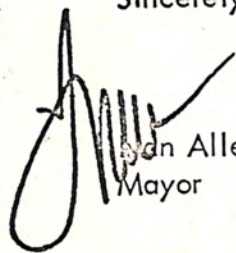
2. Eric Hill and Associates has just completed its report for the Model Neighborhood Program. This report contains much food for thought in the area of lowering the costs of low-cost housing. HRC should take the initiative and explore ways and means to implement those pertinent recommendations deemed feasible on a city-wide basis.
3. Conventional urban renewal projects, the Neighborhood Development Program (NDP), and Model Cities Program can provide much needed land for housing development and improvement purposes. In this regard HRC can assume a very important role.
 - a. Explore alternative sources of revenue for funding the local share of the above programs and projects, and
 - b. Support the need to include highly critical areas, such as Plunkettown and Lightning, in the 1970 NDP application for execution purposes.
4. Outside of the boundaries of conventional urban renewal projects, the Neighborhood Development Program and Model Cities Program, the procurement and development of sites for housing can best be expected to come along by themselves because of the momentum generated in the initial two years. If there is a need for prodding here, it is in the direction of placing greater emphasis in outlying areas of the city on single-family public housing and higher density public housing in close proximity to the central core of the city. HRC can be most helpful in providing this type of direction to city development, and

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5. In general, the new housing units which have been developed were intended as replacement housing for slum properties. Yet, slums still exist. In the future, HRC should seek to devise and implement ways and means through which one slum structure would be demolished for each new low-cost housing unit created. Unless this is done immediately, the same slums will be with us indefinitely.

I would hope that the Housing Resources Committee would delve into these areas as soon as possible. As you are well aware, I will not seek another term as Mayor. I would, therefore, like to take this opportunity to thank each of you individually and collectively for the tremendous public service you have rendered and for your continued support during 1969.

Sincerely yours,



John Allen, Jr.
Mayor

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