

ATLANTA

Official monthly publication of the Atlanta Chamber of Commerce • Seventy-five cents



JEROME DROWN

It's called soccer (sok'ər).



ANATOMY OF A SUPERSCHOOL

The master plan for the stunning, split-level Georgia State College of the future is still largely on the drawing board, but need, logic, and vision are solidly in its corner, and the first steps have already been taken.

BY BRUCE GALPHIN

AN ATLANTA ALDERMAN looked with a mixture of admiration and doubt at the plans for the Georgia State College of the future, sprawling over ten blocks in the heart of the city, handsome buildings connected by tree-lined pedestrian plazas straddling the busy streets below. "Mr. Steiner," he asked, "do you believe all this will ever be?"

His skepticism was appropriate. A few years ago the school's home was a converted six-story garage, and before that it had occupied at least eight other sites in Atlanta under eight different names. But to Andrew Steiner, the Robert & Company architect who has spent two years developing the handsome and ambitious plan, the answer about its fulfillment is an emphatic "yes."

In fact, to a degree few Atlantans realize, the transformation is well under way. Georgia State already occupies four buildings; another is nearing completion; three more already have been funded and let to design contract. The Board of Regents has endorsed the entire master plan, and the city has approved the first two pedestrian bridges across Decatur Street that tangibly mark it as a split-level campus.

The multi-level, or "platform city," feature of State's master plan is of great significance functionally, aesthetically, and symbolically.

Functionally, it's the device that makes the whole scheme work: how to transform a few city blocks criss-crossed by heavily travelled streets into a campus for 25,000 students by 1975. By confining through traffic, deliveries, service, utilities, and parking to lower levels, the plan will permit a vehicle-free upper level connecting forty-four acres of campus.

The aesthetics of the future campus depends heavily on the platform concept. Principally, rising above city traffic will create a feeling of unity. This will be emphasized by landscaping, notably a tree-lined promenade above Decatur Street from the expressway to Courtland. But the platform, combined with landscaping and judicious placement of the buildings, will also allow dividing the campus into more intimate areas: smaller plazas, places for sitting to read on a warm day or informal gatherings, sites to display sculpture and other works of art.

As a symbol, a platform campus is peculiarly appropriate to Atlanta, for downtown Atlanta itself is largely split-level. Many newcomers (and quite a few older hands) don't real-

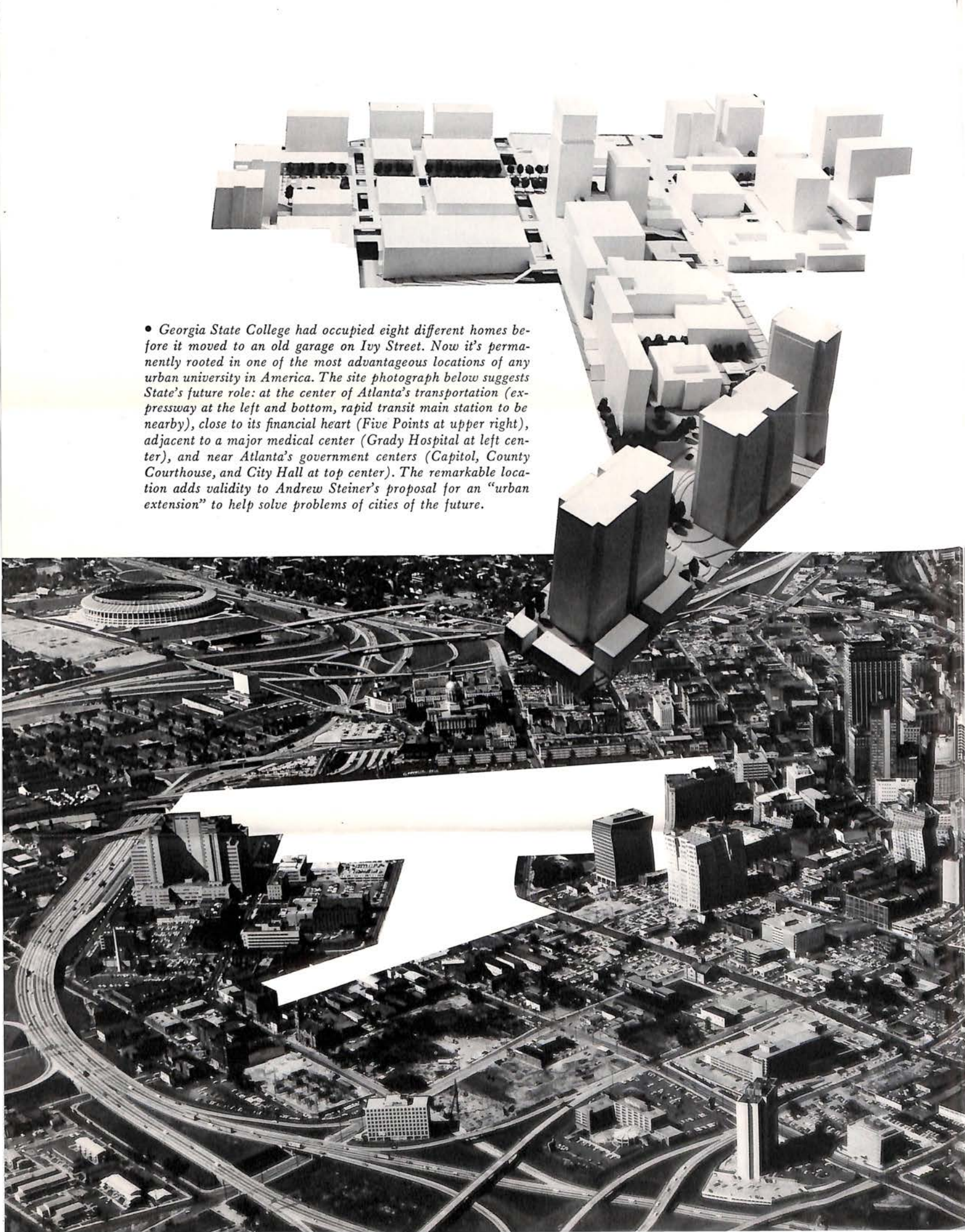
ize how much of what appears to be "street level" in the central city is really viaduct level. Few have explored the dusty old Atlanta beneath today's busy streets, though recently there have been suggestions of making it a tourist attraction. Even before the turn of the century, Atlantans had been forced to grapple with the fact of the city's sharp gradients and had come to a solution similar to the one now proposed for Georgia State. There are two main distinctions: Old Atlanta sealed off its earlier level from the light, whereas the Georgia State platform will be pierced to provide light and beauty of sight below; and even more important, older Atlanta made the mistake of letting cars come upstairs.

Though in a sense Atlanta already is one, the platform city is a hot item of innovation among civic designers around the country. If implemented on schedule, the Georgia State complex would be a trail-blazer. It's doubtful whether the example could be widely imitated on such a scale. For a flat city, the cost could be staggering. But Atlanta's topography is especially suitable. In the six or so blocks from Five Points eastward to the expressway, the altitude drops more than fifty feet. The original garage building of Georgia State sits on ground at least thirty feet higher than the lower end of the proposed campus.

Thus an artificially raised main campus level would be consistent with what Atlanta already has done to conquer its rolling terrain. It also would complement the recently announced commercial platform city planned to span the railroad complex north and east of the State Capitol.

The Steiner plan explains how the new pedestrian plaza could be woven into the fabric of the surrounding city without any rough seams or sharp edges. The reason that so few Atlantans realize how much of their downtown is artificially raised is that there are comparatively few visible seams. They can be seen from Central Avenue or Courtland Street, for these streets cross the railroad gulch. And an even more dramatic view of how Atlanta raised itself up off its tracks can be seen from the Techwood and Hunter Street viaducts, which span the vast rail yards that probably will be platformed over in future development of the city.

But for the most part, since buildings have been constructed right up against the downtown viaducts with few openings to the old city below, the viaducting is not so obvious. Under



• *Georgia State College had occupied eight different homes before it moved to an old garage on Ivy Street. Now it's permanently rooted in one of the most advantageous locations of any urban university in America. The site photograph below suggests State's future role: at the center of Atlanta's transportation (expressway at the left and bottom, rapid transit main station to be nearby), close to its financial heart (Five Points at upper right), adjacent to a major medical center (Grady Hospital at left center), and near Atlanta's government centers (Capitol, County Courthouse, and City Hall at top center). The remarkable location adds validity to Andrew Steiner's proposal for an "urban extension" to help solve problems of cities of the future.*

the Steiner plan, one would not lose all sense of the natural ground level at Georgia State. The present streets would continue to provide vehicular access to the campus, and the spans above would be pierced to admit light and views of the campus. To avoid abrupt drops around the periphery of the campus, Mr. Steiner proposes gradual dropping of the pedestrian level and extensive use of landscaping. Further, he suggests that the future campus' high-rise buildings — except for the administrative center which is the focal point of the entire plan — be placed on the outer edges, thus blending in with the city's other tall structures, private and public.

High-rise buildings are not ideal for heavily used classes. Either an unreasonable amount of space must be devoted to elevators, or there is an intolerable delay for students rushing to class. Since the entire 1975 campus is designed so that there will be no more than a ten-minute walk from any one class to any other, the question of building heights raises a problem. For accommodating as many as 32,000 people (including faculty and staff) on a campus of less than fifty acres necessarily means vertical expansion. Mr. Steiner solves the problem by keeping heavily used classroom buildings relatively low; the taller structures would be used for such activities as administration, research, and housing.

Georgia State President Noah Langdale, Jr., with customary enthusiasm and verbal color declares that "the platform complex resembles the raised plazas of the classic city of Venice." There is indeed, in addition to the modern elements, a flavor of old European capitals when monarchs had the power and the money to raze the old and ugly and build whole new cities in a centuries-long rivalry to create the jewel of the continent. The platformed Georgia State would have a unity and a sweep that evokes — well, maybe Venice or maybe Mr. Steiner's native Vienna.

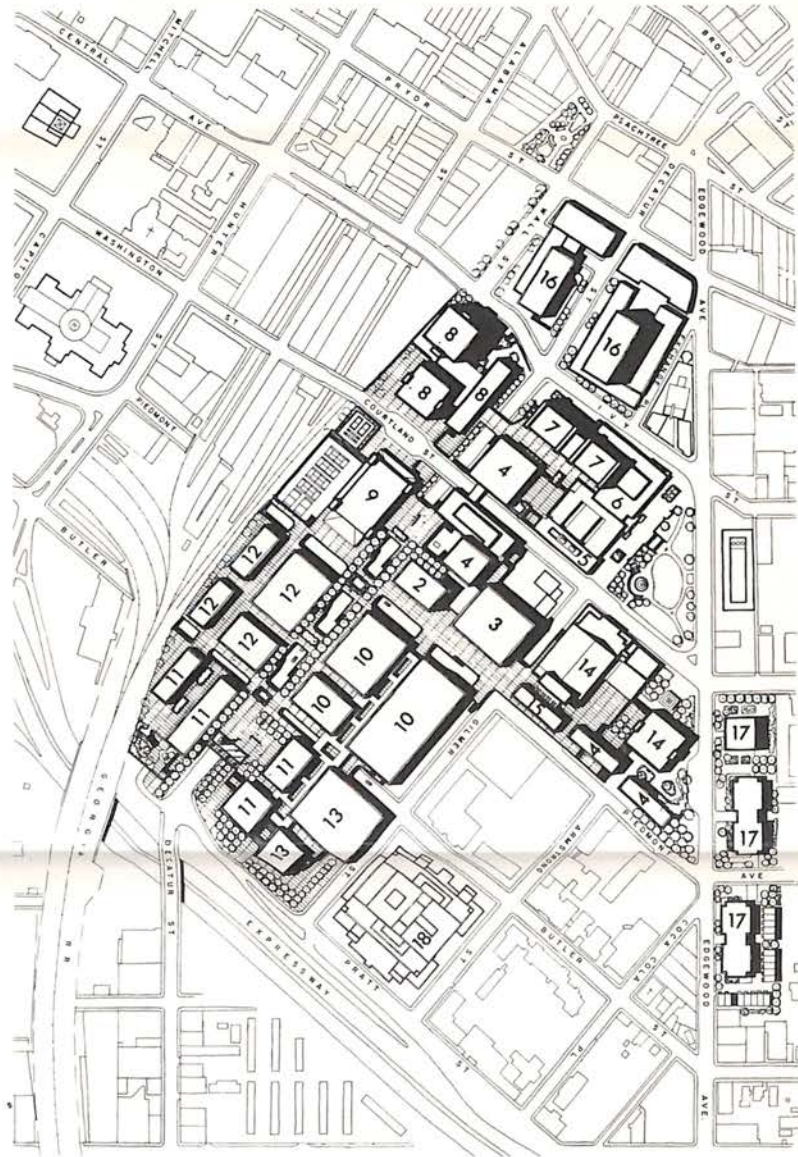
The platform would begin to the west of Courtland; drop slightly below Courtland, which itself is a viaduct; rise back up; and then begin an uninterrupted sweep almost all the way to the expressway. This would be the main axis of the new campus. The minor axis, crossing at the administration building, would be a smaller spine extending northeastward along Piedmont to a point beyond the rear of the old Municipal Auditorium. Decatur, Piedmont, and Butler all would be bridged.

Because the natural ground level drops rapidly toward the east, there would be room for as many as four layers of parking below the plaza, an important consideration, since estimates for the 1975 demand run from about 4,400 to 8,750 spaces, depending on the availability of rapid transit and other public transportation.

On the uncluttered platform above, according to the Steiner plan, "landscaped plazas are one of the most important unifying elements of the campus and should be designed to create a rich and varied environment, including intimate seating and reading areas. Other important parts of the landscape treatment are such elements as street furniture and the many small details which can make life on the campus pleasant and exciting. By street furniture we mean all the objects that furnish our sidewalks, such as lighting standards, signs, baskets, benches, flower boxes and containers, vending machines, kiosks, and shelters from wind and rain. In some of the open spaces, book stalls, flower stalls, and even outdoor cafes and small structures for sale of soft drinks and sandwiches could be an important part of the overall design." Hurt Park, the only major greenery that relieves the starkness of the present complex, would be drawn even more intimately to the future campus when the block of Gilmer Street between the park and the college is closed.

In its expansion, Georgia State is performing the not-at-all-incident job of urban renewal. Most of the existing campus space was acquired with federal urban renewal assistance, and college officials hope to obtain even more of the future re-

The 1975 campus is designed so that no classes are more than a ten-minute walk apart.



1. Campus Plazas 2. Administrative Center 3. Communications Center and Theatre Arts 4. Central Library Complex 5. Sparks Hall — Classrooms 6. Fine Arts Building — Classrooms 7. Arts and Sciences — Classrooms 8. School of Business Administration 9. Physical Education Building 10. Science Center — Physical Sciences 11. Medical and Nursing Center 12. Future Expansion Area 13. Grady Hospital Expansion 14. Student Activities Complex 15. Special Studies 16. Private Development (possible cooperative use) 17. High Rise Student Housing 18. Grady Hospital

The proposed expansion plan will enable community and college to make immense reciprocal contributions.



quirements through the same method. The college already has swept aside some of the city's worst slums: rows of pawnshops, cheap hotels, rundown warehouses — areas which contributed heavily to the city's crime rate.

But a valid question remains whether this is the wisest use the city could make of the property. Since their conversion from slums to office buildings, apartments, and motels, other urban renewal districts are now adding millions of dollars to Atlanta's tax base. Why place Georgia State in such a potentially productive location? Few if any other major urban colleges occupy so much space so close to the city's commercial heart. And Georgia State has moved before — frequently. Since it was founded in 1913, it has occupied space at Georgia Tech, the Walton Building at Walton and Cone, the Peachtree Arcade, an attic at Auburn and Pryor, 106 1/2 Forsyth Street, scattered offices donated by Atlanta businessmen, 223 Walton Street, 162 Luckie Street, and finally the garage on Ivy Street which is the taproot of the present campus. It has been designated the Georgia Tech Evening School of Commerce, University System of Georgia Evening School, University Extension Center, University System Center, Atlanta Extension Center, Georgia Evening College, Atlanta Division of the University of Georgia, and Georgia State College of Business Administration.

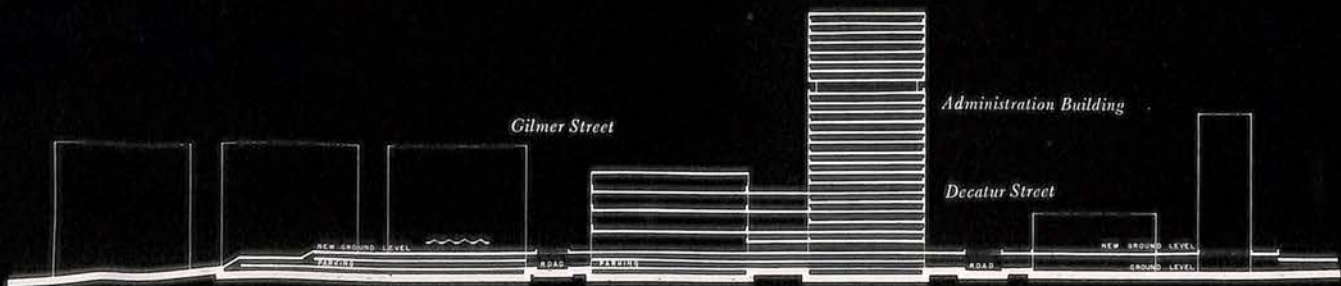
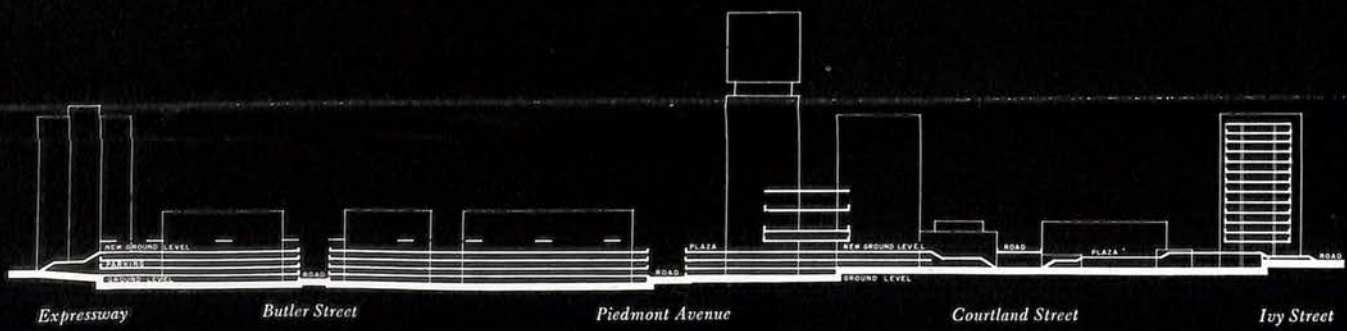
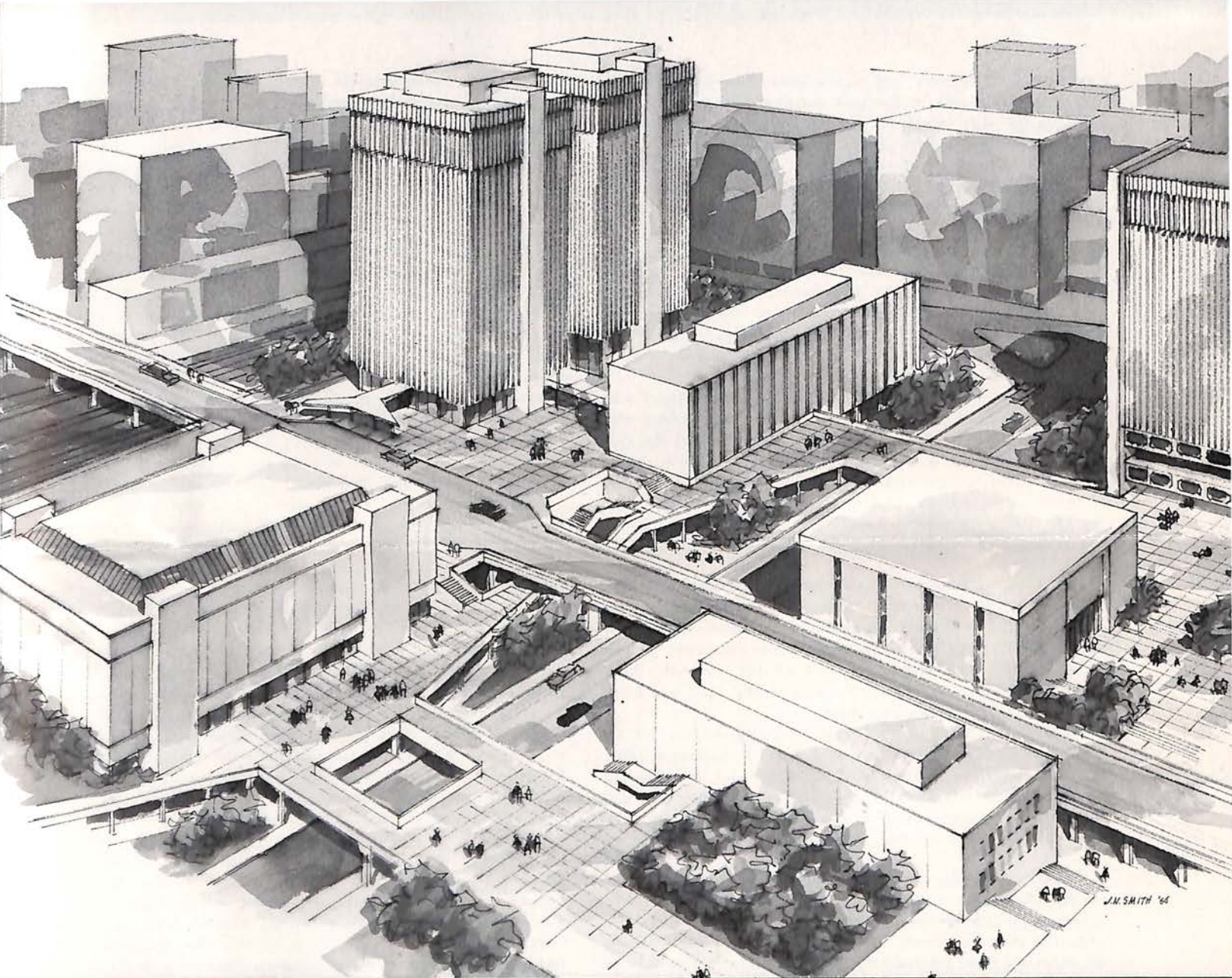
In 1962, Atlanta city fathers made their basic commitment to the proposition that Georgia State has found a permanent home. They designated an area of a little more than two blocks as the "Georgia State Urban Redevelopment" area, thus qualifying it for federal assistance. The White House announced approval five months later, in record time.

There is more than ample justification for the aldermen's judgment. After all, expressways also remove huge tracts of land from the tax digest. (The Memorial Interchange, for example, occupies more acreage than the Steiner plan proposes for the 1975 Georgia State campus.) Yet expressways are vital; the expenditures of land are made. And it can be convincingly argued that a vital campus in the midst of the city returns far greater intangible values to Atlanta.

It is more than just a question of meeting the growing demand for higher education in Atlanta. It is more than allowing students to work downtown while also attending college — an unquestioned asset for the city. It is more than convenience for the Atlanta businessmen (with a surprising number of advanced degrees) who teach part-time. Given the near-complete expressway system and rapid transit within a few years, a downtown Georgia State is within an hour's journey of about half Georgia's population. It is immediately adjacent to centers of government, medicine, commerce, and finance. Community and college can have immense reciprocal contributions to make.

Mr. Steiner summarizes the potential as "urban extension" — a highly sophisticated cousin of the agricultural extension

• *Platforming is the key to solving space and traffic problems at the Georgia State of 1975 and later. It's a solution long used in Atlanta, which has been rising on viaducts above its railroad tracks for almost a century. But at State there would be a difference: The platforms would be for people, and the cars would stay below, where they would still receive daylight through perforations in the cover. The illustration at left (above) shows how the perforations might look at the pedestrian level. The rendering below it shows how platforming would affect the vista of a motorist. The overall view (right above) shows such treatment of Decatur Street. The location's sharp dropoff from Ivy Street to the expressway would allow increasing layers of parking and service access, shown in the cross sections at right.*



cooperation of colleges and agribusiness that has achieved such dramatic results in the past decades. The urban extension concept was suggested in the 1962 annual report of the Ford Foundation. Says the Steiner master plan:

"There are many fragments of theory, observation, empirical research, and practical tools of application, scattered through the related fields and disciplines, which could make major contributions to such a program. . . . Human ecology, physical planning, and urban design are concerned with different aspects of the geographic-physical environment and its organization into cities and regions. Economics has well developed macro and micro concepts which are every day proving their practical value in regulating the American economy and which are being extended to deal with international problems of finance and economic development.

"Political science, through techniques of interpersonal and group dynamics, is aiding the constructive understanding and control of the forces of social change. To all of these, the cultural interpretations of the creative arts and the mass media of communications are making a vast contribution. The value of mathematics, science, philosophic logic, and the computer are too well recognized to bear elaboration, but their critical and generalizing functions must be built into any total conceptual frame."

Thus Georgia State, which already has established excellent and reciprocal relationships with Atlanta's business community, in the future can be expected to expand its role to include the interests and needs of the entire community, viewing them with the integrated eye of all the academic disciplines rather than the narrower vistas of the mathematician, sociologist, artist, etc., working alone.

What would be the dollar cost of the ambitious Steiner plan? Obviously, it won't come at bargain basement rates. But considering the location of the complex and its scope, the estimate is relatively modest: about \$96 million for land and buildings not already funded. And of course this does not mean a cash outlay of that much by the Board of Regents

• *The view from Edgewood Avenue, below, indicates how existing facilities might be utilized and how the platforming could be tapered off and landscaped to avoid any sharp edges. Hurt Park, at present the only greenery around Georgia State, would remain an important focal point. Sparks Hall, right center, would tie in with future classroom buildings, and the old Municipal Auditorium, left center, also is included in the master plan.*

immediately or even over the next eight years. Some or all of the buildings could be constructed under bond issues, and many phases of the expansion would qualify for various federal assistance grants.

Some eyebrows were raised when Mr. Steiner included the present Atlanta Police Department headquarters in the overall campus. The plan also includes Georgia State's ownership of the old Municipal Auditorium. With the cooperation of the city government, these should prove no major barricades to the plan. A new auditorium and convention complex is being completed now on Piedmont between Forrest and Pine. When the second phase — extension of the convention facilities across Pine — is accomplished a few years hence, the city's need for the old auditorium will be at an end. Implementation of the Steiner plan would indeed require building of new police headquarters elsewhere, but the present building itself would not be razed. With some interior remodeling, it would become an integral part of the new campus, surrounded at its second-floor level by the platform which would be part of the principal pedestrian plaza of the future campus.

An expenditure that might cause greater controversy is the setting aside of 1 per cent of the total building budget for art. The idea is well established in Europe. In Zurich, the art allocation is 10 per cent. But in the United States, few government units have adopted the scheme for public buildings. Private developers have been bolder than the government in this respect.

The Steiner plan is insistent on the point. And it's not talking merely about paintings hung on interior walls. The unique plaza campus, the report asserts, offers unusual opportunity to create beauty, contribute to the status of art in the university system, and provide an outstanding example for civic design. The master plan urges immediate development for a "systematic, comprehensive, and ambitious" plan for art development and for appointment of an artists' committee with full power to pass on acquisitions and acceptance of donations.

Experience shows that it's a long trip from the drawing boards of ambitious master plans to realization. But the Steiner plan has overwhelming logic as well as beauty on its side. It accommodates the projected student load. It makes brilliant use of Atlanta's topography and the man-made delineations of rails and street patterns. Above all, it helps establish a clear definition of Georgia State's role in the future of Atlanta and the state.



Mayor Ivan Allen Jr

THE RENEWER

NEWSLETTER OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Vol. 5 No. 11

Atlanta, Georgia

December 1967

Happy New Year

OPENSHAW CALLS FOR CONCERTED ACTION TO HALT BLIGHT AS HE GIVES REPORT ON YEAR OF URBAN RENEWAL GAINS

Delivering an inspiring report of notable progress in urban renewal during 1967 to our Dec. 19 full committee meeting, Howard Openshaw, Atlanta Housing Authority redevelopment director, also sounded a call for private enterprise, churches, labor organizations and civic groups to join with public efforts in a concerted endeavor to turn back the spread of blight. Summed up Mr. Openshaw: "Too many people look to a single tool to solve all the problems of the city. For example, urban renewal was not designed to speak to the problems of unemployment, lack of education, crime, and other social diseases. Too long have we looked to public programs alone to solve our problems. Churches, civic organizations, labor unions, industry - private enterprise must become involved if we are to succeed in our endeavors."

In addition to citing the gains achieved by Atlanta's urban renewal program during 1967, Mr. Openshaw also reviewed the exciting outlook for 1968. The text of his report follows: **SLUMS AND BLIGHT ARE GROWING** - "Atlanta, like every major city across our land, has awakened to find itself sitting on a potential powder keg. Countless ages of neglect and apathy has resulted in an accumulation of urban blight and decay. People are rebelling against their environment, and we see the resulting strife and turmoil in Milwaukee and Detroit. To make matters worse the slums and blighted areas are growing, not shrinking. In the last 5 years, Atlanta has increased its number of dwelling units by 9,141. During this period, the number of dilapidated structures were reduced from 12,000 to 3,000. However, the number of substandard units increased from 22,800 to 49,300.

"The City's population increase is projected at an annual rate of 2%, with the negro population increasing by 62% and the white population by 4%. Those who can afford it are moving to the suburbs. The City's financial resources are limited, there is no help from the State, and the demand for Federal funds is three times the available supply. We simply do not have adequate resources to cope with all of our problems."

MUST USE EVERY AVAILABLE RESOURCE - "The time for action is upon us. We must use every available resource, every tool to make our cities more livable, to enrich the quality of men's lives, and to make every citizen a productive member of Society. We must eliminate our slums, yes. But also, we must halt the spread of blight. Urban renewal is the tool that can allow us to have a slumless city. An effective program of code enforcement is essential to preserve our neighborhoods and to halt the spread of blight. A top priority in the city is to provide housing for low and moderate income families. The mayor has set a goal of 16,800 units to be constructed in the next five years. But even here, we are finding it difficult to find suitable, reasonably priced land for low-cost housing."

PAST TWELVE MONTHS SHOW PROGRESS IN ALL PHASES OF RENEWAL PROGRAMS - "In 8-1/2 years, Atlanta's urban renewal program has made giant strides in redeveloping its blighted areas.

"From the period December 1, 1966 to December 1, 1967, the Atlanta Housing Authority has acquired 538 parcels of land at a cost of \$4.7 million. The Authority relocated 576 families from urban renewal areas, and provided housing assistance to 687 additional families relocated as a result of other governmental action. During the past twelve months, the Authority demolished 477 structures comprising 766 dwelling units, and completed rehabilitation of 201 dwelling units. The Authority sold 97 parcels of land for \$886,722 and put under contract for sale an additional 60 parcels of land having a value of \$2 million. Construction was begun on improvements totaling \$2.1 million. These improvements include 106 apartment units in the Butler Street Project, and 38 single family units in Thomasville. Improvements totaling \$4.8 million were completed in the past 12 months, including office buildings for the U. S. Rubber Company, Ford Motor Company, Avis Rent-A-Car, and Cousins Properties. Construction was started on 240 dwelling units and an additional 41 dwelling units completed during the period."

NINE PROJECT AMENDMENTS APPROVED - "Amendments were submitted and Federal approval received on the following urban renewal projects: Butler Street, to provide a second high-rise for the elderly adjacent to Graves Homes on Hilliard Street, and land expansion for Ebenezer Baptist Church; Rockdale, to provide for changes in land use and street pattern; Thomasville, to provide public housing north of McDonough Road; Georgia State, to add the block north of the police station to the project area; Georgia Tech, to include an additional \$737,810 as Section 112 credits toward the City's share of project cost; Buttermilk Bottoms, received Federal approval of Part I of the Application for Loan and Grant; Bedford-Pine, to combine the Buttermilk Bottoms project with Bedford-Pine; Bedford-Pine Letter of Consent, to permit acquisition of additional street right-of-way for the Auditorium; Bedford-Pine draft Part I Application for Loan and Grant. Amendments were submitted on the following urban renewal projects for which Federal approval has not yet been received: Rawson-Washington, to extend project boundary to provide land for school expansion, park, and neighborhood center; Bedford-Pine Early Land Acquisition Loan, to provide a site for public housing, and to make available rehabilitation loans and grants for properties along Boulevard."

COMPETITION SPURS SUPERIOR PROPOSALS - "A significant achievement of the renewal program was the development competitions for land in Rockdale, Rawson-Washington and University Center Projects. A fixed price was established on the land, and redevelopers proposals were restricted to residential development under Section 221 d 3. The Atlanta Housing Authority staff, the City Planning Department, the American Institute of Architects, American Society of Landscape Architects, the Citizens Advisory Committee for Urban Renewal, the Housing Resources Committee, the State Planning Bureau, the Urban Renewal Policy Committee and the Housing Authority's Board of Commissioners reviewed four redevelopers proposals in Rockdale, seven proposals in University Center, and six proposals in Rawson-Washington. The fixed land price, development competition approach not only resulted in superior proposals from redevelopers, but assured maximum livability for families of low and moderate incomes. The Authority, with assistance from CACUR, conducted 1,271 people on tours of Atlanta's urban renewal and public housing programs."

MODEL CITY, BEDFORD-PINE EXECUTION TOP EXCITING OUTLOOK FOR NEW YEAR - "Exciting things and a lot of hard work lie ahead for 1968. The City, in cooperation with other agencies and residents of the area, will begin planning the model city area. The urban renewal and public housing programs will be involved in the total attack on the social and physical blight of the 3,000 acres of land extending from West End to the other side of Grant Park. The Bedford-Pine Urban Renewal Area will enter execution. The Authority will provide temporary relocation housing for those families living in the initial clearance area. Staging the execution activities will minimize the number of families displaced. Construction will be started on improvements costing \$26.2 million on urban renewal land in 1968. These improvements include 1,468 dwelling units, the Ira Hardin Office Building, stadium motel, and the International House in University Center."

"The ninety-five areas of land on McDonough Road recently made available to the City by the Federal Government will be added to the Thomasville Project, and plans will proceed immediately to provide land for public housing, townhouses, single-family development, and an elementary and middle-high school. We must continue our commitment to eliminate slums wherever they occur, and to halt the spread of blight. We must provide decent housing for all our people, with special emphasis on low and moderate income families. But we must do more than this. We must become more sensitive to the physical design and development of our City. For, unless Atlanta is to become a haven for the homeless and the poor, we must create an environment to attract people of every economic level of life as together we seek to make Atlanta the great city it is destined to become."

HUD'S STRAUB CONGRATULATES ATLANTA
ON PIONEERING MODEL CITY CONVENTION

Thanking Mr. Openshaw for his pertinent and perceptive report, Chairman Sommerville emphasized

the importance of the model city program and called on Charles N. Straub, Federal Agency Liaison Specialist, from HUD, to bring our committee abreast of developments in this new city-federal cooperative endeavor. Explaining that Atlanta was one of only nine southeastern cities and 63 in the nation to receive conditional approval, Mr. Straub pointed out that final disposition of the planning grants reserved, depended upon the cities presenting acceptable work programs to HUD. Such plans are expected within 45 days. He specified that HUD had requested Atlanta to outline a five year program with a specific work plan for the first year. He pointed out that Atlanta's plans would have to be revised because the city's request for \$500,000 as a planning grant was cut to \$152,000. In discussing this reduction, Mr. Straub mentioned that Atlanta had received an additional \$100,000 from EDA, but only \$18,000 of this would apply directly to studies in the model city area. Then Mr. Straub congratulated Atlanta warmly on innovating the plan of holding a convention open to all residents of the model city area. This convention, held at Hoke Smith Technical High School Sunday afternoon, Dec. 10, is regarded as a new departure in citizen participation, Mr. Straub stressed. Said he "No city has really thrown the model city program open as Atlanta did with this convention. The city also is to be congratulated on accepting what the people asked for." (NOTE- This refers to action by the Aldermanic Board Dec. 18 approving the request made at the convention for a representative from each of the six neighborhoods involved on the governing board of the model city program)

In a following discussion, Mrs. S. F. Crank pointed out that EOA was a prime mover in organizing the convention. Mrs. Grace Hamilton also expressed congratulations to the Aldermanic Board in accepting the recommendations made by the convention. (NOTE- Among others representing our committee at the convention was Director Howland.)

ACTION BEGINS TO LOCATE 221 H HOUSES;
TWO LISTS OF SUGGESTED DWELLINGS GIVEN

Action is under way to locate houses for suitable rehabilitation by our nonprofit corporation,

CACURRCI under the 221 H program, the full committee meeting was informed. Executive committeewoman Hamilton reported that with Walter Screws of the Atlanta Housing Authority, and Director Howland, she inspected a number of dwellings in and near the University Center project on December 14. She stressed the point that if such houses could be found in this area, their rehabilitation would improve the project's public image. Mr. Screws added that all houses seen were single family occupied. In reply to a question from Executive committeeman Percy Hearle, Chairman Sommerville said 19 houses had been located east of Glen Iris and north of Hunter Street. A guessestimate would be that the houses would range in value from \$4,500 to \$8,000 and that rehabilitation would cost from \$2,000 to \$4,000. Executive committeeman Harold Arnold also suggested some houses on Morgan Street and Boulevard Place. He pointed out that also considered had been the area Mrs. Hamilton inspected, the area adjacent to the Nash-Banns section, the South Atlanta region beyond the model cities area and the area east of Bedford-Pine. In support of the Boulevard Place - Morgan Street location, Mr. Arnold pointed out that it had experienced racial unrest and that location of the 221 H project there, would indicate interest in solving its problems. In the following discussion, Mrs. Hamilton urged that the Atlanta Housing Authority keep a coordinated list of properties screened. Chairman Sommerville pointed out that such lists would be available from the city Building Department and the Housing Authority.

R. Earl Lauderdale

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NINE PROJECT AMENDMENTS APPROVED - "Amendments were submitted and Federal approval received on the following urban renewal projects: Butler Street, to provide a second high-rise for the elderly adjacent to Graves Homes on Hilliard Street, and land expansion for Ebenezer Baptist Church; Rockdale, to provide for changes in land use and street pattern; Thomasville, to provide public housing north of McDonough Road; Georgia State, to add the block north of the police station to the project area; Georgia Tech, to include an additional \$737,810 as Section 112 credits toward the City's share of project cost; Buttermilk Bottoms, received Federal approval of Part I of the Application for Loan and Grant; Bedford-Pine, to combine the Buttermilk Bottoms project with Bedford-Pine; Bedford-Pine Letter of Consent, to permit acquisition of additional street right-of-way for the Auditorium; Bedford-Pine draft Part I Application for Loan and Grant. Amendments were submitted on the following urban renewal projects for which Federal approval has not yet been received: Rawson-Washington, to extend project boundary to provide land for school expansion, park, and neighborhood center; Bedford-Pine Early Land Acquisition Loan, to provide a site for public housing, and to make available rehabilitation loans and grants for properties along Boulevard."

COMPETITION SPURS SUPERIOR PROPOSALS - "A significant achievement of the renewal program was the development competitions for land in Rockdale, Rawson-Washington and University Center Projects. A fixed price was established on the land, and redevelopers proposals were restricted to residential development under Section 221 d 3. The Atlanta Housing Authority staff, the City Planning Department, the American Institute of Architects, American Society of Landscape Architects, the Citizens Advisory Committee for Urban Renewal, the Housing Resources Committee, the State Planning Bureau, the Urban Renewal Policy Committee and the Housing Authority's Board of Commissioners reviewed four redevelopers proposals in Rockdale, seven proposals in University Center, and six proposals in Rawson-Washington. The fixed land price, development competition approach not only resulted in superior proposals from redevelopers, but assured maximum livability for families of low and moderate incomes. The Authority, with assistance from CACUR, conducted 1,271 people on tours of Atlanta's urban renewal and public housing programs."

MODEL CITY, BEDFORD-PINE EXECUTION TOP EXCITING OUTLOOK FOR NEW YEAR - "Exciting things and a lot of hard work lie ahead for 1968. The City, in cooperation with other agencies and residents of the area, will begin planning the model city area. The urban renewal and public housing programs will be involved in the total attack on the social and physical blight of the 3,000 acres of land extending from West End to the other side of Grant Park. The Bedford-Pine Urban Renewal Area will enter execution. The Authority will provide temporary relocation housing for those families living in the initial clearance area. Staging the execution activities will minimize the number of families displaced. Construction will be started on improvements costing \$26.2 million on urban renewal land in 1968. These improvements include 1,468 dwelling units, the Ira Hardin Office Building, stadium motel, and the International House in University Center."

"The ninety-five areas of land on McDonough Road recently made available to the City by the Federal Government will be added to the Thomasville Project, and plans will proceed immediately to provide land for public housing, townhouses, single-family development, and an elementary and middle-high school. We must continue our commitment to eliminate slums wherever they occur, and to halt the spread of blight. We must provide decent housing for all our people, with special emphasis on low and moderate income families. But we must do more than this. We must become more sensitive to the physical design and development of our City. For, unless Atlanta is to become a haven for the homeless and the poor, we must create an environment to attract people of every economic level of life as together we seek to make Atlanta the great city it is destined to become."

HUD'S STRAUB CONGRATULATES ATLANTA
ON PIONEERING MODEL CITY CONVENTION

Thanking Mr. Openshaw for his pertinent and perceptive report, Chairman Sommerville emphasized

the importance of the model city program and called on Charles N. Straub, Federal Agency Liaison Specialist, from HUD, to bring our committee abreast of developments in this new city-federal cooperative endeavor. Explaining that Atlanta was one of only nine southeastern cities and 63 in the nation to receive conditional approval, Mr. Straub pointed out that final disposition of the planning grants reserved, depended upon the cities presenting acceptable work programs to HUD. Such plans are expected within 45 days. He specified that HUD had requested Atlanta to outline a five year program with a specific work plan for the first year. He pointed out that Atlanta's plans would have to be revised because the city's request for \$500,000 as a planning grant was cut to \$152,000. In discussing this reduction, Mr. Straub mentioned that Atlanta had received an additional \$100,000 from EDA, but only \$18,000 of this would apply directly to studies in the model city area. Then Mr. Straub congratulated Atlanta warmly on innovating the plan of holding a convention open to all residents of the model city area. This convention, held at Hoke Smith Technical High School Sunday, afternoon, Dec. 10, is regarded as a new departure in citizen participation, Mr. Straub stressed. Said he "No city has really thrown the model city program open as Atlanta did with this convention. The city also is to be congratulated on accepting what the people asked for." (NOTE- This refers to action by the Aldermanic Board Dec. 18 approving the request made at the convention for a representative from each of the six neighborhoods involved on the governing board of the model city program)

In a following discussion, Mrs. S. F. Crank pointed out that EOA was a prime mover in organizing the convention. Mrs. Grace Hamilton also expressed congratulations to the Aldermanic Board in accepting the recommendations made by the convention. (NOTE- Among others representing our committee at the convention was Director Howland.)

ACTION BEGINS TO LOCATE 221 H HOUSES;
TWO LISTS OF SUGGESTED DWELLINGS GIVEN

Action is under way to locate houses for suitable rehabilitation by our nonprofit corporation,

CACURRCI under the 221 H program, the full committee meeting was informed. Executive committeewoman Hamilton reported that with Walter Screws of the Atlanta Housing Authority, and Director Howland, she inspected a number of dwellings in and near the University Center project on December 14. She stressed the point that if such houses could be found in this area, their rehabilitation would improve the project's public image. Mr. Screws added that all houses seen were single family occupied. In reply to a question from Executive committeeman Percy Hearle, Chairman Sommerville said 19 houses had been located east of Glen Iris and north of Hunter Street. A guessestimate would be that the houses would range in value from \$4,500 to \$8,000 and that rehabilitation would cost from \$2,000 to \$4,000. Executive committeeman Harold Arnold also suggested some houses on Morgan Street and Boulevard Place. He pointed out that also considered had been the area Mrs. Hamilton inspected, the area adjacent to the Nash-Banns section, the South Atlanta region beyond the model cities area and the area east of Bedford-Pine. In support of the Boulevard Place - Morgan Street location, Mr. Arnold pointed out that it had experienced racial unrest and that location of the 221 H project there, would indicate interest in solving its problems. In the following discussion, Mrs. Hamilton urged that the Atlanta Housing Authority keep a coordinated list of properties screened. Chairman Sommerville pointed out that such lists would be available from the city Building Department and the Housing Authority.

Mayor Ivan Allen Jr.

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

ROBERT L. SOMMERVILLE
CHAIRMAN

WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR

MRS. EVELYN DODDS
SECRETARY

December 11, 1967

Dear Committee Members:

Twill be the sixth day before Christmas and all through our program will be items of timely interest for our last full committee meeting of 1967.

We will start off with a report on the year's activities in urban renewal and allied undertakings by Howard Openshaw, director of redevelopment for the Atlanta Housing Authority. In addition to telling what has been going on during 1967, Howard will give us a concise preview of what is ahead for 1968.

Then we will have some updating on the Model Cities Program by Chuck Straub, in charge of this program in Atlanta for the regional office of HUD.

Thirdly, we will have some updating on our participation in the 221-H program. Before our meeting, Mrs. Grace Hamilton and I are going out to look at some possible sites for our project. We are asking Mrs. Hamilton to tell us about these sites. We hope to have this program fully underway after the first of the year.

Then, if time permits we have asked James A. Smith, chief of the housing code inspection service, to tell us about the streamlining of the housing code that has recently been effected by the Board of Aldermen.

I am sure there will be some questions and answers on these various topics.

Chairman Sommerville and I will be looking forward to seeing you on Tuesday afternoon, December 19, 2:30, Atlanta Room of the C & S National Bank.

Sincerely yours,

William S. Howland
William S. Howland

NOTE: time changed to 2:30 p. m.

Maynard Allen

THE RENEWER

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The essence of all the words and seals and signatures on the papers which made up the blue bound document is that what is known as a "legal entity" has been created to put into action the \$96,000 221 H grant allocated in response to our committee's application. Summed up Mr. Peterson: "The corporation is now in business. Application for tax exemption has been sent to the Internal Revenue Service. I understand that the committee received the grant even before the corporation was organized, so now everything is ready to roll when tax exemption approval is received."

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The Atlanta Housing Authority has agreed to assist CACURRCI in locating the structures, he added. Said Mr. Sommerville "This number of structures - eight - may seem small, but the idea will spread."

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In a discussion following Mr. Haire's talk, Mrs. Grace Hamilton asked if there were any restrictions on location of the eight units. John F. Thigpen, Director, (Georgia) Department of Housing and Urban Development, Federal Housing Administration, replied that any area within the city could be used for location. Mr. Haire added that location of any project within a two mile radius was desirable both from the corporation's viewpoint and that of the contractor. In reply to a question from Mrs. Doris Lockerman, about value of houses, Chairman Sommerville pointed out that the total grant of \$96,000 would indicate a value of \$12,000 per house.

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IN MODEL CITY PROGRAM, SWEAT EXPLAINS**

Active citizen participation is among major requirements of the model city

program in which Atlanta is one of the first 63 cities to receive a federal grant, Dan E. Sweat, Jr., city director of governmental liaison, emphasized in an updating talk to our executive committee Nov. 21. Although Atlanta will receive only \$152,000 out of the \$500,690 planning fund requested, the city probably will obtain another \$74,000 for model city purposes, Mr. Sweat said. This latter amount is being reserved in the Community Improvement Program funds. The city must show need for it in the model city program. Mr. Sweat delineated the model city area as comprising 3,000 acres in the southern section of the city, bounded on the north by Interstate 20, on the west by Lee Street, and on the south and east by the railroad belt line. Although comprising only 3.7 per cent of the city land area, the model city site includes 9.5 per cent of the total population, on a 75 per cent Negro, 25 per cent white basis. As reasons for its choice for the model city program, Mr. Sweat showed that this area includes 8.3 per cent of the total housing units, but 20 per cent of these are substandard. Also it includes 11.3 per cent of the city's illiterates and 20 per cent of the population with incomes under \$3,000 per year. Unemployment rate is 5 1/2 per cent as compared with the city wide rate of 3 1/2 per cent. All in all, the area represents 20 to 25 per cent of the city's major problems. Mr. Sweat also briefly outlined the methods by which the Model city program will be administered. Top direction will be provided by a project executive board, consisting of policy making officials. NOTE-- On Nov. 22, Mayor Allen and other city officials conferred with Regional HUD Administrator Ed Baxter and other regional federal officials involved in implementing the model city program. Our committee was represented by Director Howland.

FULL COMMITTEE MEETING -- TUESDAY, DECEMBER 19 - DETAILS LATER.

Earl Sanders

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IN MODEL CITY PROGRAM, SWEAT EXPLAINS**

Active citizen participation is among major requirements of the model city

program in which Atlanta is one of the first 63 cities to receive a federal grant, Dan E. Sweat, Jr., city director of governmental liaison, emphasized in an updating talk to our executive committee Nov. 21. Although Atlanta will receive only \$152,000 out of the \$500,690 planning fund requested, the city probably will obtain another \$74,000 for model city purposes, Mr. Sweat said. This latter amount is being reserved in the Community Improvement Program funds. The city must show need for it in the model city program. Mr. Sweat delineated the model city area as comprising 3,000 acres in the southern section of the city, bounded on the north by Interstate 20, on the west by Lee Street, and on the south and east by the railroad belt line. Although comprising only 3.7 per cent of the city land area, the model city site includes 9.5 per cent of the total population, on a 75 per cent Negro, 25 per cent white basis. As reasons for its choice for the model city program, Mr. Sweat showed that this area includes 8.3 per cent of the total housing units, but 20 per cent of these are substandard. Also it includes 11.3 per cent of the city's illiterates and 20 per cent of the population with incomes under \$3,000 per year. Unemployment rate is 5 1/2 per cent as compared with the city wide rate of 3 1/2 per cent. All in all, the area represents 20 to 25 per cent of the city's major problems. Mr. Sweat also briefly outlined the methods by which the Model city program will be administered. Top direction will be provided by a project executive board, consisting of policy making officials. NOTE-- On Nov. 22, Mayor Allen and other city officials conferred with Regional HUD Administrator Ed Baxter and other regional federal officials involved in implementing the model city program. Our committee was represented by Director Howland.

FULL COMMITTEE MEETING -- TUESDAY, DECEMBER 19 - DETAILS LATER.

Taylor Allen

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

ROBERT L. SOMMERVILLE
CHAIRMAN
WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR
MRS. EVELYN DODDS
SECRETARY

November 17, 1967

Dear Executive Committee Member -

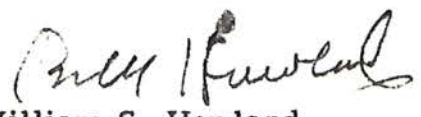
I feel sure that all of us agree with The Constitution's editorial today which said -

"Yesterday's announcement that Atlanta had been approved for a model cities planning grant is an event of major importance. It gives Atlanta what is potentially the most powerful tool it has ever used to reverse urban decay and to serve a changing population.

"Atlanta's selection is at once a reward and a challenge."

Since our committee has been an ardent supporter of the Model City Program from its inception, I have asked Dan E. Sweat, the city's Director of Governmental Liaison, to brief us on the program's present status and future potential at our meeting at 2 p. m., Tuesday, November 21, in the Directors Room, Fulton Federal Savings and Loan Building.

Sincerely,



William S. Howland

Mayor Allen

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

ROBERT L. SOMMERVILLE
CHAIRMAN

WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR

MRS. EVELYN DODDS
SECRETARY

November 14, 1967

Dear Executive Committee Member -

Just to remind you that because of the Turkey Day holiday, we are meeting next Tuesday, repeat Tuesday, November 21, at 2 p. m. in the directors room of the Fulton Federal Savings and Loan building, on the southwest corner of Pryor and Edgewood.

Even though that is two days before Thanksgiving Day, we have a lot to be thankful for and to be interested in.

For instance:

1. Our legal eagle, Hugh Peterson, Jr., has completed the incorporation of our non-profit corporation to enable us to participate in the 221-H rehab program. Mr. Peterson will brief us about the workings of our non-profit corporation with its almost non-pronounceable name . . . The Citizens Advisory Committee for Urban Renewal Rehabilitation Corporation, Inc. (CACURRCI). How's that for a tongue twister and a headline writer's headache?

2. We have received official confirmation from John F. Thigpen, Georgia FHA director, that we have been granted \$96,000 to cover the rehabilitation of eight dwelling units.

3. To help CACURRCI get started PDQ on putting this grant to work, Mr. Thigpen is delegating Otis M. Haire, Georgia FHA real estate evaluator, to meet with us Tuesday and outline the steps that CACURRCI must take.

4. Also to help us to get started with utmost speed, Lester H. Persells, AHA Associate Executive Director, will give us some specific sites to consider.


So how we can begin active participation in 221-H will be the first order of business Tuesday.

Also we will have a brief report from Herbert Waldrip, our Bedford-Pine Associate Committee Chairman, on some recent developments in that area.

All in all, a full menu is presented for our pre-Thanksgiving meeting.

Chairman Sommerville and I will be very thankful if you can attend and give us the benefit of your thinking.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Bill Howland".

William S. Howland

Earl Sanders

File

THE RENEWER

NEWSLETTER OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Vol. 5 No. 9

Atlanta, Georgia

October 1967

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.

H. Taylor Allen

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

ROBERT L. SOMMERVILLE
CHAIRMAN
WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR
MRS. EVELYN DODDS
SECRETARY

October 13, 1967

Dear Executive Committee Member:

Somehow a gremlin got mixed up in the typewriter on
Columbus Day and the time of our Thursday, October 19, meeting
was omitted.

The time will be, as always, 2 p. m. The place is the
Directors Room of the Fulton Federal Savings Association
Building, Pryor and Edgewood.

Sincerely yours,



William S. Howland

Mayor Allen

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

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PHONE 524-2745

ROBERT L. SOMMERVILLE
CHAIRMAN

WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR

MRS. EVELYN DODDS
SECRETARY

October 12, 1967

Dear Executive Committee Member:

First of all, our October meeting is to be held next THURSDAY, OCTOBER 19 (instead of the customary third Wednesday of the month) in the Directors Room of the Fulton Federal Savings Association Building, S. W. corner of Pryor Street and Edgewood Avenue.

Chairman Sommerville and I earnestly hope you will be able to join us at this meeting because we have a very important matter to consider with you.

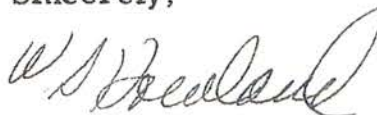
It is - how our committee can participate in the new federal 221 H program to rehabilitate deteriorated housing. If you attended the September meeting, you will recall that Mr. Finn of FHA explained the details of this new program. What he said indicated that it offered a fine opportunity for our committee to help meet our city's need for adequate housing.

We have taken a first step by filing an application for a federal grant of \$96,000 which we hope may be approved by next Thursday. To put this grant to work, we need to form a nonprofit corporation. How we can do this will be explained October 19. It is not a difficult undertaking. We would like the benefit of your thinking on what can be a very worthwhile project for our committee.

In addition to discussing the 221 H program next Thursday, we will be brought up to date on urban renewal by Howard Openshaw, redevelopment director for Atlanta Housing Authority.

Also, if time permits, Harold Davis, our executive committee man who directs public relations for Georgia State College, will tell us briefly about the college's new urban affairs academic program.

Sincerely,



William S. Howland

P. S. As you can see by the envelope in which this letter comes to you that the Post Office Dept. is putting a stamp of approval on our activities.

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

ROBERT L. SOMMERVILLE
CHAIRMAN

WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR

MRS. EVELYN DODDS
SECRETARY

Oct 6, 1967

Dear Ivan -

Next Tuesday marks the fifth anniversary of my returning to Atlanta to work for and with you in the interest of the progress of the city which we both love.

These have been five interesting and rewarding years for me -

Although I have now reached the period in life that the Associated Press describes as "aging", I hope that I shall continue sufficiently mentally alert and vigorous physically to work for and with you for another five years.

With all best wishes,

Bill Howland

THE RENEWER

NEWSLETTER OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Vol. 5 No. 8

Atlanta, Georgia

September 1967

NEW PROGRAM FINANCES REHAB OF HOUSES BY NON PROFIT SPONSORS, COMMITTEE HEARS A new federal funding program under the Federal Housing Administration, known as 221 H, provides means by which non profit sponsors can undertake rehabilitation of deteriorating housing units, our committee was informed at its first fall meeting, Sept. 20. Introduced by Henry Fillmer, urban renewal representative in the regional HUD headquarters, Kenneth Finn, architect in the architectural section of the Georgia FHA office, explained the details of the program for which \$20 million has been appropriated by Congress. Accompanying Mr. Finn were Otis M. Haire, Georgia FHA real estate evaluator, and Glenn Barger, chief of HUD's disposition branch. At the outset Mr. Finn first stressed the point that the main purpose of 221H is to provide homes for those who cannot purchase houses at current market prices. The chosen instrument through which old but restorable houses can be rehabilitated to achieve the program's purpose will be a non profit sponsor. Such can be Chambers of Commerce, church groups, civic organizations, our committee. In substance Mr. Finn explained, any going concern that can be certified by the internal revenue service as non profit organization may enter into this program.

FHA'S FINN OUTLINES PROCEDURES BY WHICH SPONSOR PUTS PROGRAM INTO ACTION To qualify for funding under 221H plan, a sponsor must designate not less than five houses for rehabilitation, Mr. Finn pointed out. These can be anywhere within the city, in an urban renewal area or elsewhere but for efficient operation, should be within a two mile radius for each project. After selecting the houses to be rehabilitated, the sponsor with the assistance of Mr. Finn and Mr. Haire applies to the federal agency for an allocation of funds. Following approval of the application FHA appraises the property. Then a work sheet is made out for the contractor to bring the property up to code standards established for this program. To finance this work a conventional construction loan is obtained. Upon completion of the rehab work, a loan at 3 percent interest, guaranteed by the Federal National Mortgage Association goes into effect, under terms of which a qualified purchaser can buy the home under 25 year. terms at this low rate of interest. Mr. Finn further explained that certain limits on income and cost of house had been set. For example, under the present market analysis for the Atlanta area, a family of four can have an income of \$3,800 a year and under the 221 H plan, can pay up to \$11,400 for a house. He pointed out that this means that the head of a family of four, earning \$75 to \$80 a week, can purchase a \$11,400 house and pay for it at 3 percent interest over 25 years. This works out at a monthly payment of \$54.50. In reply to a question, he said there was no terminal limit for home purchasers.

MORRIS BROWN COLLEGE FIRST SPONSOR OF A 221H PROJECT IN ATLANTA AREA First non profit sponsor to apply for an allocation in Atlanta is Morris Brown College, Mr. Finn reported. In reply to a question he said the 221 H is not limited to single family dwelling units, but if multiple units are included, they must be side by side on the ground and not superimposed. Each unit must be occupied by a home owner. To facilitate home ownership, the sponsor can act as a cosigner on the property. So can a close blood relative of the purchaser. In reply to questions about maintenance of properties, Mr. Finn pointed out that annual inspections would be made and that the sponsor would work with the new owner to help him keep his house up to code standard. He added that FHA requires all units to be equipped with a new cooking range, a 30 gallon automatic water heater and an automatically defrosting refrigerator.

Replying to a question, Mr. Finn said that if the original purchaser sells without the sponsor's consent to an ineligible purchaser, interest on the purchase loan would go up to the standard market rate. If the owner's income increases, he still can live in the house and pay off his purchase price at 3 percent interest. Answering another question, Mr. Finn said that to participate in 221H, a sponsor would need some \$2,500 to \$3,000 "seed money" and some volunteers to do the paper work, etc. The overhead for which initial money would be needed would include fees for drawing deeds, passing on titles, and interest on the construction loans.

**MANY POINTS ON 221 H DETAILS RAISED
IN SPIRITED QUESTION AND ANSWER SESSION**

Keen interest by committee members in the 221 H program was indicated by questions

asked in a lively question and answer session following Mr. Finn's talk. For example, it was stressed that occupancy limits would be enforced in rehabilitated dwellings. Also, it was explained that the only new construction to be permitted would be the addition of a bathroom, where needed, and the reconversion of a duplex to a single family dwelling. In that event, each unit would have to be purchased at a single dwelling price. In reply to another question, it was explained that financial assets (other than income) of a purchaser are not considered. With regard to relocation of people during rehab work, Mr. Finn expressed the hope that the city relocation service would help in this. Lester Persells, AHA associate executive director, made the point that the sponsor should seek this help from the Housing Authority. Asked how rapidly a sponsor might expect a reply from his allocation request, Mr. Finn said he would think a reply could be received in two weeks. As closing time for our meeting approached, Chairman Sommerville summed up by saying "This committee will pursue the 221 H program with the banks, the housing authority, and others with the idea of getting some sponsors."

**COMMITTEE ENDORSES CHAMBER OF COMMERCE CALL
FOR UPDATED LAND PLAN AND ZONING RULES**

Our committee on Sept. 20 unanimously endorsed the Atlanta

Chamber of Commerce Board of Directors recently adopted resolution calling upon the city of Atlanta to adopt an updated land plan and a new zoning ordinance based upon this plan. The resolution was presented to our meeting by Executive Committeeman, George Kennedy, chairman of the Chamber's Housing and Development Committee. Because of its important bearing upon all redevelopment and housing activities, the text of the resolution follows in full:

"The Atlanta Chamber of Commerce Board of Directors recognizes as a matter of serious concern to the entire community the current shortage of adequate housing available to the low-income and moderate-income families in the City of Atlanta. This Board is further aware that this shortage of housing, unless the problem is dealt with forcefully and effectively with all the resources at hand, likely will become even more serious in nature.

"It is heartening to this Board to note the efforts and the tangible results achieved by the Mayor's Housing Resources Committee, which is serving as a coordinating agency in the community-wide effort to encourage construction of new housing. The Committee has accepted the responsibility to help assure the construction of some 16,800 new housing units in Atlanta by the end of 1971. It has been directed to the attention of the Board, as a result of the studies of the Atlanta Chamber's Housing and Redevelopment Committee, that one of the major obstacles in attempts to alleviate the housing shortage is a severe scarcity of available land which has been suitably zoned for construction of multi-family structures. Whereas some 1,565 acres of suitable zoned land would be required for fulfillment of the five year goals, it is apparent that only about 68 acres can be reasonably anticipated for use for this purpose. The last comprehensive zoning for the City of Atlanta was done in 1954, and countless amendments to the zoning ordinance have been made in the intervening years. It is the belief of this Board that a new zoning ordinance for the City of Atlanta is not only essential but long overdue.

"Therefore, it is resolved by the Atlanta Chamber of Commerce Board of Directors that immediate steps should be taken by the City of Atlanta, through its Planning Department and the Board of Aldermen, to adopt an updated land use plan, and that new zoning ordinance, based on the land use plan, should be prepared for submission to the Board of Aldermen at the earliest possible time.

"It is further resolved by this Board that any new zoning plan adopted by the City of Atlanta should make provision for adequate land for multi-family housing and open up land for increased density of housing in all quadrants of the city, in order to serve the best interests of a changing and progressive City of Atlanta. This Board also declares its willingness and desire, and that of the Atlanta Chamber's Housing and Redevelopment Committee, to counsel and assist in any way possible toward the attainment of this end." September 13, 1967.

**TRACK BEING CLEARED FOR PROPOSAL FOR
COMMITTEE TO SPONSOR A 221-H PROJECT**

Immediately following the explanation of the new 221 H program to our full committee

Sept. 20, Chairman Sommerville and Director Howland began setting the wheels in motion for a proposal to be made to our executive committee October 19 that CACUR sponsor an Atlanta rehab project. At a luncheon meeting Sept. 27 FHA's Kenneth Finn outlined the steps for applying to the agency for an allocation of funds. Attending the luncheon, in addition to Mr. Finn and Mr. Haire of FHA and Mr. Fillmer of HUD, were Lester Persells, associate executive director, and Howard Openshaw, rehabilitation director of the Atlanta Housing Authority, Cecil A. Alexander, founding chairman of our committee and now chairman of the Atlanta Housing Resources committee, George Kennedy, chairman of the Atlanta Chamber of Commerce Housing and Redevelopment committee, A. B. Padgett, chairman of our CIP subcommittee, Mr. Sommerville and Mr. Howland. In addition to discussing procedural details, a number of possible project sites were mentioned by the luncheon group. Following this meeting the city attorney was asked to give our committee guidance on the legal specifics necessary for us to participate actively in 221 H. It is Chairman Sommerville's intent to present a definite proposal to the executive committee Oct. 19.

**CODE ENFORCEMENT, PLANNING GAINS PRAISED
AS WORKABLE PROGRAM IS RECERTIFIED**

Atlanta's progress in housing code enforcement and planning was recertified until August 1,

1968. Accompanying HUD Regional Administrator Edward H. Baxter to present the certificate to Mayor Allen were George Papageorge, workable program branch director, and Richard L. Larkin, special assistant for public affairs. Representing our committee were Chairman Sommerville and Director Howland. As he handed the certificate to Mayor Allen, said Mr. Baxter "Atlanta has met all requirements and is moving steadily ahead on its program of improvement." Replied Mayor Allen: "Without the help of the federal government, Atlanta would not have the standards it has today. We are going to continue to do the job required and we are counting on you to help us do a better job." Then Mr. Papageorge chimed in, saying "Three years ago there was some difficulty with code enforcement. Now there is tremendous improvement. We are so proud of Atlanta's achievements that we are pointing it out to other cities as an example." Mr. Baxter added a pat on the back to City Planning Engineer Collier Gladin, saying "Planning is a lot better." Commented Chairman Sommerville: "The city is doing a wonderful job. Our committee seeks to help the city departments whenever it can." (Note as an example of this, we arranged the certification ceremony.)

CHURCH CONGRATULATED ON HOUSING PROJECT

Our committee joined the Atlanta Housing Authority, city

officials and other agencies in congratulating Ebenezer Baptist Church on being chosen as the developer of 152 housing units in the Rawson-Washington urban renewal project. Representing our committee at the contract signing ceremony were J. B. Blayton, Sr., Mrs. Grace Hamilton and Director Howland. Speaking for our committee, Mr. Howland said: "On behalf of Chairman Sommerville and our entire committee, we heartily congratulate Ebenezer Baptist Church and its co-pastors, The Rev. Martin Luther King, Sr. and Jr., upon their outstanding proposal, which includes notable social considerations as well as excellent design."

Y Taylor Allen

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
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PHONE 524-2745

ROBERT L. SOMMERVILLE
CHAIRMAN

WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR

MRS. EVELYN DODDS
SECRETARY

September 12, 1967

Dear Committee Member:

Comes now (next week, that is) the fall equinox when our long and occasionally hot summer changes into our cool stimulating autumn.

Also comes next week, to be exact, at 2 p. m., Wednesday, September 20, in the Directors Room of the Trust Company of Georgia, our third quarter full committee meeting.

Just as the Minnesota Twins have been leading the American League pennant race (most of the time, that is), our program will open with a double billing. Our old friend, Hank Fillmer, will present, as lead off batters, Kenneth Finn and Otis Haire, of the architectural section of the Georgia F. H. A. office. They will tell us all about a new and highly significant program known as 221 H, whose aim is to bring about widespread rehabilitation of old but economically restorable properties by non profit sponsors. I am sure we are all familiar with the national renown Atlanta has achieved through its application of the 221 D 3 program to new construction projects (Wheat Street Gardens is a shining example of this).

But 221 H is something new under the federal sun. It provides ways and means to rebuild and repair old properties. As such, it opens up exciting new vistas for non profit sponsors (our committee could even be one).

Next will be a report on what's now going on and what's in prospect in urban renewal from Howard Openshaw in his first appearance before us in his new capacity as director of redevelopment. Howard will be presented by Les Persells, who is also in a new capacity as associate executive director of the Housing Authority.

Also on hand to update us on planning and housing and to answer questions will be Collier Gladin and Col. Malcolm Jones.

And, of course, Chairman Sommerville will have something to say.

Chairman Bob and I are looking forward to meeting with you Wednesday, Sept. 20.

Sincerely,



William S. Howland

August 2, 1967

The Rev. C. A. Samples
Northwest Community Civic Forum
1317 Westmoreland Circle, Room 451
Atlanta, Georgia 30318

Dear Mr. Samples:

Thank you for your letter of July 31.

Chairman Sommerville and I do hope that you will find time to attend our next meeting in September because I think that there will be many timely subjects to be discussed. It is our intent to keep all meetings on timely subjects and to encourage informal discussion.

To inform you what took place at the last two committee meetings, I am enclosing copies of our monthly newsletter. You will note that at each meeting there is considerable discussion on the topics that were brought up. If you would like to receive this newsletter monthly, I will be glad to put you on the mailing list.

When our September meeting is scheduled, I will send you the notice well in advance and again hope that you will be able to attend.

Sincerely yours,

William S. Howland

WSH:ed

enc.

bcc: Mayor Allen, Mr. Sommerville

Mayor Ivan Allen, Jr.

THE RENEWAL

NEWSLETTER OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Vol. 5 No. 7

Atlanta, Georgia

July 1967

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"Since you took us on the tour of the Atlanta Urban Renewal Areas we have had two very lively class sessions. Most of my students know social problems of this magnitude only from books; a realistic demonstration like this can make the points better than any combination of classroom instruction and reading. I want you to know how much my students and I appreciate the time and effort you spent on us, and also, that this time and effort is put to very good use."

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"The tour was the highlight of the first week of our program. It was enlightening and enjoyable not only for the 18 teachers from New York, Detroit, Denver, Seattle, Spokane, Milwaukee and urban areas in California, Illinois and the Southeast, but also for the 19 teachers and staff members who live in Atlanta. Some preconceptions were shattered and limited information had to be revised. Emphasis on the rehabilitation aspect of urban renewal was a worthy prelude to our required reading of H. Gans' 'The Urban Villagers' and related sociological readings."

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File

THE IRENEWEIR

NEWSLETTER OF THE CITIZENS ADVISORY COMMITTEE
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Mayor Ivan Allen, Jr.

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

ROBERT L. SOMMERVILLE
CHAIRMAN

WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR

MRS. EVELYN DODDS
SECRETARY

July 11, 1967

Dear Executive Committee Member:

" 'Tis the last rose of summer
Left blooming all alone
All her lovely companions
Are faded and gone. "

Perhaps Thomas Moore's famed verse does not exactly apply to CACUR's activities, but I have borrowed it to call to your attention that our last meeting of the summer will be held at 2 p.m., Wednesday, July 19, in the Fulton Federal Directors' Room, on the southwest corner of Pryor and Edgewood.

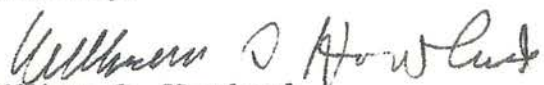
Although we shall not have the last rose on hand, we shall present a program blooming with information as follows:

1. Collier Gladin will give us a run down on the city's land use plan, which is so important in planning future urban renewal and housing projects.
2. Cecil Alexander, Housing Resources Committee Chairman, will bring us abreast of developments in the city's housing program, exclusive of public housing.
3. Gilbert Boggs, Atlanta Housing Authority Housing Director, will update us on public housing progress.
4. Lester Herman Persells, Atlanta Housing Authority Redevelopment Director, will fill us in on what is going on now and what is in the immediate future in urban renewal and associated activities.

Because so many committee members will be out of town in August, we shall not meet again until September.

Chairman Sommerville and I are looking forward to meeting with you on July 19.

Sincerely,


William S. Howland
Executive Director

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ROBERT L. SOMMERVILLE
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file
June 27, 1967

The Honorable Ivan Allen, Jr.
Mayor, City of Atlanta
City Hall
68 Mitchell Street, S. W.
Atlanta, Georgia 30303

OK
@
Callen Gold

Dear Mr. Mayor:

Your concern to do everything you can to push forward housing construction in Atlanta is well known to us and at all of the meetings of this committee we review the situation.

At last week's meeting there was considerable discussion about the reluctance, or refusal, of the HUD people to approve some suggested sites for public and other low cost housing. This leads naturally to an increased search for sites that might be more readily acceptable.

It was brought to our attention that one of the most pressing needs is a complete and up to date listing of all vacant land in the city that is, or could easily be, zoned for low or moderate income housing. We are informed that the City Planning Department is in the process of this listing. Is there any way in which their work could be speeded up? Is there any way in which we could help?

Sincerely yours,

Robert L. Sommerville
Robert L. Sommerville

RLS:sgs

*To Callen Gold in
Please admit me*

[Signature]

Mr. R. E. Landers

THE REINWEIR

NEWSLETTER OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Vol. 5 No. 6

Atlanta, Georgia

June 1967

DETERMINED TO KEEP FAITH WITH BEDFORD-PINE PEOPLE ON HOUSING, PERSELLS ASSURES COMMITTEE

Despite the difficulties of obtaining federal approval for public

housing in "racially identifiable" areas, the Atlanta Housing Authority is determined to keep faith with the people of the Bedford-Pine area and install housing there.

That was the assurance given our executive committee by Lester H. Persells, AHA redevelopment director, in a discussion following an updating summary of the far from rosy housing picture given by Gilbert Boggs, AHA director of housing. Said Mr. Persells: "The policy of HUD and the Public Housing Administration is that they do not choose to finance housing in 'racially identifiable' areas, but housing will be built in the Bedford-Pine area. The federal agencies are not delaying us. We are going full steam ahead. We are going to keep our faith with the Bedford-Pine people." In answer to a question from Herbert Waldrip, chairman of the Bedford-Pine associate citizens advisory committee, as to what action would be taken if the federal agencies refuse to finance housing in the area, Persells replied, "They are not going to say No."

FEDERAL DECISION ON BEDFORD-PINE WILL HAVE BEARING ON OTHER AREAS

Mr. Persells further pointed out that there is talk that no more

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Asked by Chairman
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There was no bias or discrimination in the awarding of the Rockdale

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THE RENEWER

NEWSLETTER OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Vol. 5 No. 6

Atlanta, Georgia

June 1967

DETERMINED TO KEEP FAITH WITH BEDFORD-PINE PEOPLE ON HOUSING, PERSELLS ASSURES COMMITTEE

Despite the difficulties of obtaining federal approval for public

housing in "racially identifiable" areas, the Atlanta Housing Authority is determined to keep faith with the people of the Bedford-Pine area and install housing there.

That was the assurance given our executive committee by Lester H. Persells, AHA redevelopment director, in a discussion following an updating summary of the far from rosy housing picture given by Gilbert Boggs, AHA director of housing. Said Mr. Persells: "The policy of HUD and the Public Housing Administration is that they do not choose to finance housing in 'racially identifiable' areas, but housing will be built in the Bedford-Pine area. The federal agencies are not delaying us. We are going full steam ahead. We are going to keep our faith with the Bedford-Pine people." In answer to a question from Herbert Waldrip, chairman of the Bedford-Pine associate citizens advisory committee, as to what action would be taken if the federal agencies refuse to finance housing in the area, Persells replied, "They are not going to say No."

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THE IRENEWEIR

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Vol. 5 No. 5

Atlanta, Georgia

April 1967

**CAN COUNT ON ONE PROJECT APPROVAL ANNUALLY
DESPITE FUNDS SQUEEZE, EDMUNDS GIVES ASSURANCE** Speaking informally to our executive committee for the first time May 24,

John T. Edmunds, HUD assistant regional administrator for renewal assistance, told us that Atlanta could reasonably expect approval of one new urban renewal project annually, despite the existing squeeze in federal funds. Said Mr. Edmunds: "It now looks as though Congress will appropriate \$750,000,000 for urban renewal nationally for the new fiscal year. This is the same amount as for the past two years. That would seem to mean that Atlanta could count on one additional project being approved each year, exclusive of the model neighborhood program. As it now looks, the second Georgia Tech project probably will be financed. Administrator Edmunds added that HUD is seeking to work out a priority plan for financing of projects in this region. He pointed out that the demand for federal financing of urban renewal in the region already is three times the supply of money available. He stressed the point that top priority would be given projects which are designed to center on residential reuse with low and moderate income housing. Institutional projects, such as Georgia Tech and Georgia State would receive moderately high priority.

**CODE ENFORCEMENT TYPE PROGRAMS PRESENT
NEW OPPORTUNITIES, ADMINISTRATOR POINTS OUT** The code enforcement type programs offer cities new opportunities

for action, Mr. Edmunds also mentioned. He pointed out that the federal government assumes two-thirds of the cost of these programs, plus site improvement. He explained that particularly suitable for such programs are areas where little demolition is required. He singled out Grove Park area in Atlanta as suitable for this type of program. Mr. Edmunds stressed the point that HUD's regional headquarters is eager to see Atlanta's pioneer projects closed out and that it now appears that this may be possible for Butler Street, University Center and Thomasville within the coming year.

**WORK OF JOINING BEDFORD-BUTTERMILK PROJECTS
APPROACHING FINAL STAGE, PERSELLS REPORTS** In reply to a question at the May 24 executive committee meeting,

Lester H. Persells, AHA redevelopment director, said that the work of combining the Buttermilk Bottoms and Bedford-Pine projects into a single project now is in the last stage of its first part. The proposal should be turned over to the regional HUD headquarters within two months, he estimated. Mr. Persells also made the point that the city should receive a non cash credit of two and a quarter million dollars in the combined project for the new municipal auditorium and exhibition hall. He also called to the attention of our executive committee that the Citizens and Southern National Bank had obtained a ruling from the comptroller of the currency that bank funds may be used to assist non profit organizations in building low rent housing and 221 D-3 type housing. This opens up an entirely new financing channel, he explained.

**LANDERS, GLADIN, HOWLAND HAND DELIVER
WORKABLE PROGRAM DOCUMENT TO ADMINISTRATOR** Shortly before noon on May 18, R. Earl Landers, administrative assistant

to Mayor Allen, Collier Gladin, city planning director, and William S. Howland, our executive director, stepped into Room 645 of the Peachtree-Seventh Building to deliver a most important document with illustrative maps to Ed Baxter, regional HUD administrator. The blue bound document, which weighed one pound and was three-fourths of an inch thick, was Atlanta's application for recertification of its workable program for community improvement. This is the basic "charter" under which federal urban renewal funds are made available.

With Regional Administrator Baxter to receive the application were S. Frederick Smith, assistant regional administrator for program coordination and service, and George Papageorge, director of workable program branch. As Mr. Landers handed the document to Mr. Baxter, it was pointed out that delivery was being accomplished 14 days ahead of the June 1 deadline. Included in the application was a four page condensed summary of our committee's activities, supported by various data and photographs. The summary pointed out that during the past year Memphis and Jacksonville had sent their advisory directors to Atlanta to study our citizen participation methods and that a large delegation of South Carolina officials had come to Atlanta for a program arranged by our committee.

NASH-BANS AREA MEETING JUNE 6

meeting of citizens of the Nash-Bans area (formerly called Vine City) will be held at 7:30 p. m. on June 6 in the Cosmopolitan Church. Purpose is to determine if citizens are interested in and will support future designation of the area as an urban renewal project. Mayor Allen and Alderman Cook will be among the speakers.

Our executive committee was informed that a

HOPES FOR MODEL CITY WORD JULY 1,
FEELS CHANCES GOOD, GLADIN SAYS

grant are good, Collier Gladin, city planning engineer, told our executive committee he hoped to receive word on the model neighborhood program by July 1. Mr. Gladin also briefly discussed the city's application for recertification of its workable program. He explained that the annual application had become more of a progress report than in previous years and, as such, it was put together this year by two Planning Department staff members. He also expressed appreciation of the cooperation shown by other departments. Referring to the model neighborhood application, Mr. Gladin explained that the type of program to be launched would depend on the amount of money made available. He told our executive committee that the Community Improvement Program is now in its home stretch. The aldermanic planning and development committee is holding three special meetings to review final CIP reports. Mr. Gladin also reported that during the morning of May 24 he had joined Mayor Allen and Rodney Cook, chairman of the aldermanic planning and development committee, in taking Charles Haar, assistant secretary of HUD for metropolitan development, on a tour of Atlanta and a discussion of the city's problems.

Saying he thought that Atlanta's chances of obtaining a planning

REGIONAL ACTION SEEN AS ESSENTIAL
ON PROBLEMS REACHING BEYOND CITY

many problems for which solutions are sought in Atlanta reach out over areas that do not have workable programs. Pointing out that two of these are housing and transportation. Mr. Gladin mentioned to Mr. Papageorge that such problems were a matter of concern to the planning department. Dan E. Sweat, city director of governmental liaison, joined in to emphasize the point that the city is directly affected by what takes place all over the metro area and stressed the importance of getting other parts of the area to formulate workable programs. He also made the point that areas that receive federal assistance for other programs should share in efforts to solve the housing problem.

In a discussion following Mr. Gladin's talk, it was brought out that

CORE CITY HELP, VACANT LAND USE
DISCUSSED IN SPIRITED Q & A SESSION

answer session. Executive Committeeman Bob Bivens asked why residential renewal was being given preference over help to central core areas. In reply, Mr. Edmunds said that central city projects were very costly, but added that cities which have a good record in low rent housing stand better chances of getting help for core projects. Member John Wilson requested clarification on policies for locating low income housing. He asked why such housing should not be placed on land presently vacant, such as in the Nash-Bans area (formerly known as Vine City). In reply Mr. Edmunds made the point that present policy seeks to put new housing in areas other than those known to be preponderantly occupied by one race.

Following his remarks, Mr. Edmunds participated in a lively question and

Executive Committeeman William L. Calloway offered the comment that one thought regarding the Nash-Bans situation was that there were other areas available for such housing. Said he "What is known as ghettoing, and I'll not try to define that word, contributes to the continuation of old slums or the formation of new slums." Mr. Calloway recalled that when the Butler Street project went into execution, his realty company alone transferred a thousand families to the Carroll Heights section. In reply to a second question from Mr. Wilson as to what becomes of vacant land, Mr. Calloway emphasized that this was an old problem to which we are continually seeking solutions. Said he with a smile "There is no finger pointing at anyone". Chairman Sommerville concluded the discussion by commenting "Sooner or later, we are going to have to come to a policy of open housing. Over a long period of time, that will sort of work out a solution to the entire problem, but it is not a short job."

ATLANTA PROGRESS IN CODE ENFORCEMENT
WINS HIGH PRAISE FROM PAPAGEORGE

"Atlanta is really moving forward." That note of high commendation for

the city's advance in code enforcement was struck by George Papageorge, regional HUD director of workable program branch, in speaking to our executive committee May 24. Said he "When the federal housing act was revised three years ago, the housing code provisions gave the cities three years to get set and put their plans into operation. That's just what Atlanta has done. The budget for code enforcement has been raised from \$690,000 to \$1,028,000. The staff has been increased from 99 to 128 employees. We can recall that previously there had been some prodding from HHFA -- and this has not been without results. The records for the eight states in this region shows that 117,000 units have been brought into compliance with workable program standards and that 32,000 additional units unfit for human habitation have been demolished. Right here in Atlanta, 24,000 units have been brought up to code standards and 3,500 units have been demolished. It is very significant that 24,000 units have been brought up to standards. This is the practical way of protecting neighborhoods from deterioration. Rehabilitation is better than demolition because it does not reduce the number of units and displace people. That figure of 24,000 includes only those reported by inspectors. In addition, many have been repaired by property owners without receiving citations." Mr. Papageorge concluded on a warning note saying "There can be no let up on the program of rehabilitation. It must be carried on permanently. For once a neighborhood has been rehabilitated, it is necessary to go back and reinspect it to keep it from deteriorating again. This should be done every two to five years."

HUD OFFICIAL ACCLAIMS COMMITTEE
FOR "EXCELLENT CITIZEN PARTICIPATION"

Explaining that Atlanta's application for recertification of its workable

program was now being reviewed, Mr. Papageorge praised the city's action in making increases to its code inspection staff and commented that there would be no question about approval of the codes section of the application. Then he paid our committee a high tribute. Said he "And there is no question about citizen participation. Atlanta's record on this is excellent. A substantial part of the credit for this excellent record is due to this committee's work."

EDITORIAL COMMENDS CHAIRMAN'S POINT

Saying that he had been impressed by evidences

of individual fixing up that he had seen in the Summerhill area, Chairman Sommerville made the point that all over Atlanta there were little things that could be done by private citizens on their own as well as by the city. On May 28, the Atlanta Journal and Constitution commended our chairman's point. Said the editorial in part: "Little things mean a lot as the song, always, and Robert Sommerville, sometimes, reminds us. Mr. Sommerville issued his most recent reminder of that fact as chairman of the Citizens Advisory Committee on Urban Renewal. The city is apparently making some progress on providing equal service to all citizens. Many things do get done that should be done. It is not a bad thing, however, to be reminded that a better job should be done. And Mr. Sommerville has done the city that service admirably."

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CAN COUNT ON ONE PROJECT APPROVAL ANNUALLY DESPITE FUNDS SQUEEZE, EDMUNDS GIVES ASSURANCE

Speaking informally to our executive committee for the first time May 24,

John T. Edmunds, HUD assistant regional administrator for renewal assistance, told us that Atlanta could reasonably expect approval of one new urban renewal project annually, despite the existing squeeze in federal funds. Said Mr. Edmunds: "It now looks as though Congress will appropriate \$750,000,000 for urban renewal nationally for the new fiscal year. This is the same amount as for the past two years. That would seem to mean that Atlanta could count on one additional project being approved each year, exclusive of the model neighborhood program. As it now looks, the second Georgia Tech project probably will be financed. Administrator Edmunds added that HUD is seeking to work out a priority plan for financing of projects in this region. He pointed out that the demand for federal financing of urban renewal in the region already is three times the supply of money available. He stressed the point that top priority would be given projects which are designed to center on residential reuse with low and moderate income housing. Institutional projects, such as Georgia Tech and Georgia State would receive moderately high priority.

CODE ENFORCEMENT TYPE PROGRAMS PRESENT NEW OPPORTUNITIES, ADMINISTRATOR POINTS OUT

The code enforcement type programs offer cities new opportunities

for action, Mr. Edmunds also mentioned. He pointed out that the federal government assumes two-thirds of the cost of these programs, plus site improvement. He explained that particularly suitable for such programs are areas where little demolition is required. He singled out Grove Park area in Atlanta as suitable for this type of program. Mr. Edmunds stressed the point that HUD's regional headquarters is eager to see Atlanta's pioneer projects closed out and that it now appears that this may be possible for Butler Street, University Center and Thomasville within the coming year.

WORK OF JOINING BEDFORD-BUTTERMILK PROJECTS APPROACHING FINAL STAGE, PERSELLS REPORTS

In reply to a question at the May 24 executive committee meeting,

Lester H. Persells, AHA redevelopment director, said that the work of combining the Buttermilk Bottoms and Bedford-Pine projects into a single project now is in the last stage of its first part. The proposal should be turned over to the regional HUD headquarters within two months, he estimated. Mr. Persells also made the point that the city should receive a non cash credit of two and a quarter million dollars in the combined project for the new municipal auditorium and exhibition hall. He also called to the attention of our executive committee that the Citizens and Southern National Bank had obtained a ruling from the comptroller of the currency that bank funds may be used to assist non profit organizations in building low rent housing and 221 D-3 type housing. This opens up an entirely new financing channel, he explained.

LANDERS, GLADIN, HOWLAND HAND DELIVER WORKABLE PROGRAM DOCUMENT TO ADMINISTRATOR

Shortly before noon on May 18, R. Earl Landers, administrative assistant

to Mayor Allen, Collier Gladin, city planning director, and William S. Howland, our executive director, stepped into Room 645 of the Peachtree-Seventh Building to deliver a most important document with illustrative maps to Ed Baxter, regional HUD administrator. The blue bound document, which weighed one pound and was three-fourths of an inch thick, was Atlanta's application for recertification of its workable program for community improvement. This is the basic "charter" under which federal urban renewal funds are made available.

With Regional Administrator Baxter to receive the application were S. Frederick Smith, assistant regional administrator for program coordination and service, and George Papageorge, director of workable program branch. As Mr. Landers handed the document to Mr. Baxter, it was pointed out that delivery was being accomplished 14 days ahead of the June 1 deadline. Included in the application was a four page condensed summary of our committee's activities, supported by various data and photographs. The summary pointed out that during the past year Memphis and Jacksonville had sent their advisory directors to Atlanta to study our citizen participation methods and that a large delegation of South Carolina officials had come to Atlanta for a program arranged by our committee.

NASH-BANS AREA MEETING JUNE 6

meeting of citizens of the Nash-Bans area (formerly called Vine City) will be held at 7:30 p. m. on June 6 in the Cosmopolitan Church. Purpose is to determine if citizens are interested in and will support future designation of the area as an urban renewal project. Mayor Allen and Alderman Cook will be among the speakers.

Our executive committee was informed that a

HOPES FOR MODEL CITY WORD JULY 1, FEELS CHANCES GOOD, GLADIN SAYS

grant are good, Collier Gladin, city planning engineer, told our executive committee he hoped to receive word on the model neighborhood program by July 1. Mr. Gladin also briefly discussed the city's application for recertification of its workable program. He explained that the annual application had become more of a progress report than in previous years and, as such, it was put together this year by two Planning Department staff members. He also expressed appreciation of the cooperation shown by other departments. Referring to the model neighborhood application, Mr. Gladin explained that the type of program to be launched would depend on the amount of money made available. He told our executive committee that the Community Improvement Program is now in its home stretch. The aldermanic planning and development committee is holding three special meetings to review final CIP reports. Mr. Gladin also reported that during the morning of May 24 he had joined Mayor Allen and Rodney Cook, chairman of the aldermanic planning and development committee, in taking Charles Haar, assistant secretary of HUD for metropolitan development, on a tour of Atlanta and a discussion of the city's problems.

Saying he thought that Atlanta's chances of obtaining a planning

REGIONAL ACTION SEEN AS ESSENTIAL ON PROBLEMS REACHING BEYOND CITY

many problems for which solutions are sought in Atlanta reach out over areas that do not have workable programs. Pointing out that two of these are housing and transportation. Mr. Gladin mentioned to Mr. Papageorge that such problems were a matter of concern to the planning department. Dan E. Sweat, city director of governmental liaison, joined in to emphasize the point that the city is directly affected by what takes place all over the metro area and stressed the importance of getting other parts of the area to formulate workable programs. He also made the point that areas that receive federal assistance for other programs should share in efforts to solve the housing problem.

In a discussion following Mr. Gladin's talk, it was brought out that

CORE CITY HELP, VACANT LAND USE DISCUSSED IN SPIRITED Q & A SESSION

answer session. Executive Committeeman Bob Bivens asked why residential renewal was being given preference over help to central core areas. In reply, Mr. Edmunds said that central city projects were very costly, but added that cities which have a good record in low rent housing stand better chances of getting help for core projects. Member John Wilson requested clarification on policies for locating low income housing. He asked why such housing should not be placed on land presently vacant, such as in the Nash-Bans area (formerly known as Vine City). In reply Mr. Edmunds made the point that present policy seeks to put new housing in areas other than those known to be preponderantly occupied by one race.

Following his remarks, Mr. Edmunds participated in a lively question and

Executive Committeeman William L. Calloway offered the comment that one thought regarding the Nash-Bans situation was that there were other areas available for such housing. Said he "What is known as ghettoing, and I'll not try to define that word, contributes to the continuation of old slums or the formation of new slums." Mr. Calloway recalled that when the Butler Street project went into execution, his realty company alone transferred a thousand families to the Carroll Heights section. In reply to a second question from Mr. Wilson as to what becomes of vacant land, Mr. Calloway emphasized that this was an old problem to which we are continually seeking solutions. Said he with a smile "There is no finger pointing at anyone". Chairman Sommerville concluded the discussion by commenting "Sooner or later, we are going to have to come to a policy of open housing. Over a long period of time, that will sort of work out a solution to the entire problem, but it is not a short job."

ATLANTA PROGRESS IN CODE ENFORCEMENT
WINS HIGH PRAISE FROM PAPAGEORGE

"Atlanta is really moving forward." That note of high commendation for

the city's advance in code enforcement was struck by George Papageorge, regional HUD director of workable program branch, in speaking to our executive committee May 24. Said he "When the federal housing act was revised three years ago, the housing code provisions gave the cities three years to get set and put their plans into operation. That's just what Atlanta has done. The budget for code enforcement has been raised from \$690,000 to \$1,028,000. The staff has been increased from 99 to 128 employes. We can recall that previously there had been some prodding from HHFA -- and this has not been without results. The records for the eight states in this region shows that 117,000 units have been brought into compliance with workable program standards and that 32,000 additional units unfit for human habitation have been demolished. Right here in Atlanta, 24,000 units have been brought up to code standards and 3,500 units have been demolished. It is very significant that 24,000 units have been brought up to standards. This is the practical way of protecting neighborhoods from deterioration. Rehabilitation is better than demolition because it does not reduce the number of units and displace people. That figure of 24,000 includes only those reported by inspectors. In addition, many have been repaired by property owners without receiving citations." Mr. Papageorge concluded on a warning note saying "There can be no let up on the program of rehabilitation. It must be carried on permanently. For once a neighborhood has been rehabilitated, it is necessary to go back and reinspect it to keep it from deteriorating again. This should be done every two to five years."

HUD OFFICIAL ACCLAIMS COMMITTEE
FOR "EXCELLENT CITIZEN PARTICIPATION"

Explaining that Atlanta's application for recertification of its workable

program was now being reviewed, Mr. Papageorge praised the city's action in making increases to its code inspection staff and commented that there would be no question about approval of the codes section of the application. Then he paid our committee a high tribute. Said he "And there is no question about citizen participation. Atlanta's record on this is excellent. A substantial part of the credit for this excellent record is due to this committee's work."

EDITORIAL COMMENDS CHAIRMAN'S POINT

Saying that he had been impressed by evidences

of individual fixing up that he had seen in the Summerhill area, Chairman Sommerville made the point that all over Atlanta there were little things that could be done by private citizens on their own as well as by the city. On May 28, the Atlanta Journal and Constitution commended our chairman's point. Said the editorial in part: "Little things mean a lot as the song, always, and Robert Sommerville, sometimes, reminds us. Mr. Sommerville issued his most recent reminder of that fact as chairman of the Citizens Advisory Committee on Urban Renewal. The city is apparently making some progress on providing equal service to all citizens. Many things do get done that should be done. It is not a bad thing, however, to be reminded that a better job should be done. And Mr. Sommerville has done the city that service admirably."

Mayor Allen

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

ROBERT L. SOMMERVILLE
CHAIRMAN

WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR

MRS. EVELYN DODDS
SECRETARY

May 18, 1967

Dear Executive Committee Member:

Three timely topics top the program for our Executive Committee meeting at 2 p.m. Wednesday, May 24 in the Fulton Federal Savings and Loan Directors Room, at Pryor and Edgewood.

1. George Papageorge, special assistant to the regional administrator, HUD, on Community Relations, will give us some up-to-date comments on code enforcement and other points pertinent to Atlanta's workable program.

2. Collier Gladin, city planning engineer, will bring us abreast of developments on our city's urban renewal program and associated activities, such as the model neighborhood program, which barely escaped extinction in the Congress this week.

3. Chairman Sommerville and members of our Rockdale-University Center Subcommittee will have something to say about the excellent developments proposals presented for these two projects.

We also have invited John T. Edmunds, assistant regional administrator for renewal assistance HUD, to speak to us briefly about how his office views our present and proposed projects.

Chairman Sommerville and I are looking forward to meeting with you next Wednesday afternoon.

Sincerely,

William S. Howland
William S. Howland

R. Earl Sanders

File

THE REINER

NEWSLETTER OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Vol. 5 No. 4

Atlanta, Georgia

April 1967

PAS SURVEY STUDY LEADS TO REDUCTION IN CITY DEPARTMENTS, MASSELL REPORTS

The number of city departments is being reduced from 22 to 18 as the result of recommendations

made by the Aldermanic Government Study Committee, Vice Mayor Sam Massell, chairman of that committee, told our full committee meeting April 26. Mr. Massell pointed out that the committee which he heads had been appointed in April, 1966 to study the survey of Atlanta's city government made by the Public Administration Service, the first of many surveys completed under the Community Improvement Program, now nearing its termination. In addition to Chairman Massell, the committee includes Alderman Rodney Cook, John Flanigen, Richard Freeman, Gregory Griggs, Everett Millican and Hugh Pierce. He explained that the committee had devoted considerable time and thought to studying and discussing the 100 plus page PAS survey which included more than 100 recommendations whose complete implementation would cost several hundred million dollars. In addition to the slice in the number of city departments, other government study committee recommendations being put into effect include such items as: 1, a resolution to investigate the use of city owned houses and vehicles; 2, increase the authority of the city purchasing department; 3, put city parking tickets on a computer system (which is expected to increase revenue by some \$300,000 a year); 4, reorganize the police internal security division; 5, eliminate apartments for city prison personnel; 6, review the business license system; 7, amend the city charter to revise method of promotions and hirings in city departments; 8, prepare a report on mechanical changes required to develop a city department of administration; 9, improve coordination among departments on annual reports.

ADMINISTRATION DEPARTMENT, AS RECOMMENDED BY STUDY, FAVORED BY COMMITTEE CHAIRMAN

Discussing the development of a central city department of administration,

as recommended by the PAS survey, Government Study Committee Chairman Massell expressed strong endorsement of such action. Said he -- "The most important recommendation made by the PAS survey is for the creation of a department of administration. Our staff has prepared a study of how this could be done. With a department of administration in being, this committee of ours would not be needed. The department of administration could implement the PAS recommendations. It also could coordinate the administrative functions of the city government." As the discussion with our committee members continued, Mr. Massell made the point that the city charter was not exact in defining the powers of the mayor and the powers of the aldermanic board. Said he -- "Members of the board of aldermen enjoy directing items of administration that come to their attention. The general situation is that if the aldermanic committee chairman is a stronger individual than the city department head, he more or less runs the department and vice versa. Minutes of all department meetings are open to the public. Sometimes it would be embarrassing if they were read and disclosed how much time had been spent on minor details, such as the type of decorations for band stands."

PROSPECTS ARE NOT SEEN AS BRIGHT FOR NEW DEPARTMENT IN NEAR FUTURE

In response to questions from committee members, Mr. Massell expressed the opinion

that the creation of a department of administration would not take place soon. Explained he: "For the department to be effective, it must have power to act. This power would have to come from the Board of Aldermen. It does not appear likely that the Board would relinquish such powers to the new department. So far our full committee has not recommended creation of a department of administration."

"I think that a department of administration would make for a better city government, but the feeling is that we now have a good city and a good city government. Unless a crisis should occur, it is not likely that the board would turn over its powers to a department of administration. Also, by reducing the number of departments, the need for coordination also is reduced."

In further Q & A session, Mr. Massell pointed out that since the mayor has the power to appoint all committee members and committee chairmen, along with the power to veto aldermanic action, the present authority of Atlanta's mayor is not so weak as sometimes portrayed. Asked Mr. Massell -- "How much power should a mayor or a board of aldermen have? That is a hard question to answer definitely because no two cities in the United States have the same powers vested in the mayor and board of aldermen or council." In response to a question from Executive Committeeman Hearle, Mr. Massell expressed the opinion that eventually an administration department will be created, as the city's growth demands more time of aldermen. Noting that the city hall was closed on April 26 (in celebration of Confederate Memorial Day), commented Mr. Massell -- "The thought has occurred to me that we should stop closing city hall on this date when nearly all other city halls are open."

**METRO GOVERNMENT, CITY MANAGER IDEAS
ALSO RAISED IN LIVELY DISCUSSION**

The possibility of Atlanta eventually combining with Fulton County in a metro

government and the potential of adoption of a city manager plan were points also raised in the lively discussion which followed Mr. Massell's opening remarks. In reply to a question, Mr. Massell said that we have good people in the city and county governments and accordingly could make a good combination of the two governments. Alderman John Flanigen, a member of the government study committee, joined in to say that he felt that such a merger could not be effected so long as part of Atlanta is in DeKalb county. He added that he thought eventually there would be some form of consolidation. With regard to the possible creation of a Department of Administration, Alderman Flanigen raised the question of how the head of such a department would be chosen. He pointed out that this was as important as determining where the department head's responsibility would lie. In response to a question from AHA Redevelopment Director Les Persells as to the estimated "several hundred million dollars" cost to implement the PAS recommendations, Mr. Massell pointed out that the proposed pension system revisions alone would cost at least \$100 million. Asked about the present status of the Government Study Committee, Mr. Massell smiled and said, "It has just about gone to sleep. It has no meetings scheduled." He explained that it was still in active existence. Commenting on Mr. Massell's remarks in general, said our Chairman Robert L. Sommerville -- "I would regard what Mr. Massell has said as very solid. I am not one of those who believe that we always must have something entirely new, costing a lot, all neon lighted and chromium plated".

**NEIGHBORHOOD WISH FOR URBAN RENEWAL
NOW REGARDED ESSENTIAL, COOK EXPLAINS**

In the designation of future urban renewal projects, the desire of the neighborhood for

such treatment will be given primary consideration, Rodney Cook, chairman of the aldermanic planning and development committee told our full committee meeting April 26.

"This is a change of policy", he explained, "In the past we have undertaken urban renewal as a physical tool. Now we feel that the people in a neighborhood must desire and ask for urban renewal. In the past there has been a major problem in that people have not been included in the planning. We have started to change this in the Bedford-Pine project. West End has gone all the way in this respect. Now in Vine City and other areas, we are in the process of setting up meetings and discussion groups. If the neighborhoods want urban renewal, they must ask for it and then participate with the city in planning the projects."

FED BOARD, COLLEGE GROUPS TOUR GUESTS

During April our committee was host for two urban renewal

tours. On April 13, more than 60 members of the Federal Executive Board were our guests. On April 20, the Georgia State College Women's Club combined with Dr. Robert E. Garren's Urban Complex class to fill a bus. Mrs. Margret Ross, Jim Henley and Tom Kresbach of AHA served as guides with Director Howland.

MERGING OF TWO PROJECTS VIEWED
AS WAY TO PROVIDE TEMPORARY HOUSING

living in these areas, Alderman Cook reported to our full committee as he explained that Vine City and East Atlanta are being considered as next in line. "The rehousing of people should be in the same area that is being cleared", he continued, "therefore, temporary housing must be provided before demolition takes place. This can serve until permanent housing can be constructed later. With that in mind, the thinking now is that the Buttermilk Bottoms and Bedford-Pine projects should be combined to provide ample space for temporary housing. Another possibility is to have vacancies in public housing adjacent to urban renewal projects." Mr. Cook also mentioned the redevelopment of a project by stages as a method to allow for temporary relocation of displaced persons. He also stressed the importance of greater utilization of public housing resources.

The biggest problem in all urban renewal projects is the relocation of the people already

MORE MARKETABILITY EVIDENCE SEEN
AS VITAL TO DECISION ON PROJECTS

quade evidence on marketability of the land to be cleared for any project. Also in mind, he said, is the thought of sale of land prior to its acquisition for clearance. He pointed out, by way of illustrating the need for land marketability evidence, that four excellent proposals for Rockdale were now being studied. Returning to projects in execution, Mr. Cook explained that Lee Street School is presenting a problem in West End. The location of the present school is in the middle of the proposed shopping center as set out in the redevelopment plan. Since the present school cannot be demolished until a replacement is built, a delay of a year or more is indicated. A possible solution is to begin developing the section of the shopping center farthest away from the school site and proceed by stages. Mr. Cook also stressed the point that increasing weight is being placed on good design in the criteria for redevelopment. Speaking of the area for which Atlanta is seeking a model neighborhood planning grant, Mr. Cook asked that our committee give thought to how housing code enforcement could be best handled during the interim period.

In talking of Atlanta's future program, Mr. Cook emphasized the importance of having ade-

NEW ASST. REGIONAL UR ADMINISTRATOR
IS HONOR GUEST AT APRIL 26 MEETING

as assistant regional administrator for renewal assistance in the Atlanta HUD headquarters. A native of Hopkinsville, Ky., and a graduate of Vanderbilt University and Yale Law School, Mr. Edmunds has been serving as acting assistant regional administrator since the retirement of R. Bruce Wedge December 31, 1966. For the previous 11 years he has been in the regional office and has become thoroughly familiar with urban renewal in his role as a chief attorney on urban renewal matters.

An honor guest at our full committee meeting was John T. Edmunds, who takes office May 7

OUR COMMITTEE PARTICIPATES
IN ROCKDALE PROPOSALS HEARINGS

director, our committee took an active part in surveying the four proposals submitted for the redevelopment of Rockdale urban renewal project. Chairman Sommerville appointed a special subcommittee, consisting of T. M. Alexander, Sr., Chairman, A. B. Padgett and Mrs. Grace Hamilton to study the written proposals and to listen to the verbal presentations by the would-be developers at two four-hour hearings April 11 and 13. Chairman Sommerville and Director Howland also attended the hearings. Our subcommittee then made its comments for the recommendations which are now under final consideration.

At the request of Lester H. Persells, Atlanta Housing Authority redevelopment

MASSELL TALK SPARKS EDITORIAL

committee, the Atlanta Journal had a lead editorial on his remarks. Said it in part: "Sam Massell, the fireball vice-mayor who seems to be everywhere at once, has spoken up about the Government Study Committee of the aldermanic board. Mr. Massell says the committee 'has just about gone to sleep'. Somebody should nudge the committee awake. The aldermen may be sleepy, but the problems of running the city of Atlanta are as awake as a bright new day."

The day after Vice Mayor Massell addressed our

EXECUTIVE COMMITTEE MEETING MAY 24 -- DETAILS LATER

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

ROBERT L. SOMMERVILLE
CHAIRMAN
WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR
MRS. EVELYN DODDS
SECRETARY

*Mr. Mayor -
This is to be held
under the auspices
at 2 PM in case you
want to talk by
Bill H*

April 20, 1967

Dear Committee Member:

We are going to celebrate Confederate Memorial Day, April 26, with a program for our second full committee meeting of 1967.

The time is 2 p.m.; the place is the Atlanta Room of the Citizens and Southern National Bank Building, Marietta and Broad Streets.

Sam Massell, Jr., vice mayor and president of the Board of Aldermen, will be our first speaker. Mr. Massell, who is chairman of the Aldermanic Government Study Committee that has been evaluating the Public Administration Service survey of Atlanta's city government, will bring us up to date on his committee's findings and ideas.

Rodney Cook, chairman of the Aldermanic Planning and Development Committee, will be our second speaker. He will discuss conditions affecting areas being considered for future urban renewal projects.

Chairman Sommerville and T. M. Alexander, Sr., chairman of our special Rockdale Proposal Study Committee, will give us the latest information on the Rockdale situation.

Chairman Sommerville and I hope you will be able to be with us from 2 to 3:15 p.m. Wednesday, April 26.

Sincerely,

William S. Howland
William S. Howland

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
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PHONE 524-2745

ROBERT L. SOMMERVILLE
CHAIRMAN

WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR

MRS. EVELYN DODDS
SECRETARY

April 12, 1967

Dear CIP Subcommittee Member:

Just a reminder that we are meeting again with CIP Director
George Aldridge on Friday, April 21 at noon in Committee Room No. 4
in City Hall.

A Dutch treat box lunch will be served.

Please call your reservation - 522-4463, extension 233.

Chairman Sommerville and I are looking forward to meeting
with you then.

Sincerely,


William S. Howland

For Mayor Allen's information

Amie
OK
Q

March 29, 1967

Mr. Robert L. Sommerville
Chairman
Citizens Advisory Committee
For Urban Renewal
Office of the Mayor
City Hall A
Atlanta, Georgia 30303

Dear Mr. Sommerville:

Due to my illness for the past six weeks and by orders from my physician restricting my activities, I regret to say that I will have to resign as a member of the Citizens Advisory Committee For Urban Renewal.

I would like to recommend, Mr. R. J. Butler, 250 Tenth Street, N. E., Atlanta, Georgia, 30303 who succeeded me as President of the Atlanta Georgia Labor Council AFL-CIO, to take my place on this Committee.

Thanking you, I am

Sincerely,

J. O. Moore
Secretary
Georgia State AFL-CIO

JOM/glc

cc: Honorable Ivan Allen, Jr. ✓
Mayor, City of Atlanta

cc: R. J. Butler, President
Atlanta Georgia Labor Council AFL-CIO

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Citizens Adv
2/20

March 28, 1967

Mrs. Ivan M. Jenkins
1618 Centravilla Drive, S. W.
Atlanta, Georgia

Dear Mrs. Jenkins:

I certainly appreciate your note and the clipping about the urban renewal problems in Cleveland, Ohio.

We are indeed fortunate in Atlanta that our urban renewal projects have been extremely successful. Should you ever like to tour the twelve projects, may I suggest that you call Mr. Wm. S. Howland, Executive Director of the Citizens Advisory Committee on Urban Renewal - 522-4463. He frequently has tours scheduled for various civic groups and I am sure you would find this extremely interesting.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Mr. Bill Howland

Earl Landis

2/20

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

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ROBERT L. SOMMERVILLE
CHAIRMAN

WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR

MRS. EVELYN DODDS
SECRETARY

Enclosed with this RENEWER is a reprint of Bruce Galphin's story on Georgia State College from the current Atlanta magazine. Because of Georgia State's extensive involvement with urban renewal, both in the present campus and future expansion plans, I believe you will find "Anatomy of a Super School" interesting and informative. The reprints were made available to us by Executive Committeeman Harold Davis, Georgia State Public Relations Director.

William S. Howland
William S. Howland

THE IRENE WEAVER

NEWSLETTER OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Vol. -5 No. 3

Atlanta, Georgia

March 1967

FOUR ROCKDALE REDEVELOPMENT PROPOSALS ARE VERY GOOD, PERSELLS TELLS EXECUTIVE COMMITTEE

All four proposals
for the redevelopment
of the Rockdale

urban renewal project received when bids were opened March 15 offer excellent potentials, Lester H. Persells, Atlanta Housing Authority redevelopment director, informed our executive committee March 22. Said he: "Of the 14 requests for documents upon which to make bids, we received only four proposals. We cannot go wrong on any of them. All are very good proposals from responsible developers. All bidders are from out of town, but all have local associates. We feel very much encouraged by what is happening in Rockdale. You might say that an area that nobody seemed to want, first was sold for nearly a million dollars (A fixed price of \$896,000 was established for the area.) Now we have four bidders trying to break down our doors to get in and carry on redevelopment of approximately \$20,000,000. All four proposals offer good site plans, and good architectural plans."

Mr. Persells explained that all proposals center on providing 1500 units of 221D3 housing for low and moderate income families. Two proposals call for cooperative sales housing to be included. He listed the bidders as David Rosen, New York; Marvin Warner, Cincinnati, Ohio; Douglas Arlen Organization, New York; and Robert Chuckrow, New York. He pointed out that all four bidders have records of outstanding past performance.

OUR COMMITTEE WILL BE ASKED TO HELP IN ROCKDALE REDEVELOPMENT SELECTION

Along with a number of other
civic and professional organi-
zations, our committee will

be asked to help in making the final selection from the four proposals to redevelop Rockdale, Mr. Persells said. He explained that when the bids were opened, each bidder was given ten minutes to explain his proposal, but no questions were permitted. The plan to determine the ultimate choice is to allow each bidder one hour to explain all details of his bid, at meetings to be held within the next two or three weeks. Our committee will be invited to participate in these meetings at which the bidders will be questioned on the proposals and their explanations of the proposals. Mr. Persells emphasized that the Atlanta Housing Authority is determined to expedite action on redevelopment of Rockdale. The schedule calls for final selection of the developer within 60 days. Then the developer is to get construction under way within 12 months and completed within 48 months. He cautioned that such a speedy schedule could be slowed up by time required for federal processing of 221D3 applications. This usually consumes 270 days but he expressed hope that this could be accelerated. Mr. Persells also pointed out that FHA probably would not permit over 500 units to be constructed at one time.

REDEVELOPMENT AREA EMBRACES 157 ACRES; SHOPPING CENTER, CHURCH SITES INCLUDED

Mr. Persells further explained
that the area in Rockdale
offered for sale and redevelop-

ment totaled 157 acres, with nine acres reserved for a regional type shopping center. Two church sites also are specified. AHA already has reserved one church site. The existing school is to be enlarged, as is the existing County Health Center. Answering a question from Executive Committeeman Richard H. Rich about adjacent housing, Mr. Persells pointed out that land sold or being offered for sale under the same conditions as Rockdale included 13 acres in University Center (bids to open April 12) and 7.6 acres in Rawson-Washington (bids to open May 1). Also in the Q & A session, he explained that the nature of the Rockdale terrain, along with market angles and community acceptability had contributed to the long delay in Rockdale.

**BANKER JACK GLENN ASSUMES POST
AS HOUSING AUTHORITY COMMISSIONER**

To fill the position left vacant by the death of John O. Chiles, on March 20 Mayor Ivan Allen, Jr. administered

the oath of office to Jack F. Glenn to the Board of Commissioners of the Atlanta Housing Authority. Mr. Glenn since 1951 has been assistant president of the Citizens and Southern National Bank. Mr. Glenn is a native Atlantan and following his graduation from Georgia Tech in 1932, Mr. Glenn held a number of positions with the Coca-Cola Company before becoming associated with Courts and Company, investment bankers. He was a general partner in this firm for several years before assuming his present high executive position with the C & S National Bank. For many years, Mr. Glenn has been active in civic and charitable affairs. During WW 2 he served as a lieutenant in the United States Naval Reserve. He is married and the father of four children. Appointment of Mr. Glenn brings the Housing Authority Board to full strength. Other commissioners are Edwin L. Sterne, chairman, George S. Craft, J. B. Blayton (a member of our executive committee) and Frank G. Etheridge.

**HOUSING RESOURCES GROUP RECEIVES
59 PROPOSALS TOTALING 11,490 UNITS**

The Housing Resources Committee has received 59 proposals, Col. Malcolm D. Jones, city supervisor

of inspection services on loan to the committee as staff associate, reported to our executive committee. The 59 proposals include 11,490 housing units, which he separated as follows: reasonably firm proposals, 3372 units; probable, 4237 units; under consideration, 2489 units; doubtful, 1392 units. Col. Jones added that the reasonably firm category included 1140 units of public housing presently under construction or in planning. He listed them as 650 in the McDaniel Street area of the Rawson-Washington project; 140 adjacent to Perry Homes. Under the new leasing program 144 units will be leased as they become vacant. He also reported that since last October 654 units have been rehabilitated. Said Col. Jones: "We will not be able to make the goal set by Mayor Allen for 1967 but by combining the 1967 and 1968 figures, we hope to be able to reach the quota set for the two years." He explained that a total of 1322 units will be available in 1967 which will be short of the year's quota, but the 5133 units in sight for 1968, would be 233 more than the 1968 goal. The combined total still would be 3345 short of the two year goal but the committee hopes to close this gap, Col. Jones said. Commenting on the figures report, Chairman Sommerville pointed out that the McDaniel and Thomasville units had been in the making a long time.

**FIELD OFFICES HAVE MORE RESPONSIBILITY
IN REORGANIZED HOUSING AUTHORITY SETUP**

To meet the changing challenges of our expanding urban re - newal program, the Atlanta

Housing Authority is putting into effect a revised line and staff system of operations, Lester H. Persells, AHA redevelopment director, told our executive committee, March 22. Explained Mr. Persells: "The purpose of this reorganization is to decentralize operations and put more responsibility on the field (project) offices. The plan is for the director of a project to be responsible for all that is going on in that project. This has been tried out in West End and has proved very successful. The central office will exercise overall supervision and will provide technical advice and assistance. The central office also will handle special relocation situations, but relocation in general will be under the supervision of the project director. As we see it, this new plan of operation will be very helpful in the Model Cities Program."

**OUR SUBCOMMITTEE TO RESUME CONFERENCES
AS "CIP" PROGRAM SPEEDS TO COMPLETION**

As Atlanta's "CIP" enters the home stretch leading to its June completion, our

subcommittee will resume work conferences to evaluate the "CIP" surveys and assist in making final recommendations. The subcommittee, headed by A. B. Padgett, now fully recovered from recent minor surgery at Emory Hospital, will hold its first work conference in Committee Room 4, City Hall, at noon April 5. Chairman Sommerville, Director Howland and Secy. Dodds will attend also. The conferences are being resumed at the request of George Aldridge, "CIP" director.

Taylor Allen

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

ROBERT L. SOMMERVILLE
CHAIRMAN

WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR

MRS. EVELYN DODDS
SECRETARY

March 3, 1967

Dear Executive Committee Member -

As our German friends put it, ACHTUNG!

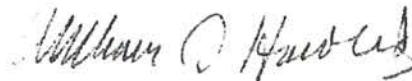
Or in American Navy terms, "NOW HEAR THIS!"

Our March meeting is postponed one week, from Wednesday, March 15, to Wednesday, March 22, at the same hour - 2 p.m., in the same place - Fulton Federal Savings Directors Room.

Chairman Sommerville and I have not worked out the full program, but our lead-off speaker will be Les (Lester Herman) Persells, who says he now has his organizational ducks all in line for pushing Atlanta's urban renewal program. That is what he is going to talk about. All of us who have heard him previously know that he will present some interesting and stimulating facts and figures.

Chairman Sommerville and I are looking forward to meeting with you on March 22.

Sincerely,



William S. Howland

WSH. . bea

Mayor Ivan Allen

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

ROBERT L. SOMMERVILLE
CHAIRMAN
WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR
MRS. EVELYN DODDS
SECRETARY

February 8, 1967

Dear Executive Committee Member:

As you have probably read, seen or heard that Atlanta is in the process of an all out effort to be included in the federal government's brand new Model City Program (in which Uncle Sugar Able starts off by putting up 80 percent of the cost).

So for our executive committee meeting at 2 p.m., Wednesday, February 15, in the Atlanta Room of the Citizens and Southern National Bank will center its attention on this new program.

Bill Bassett, who is heading up the city Planning Department's task force preparing Atlanta's application to be included in the federal program, will tell us about the area selected for proposed development as a model neighborhood. He will also bring us up to date on the progress of putting together Atlanta's application for a federal planning grant. City Planning Engineer Collier Gladin also will be on hand to answer questions.

Also on our program will be a discussion of a proposed constitutional amendment to provide tax relief to property owners who rehabilitate their buildings. Our fellow committee member, Mrs. Grace Hamilton, who is doubling in brass as a member of the House of Representatives, has been asked to tell us about this proposed amendment.

Cecil Alexander, chairman of the Atlanta Housing Resources Committee, who was unable to be with us at the last meeting, has been asked to bring us up to date on his committee's activities.

Chairman Bob Sommerville and I hope you will be with us on Wednesday, February 15.

Sincerely,

William S. Howland
William S. Howland

GEORGIA POWER COMPANY

E. A. YATES, JR.
VICE PRESIDENT

ATLANTA DIVISION
15 FORSYTH STREET. S. W.

P. O. BOX 4545
ATLANTA, GA. 30302

ATLANTA

February 1, 1967

Handwritten signature in blue ink, possibly "E. A. Yates, Jr."

Dear Ivan:

Thank you for your kind invitation to become a member of the Citizens Advisory Committee for Urban Renewal, under the leadership of Chairman Bob Sommerville.

I accept this appointment with pleasure and hope that I can carry on the fine example set by George Brodnax.

Sincerely yours,

Gene

E. A. Yates, Jr.

Honorable Ivan Allen, Jr.
Mayor City of Atlanta
City Hall
Atlanta, Georgia 30303

*NOTED
CACUR
E.A.
2-2-67*

CACUR

January 12, 1967

Mr. Eugene A. Yates, Jr., Vice President
Georgia Power Company
Box 4525
Atlanta, Georgia

Dear Gene:

At the suggestion of Chairman Bob Sommerville, I would like to invite you most cordially to become a member of the Citizens Advisory Committee for Urban Renewal.

As you doubtless know, George Brodnax was a highly valued member of this committee for a number of years prior to his retirement last month.

I hope that you will be able to accept this appointment with this important committee and carry on the tradition of helpful advice and cooperation that has been established by Georgia Power.

Sincerely yours,

Ivan Allen, Jr.

THE RENEWER

NEWSLETTER OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Vol. 5 No. 1

Atlanta, Georgia

January 1967

MUST NOT BEQUEATH OUR HOUSING PROBLEM TO NEXT GENERATION, MAYOR ALLEN DECLARES

Atlanta's housing situation is no more serious than that in any large city, but we must

do all possible not to leave it as an unsolved legacy to the next generation.

That was the challenge laid down by Mayor Ivan Allen, Jr., at the beginning of his address to our first 1967 full committee meeting, January 19. Said Mayor Allen: "In American cities in years past, no consideration was given to where people lived and the "do or die" attitude prevailed. Until the middle of the present century, there was no positive planning about where people should live and the growth of cities was haphazard. In the past nobody cared what happened to the unfortunate. Now there is a greater public conscience. Now we have the awareness of the federal government about the problems of people. The planning techniques which first brought raised eye brows and tongue in cheek attitudes are accepted. It is realized that out of planning, comes the only hope of solving our urban problems."

Mr. Allen then focused his remarks on Atlanta. He pointed out that the city has been struggling with limited funds and some federal aid to upgrade its planning in general. He emphasized that young men are taking the lead in the city's planning, mentioning Collier Gladin, Bill Bassett and George Aldridge as examples.

HOUSING AUTHORITY'S ACCOMPLISHMENTS ARE HAILED AS "THRILLING SIGHT"

Then he stressed the importance of Community Improvement Program, disclosing

the specifics of Atlanta's problems. He cited that the CIP has shown that some 17,000 out of Atlanta's 175,000 housing units are substandard and that some 16,000 families must be relocated because of government actions. Said he: "Our city, and other cities, are now beginning to face up to the responsibility of taking care of displaced people. In Atlanta, public housing has made a great start toward solving our housing problem. It is a thrilling sight to see what the Housing Authority has accomplished in the last few months. We already have more than 9,000 units of public housing and soon will have another 1,000. This has been supplemented by urban renewal, which covers more than 2,500 acres. People from urban renewal projects have been moved into better housing, even though it is not all standard. Urban renewal has been the catalyst that has brought such great prosperity to our city."

CITY TO STIR UP HORNETS NESTS, NEEDS OUR COMMITTEE'S STURDY SUPPORT

In pushing its all out effort to solve the housing problem, the city is going to stir up hornets

ests, and will continue to need the strong support of our committee, Mayor Allen declared. He pointed out that under present financial conditions private enterprise is reluctant to invest in low income housing, but that the housing problem cannot be solved without the support of private resources. Said he: "The people of Atlanta were stunned by the magnitude of the task disclosed by our Housing Conference held in the latter part of 1966." He pointed out that the Board of Aldermen had approved a request for a federal reservation of 3,000 additional housing units. Summed up Mayor Allen: "To solve our housing problem, we must do more than just replace worn-out units. The purpose of this committee is to further the aims of good planning and to obtain factual information to help rebuild the deteriorated portions of this city and keep other sections up to standard. Our goals are known. We simply must get on with the job. The city needs this committee's support and help".

CHAIRMAN PLEDGES COMMITTEE SUPPORT
TO CITY IN ITS STEPPED UP SLUM WAR

problem and to eliminate slums, Chairman Sommerville assured Mayor Allen. Said he: "Our Committee will help in any way possible. We have spent a long time in studying the reports of the CIP which have made clear what we have in the city. Now we know where to go and how to do what needs to be done. Working with CIP is to be one of our main businesses this year." Chairman Sommerville added that our committee can exert strong influence. Said he: "This Committee now has weight in this city."

The city will have our committee's full support in its all out effort to solve the housing

HOUSING AUTHORITY OFF TO FAST START
IN PUBLIC UNITS, SATTERFIELD SHOWS

call for action toward solving Atlanta's housing problem, M. B. Satterfield, AHA executive director, demonstrated in a talk to our January 19 meeting. He first pointed out that the November 15, 1966 housing conference disclosed that 16,800 families would be displaced in five years and that Mayor Allen had set a goal of 9,800 housing units for a two year crash program. This breaks down into 2940 private units, 1274 of 221D3 units and therest or 57 percent, 5586 public housing units. This total is in addition to the 3874 units now in operation, but included the 1140 units now presently under development. These embrace the 650 units under construction in the McDaniel Street area, 140 adjacent to Perry Homes and 350 in Thomasville. The McDaniel Street program calls for 248 units to be ready in 12 months, 154 units for the elderly in 17 months, the rest in 22 months. Our speaker said bids for the 140 units adjacent to Perry Homes would be advertised for in a matter of days and that they should be finished in some 18 months. He explained that these units would be designed to meet the demand for large families, all having 3 or more bedrooms. The 350 Thomasville units are awaiting final plans from the architects. These also will include some units for the elderly.

The Atlanta Housing Authority has responded quickly and effectively to Mayor Allen's

NEW "TURN KEY" PLAN TO BE USED
IN 1,500 UNITS UNDER RESERVATION

additional units - 1,200 for construction, 300 for lease, Mr. Satterfield said. Major emphasis will be placed on utilization of the new "turn key" program under which a developer builds the units and then sells them to the Housing Authority, he explained. One site for such development on Harwell Road has been approved. Another site on Hollywood Road is being studied for 250 units. Still another is a ten acre tract near the present Bowen Homes which could accommodate 125 units. Mr. Satterfield also expressed hope that 375 units will go into the Bedford-Pine project now in planning stage. Sites already approved or being surveyed will use up the present reservations. The city has requested a reservation for 3,000 more units. Said he: "The present difficulty in making use of the "turn key" plan is uncertainty about the cost of land. We have asked that the federal rules be amended to permit acceleration of appraisals." Mr. Satterfield also told our committee that the Authority is getting started on leasing units for use as public housing. The first project includes 65 units in East Atlanta which are being made available as vacancies occur. On the day of our meeting, the Authority signed for 48 adjacent units and is hopeful that 36 more will soon be available. Mr. Satterfield further reported that 31 units in Vanira Street, near Capitol Avenue, had been converted into large units and that another 27 units had been brought up to standard. He added that he hoped this will set a standard for leasing more units in the area. Turning to the 221D3 program, he showed that this can be employed anywhere in the city. He pointed out that interest has been shown in Rockdale advertisements but that progress has been slow. As sites for 221D3, he said that the University Center project could handle 208 units and about 150 units could go in a section of the Rawson-Washington project.

In addition to these units now under development, reservation has been made for 1,500

NEED MUCH MORE PRIVATE INTEREST
TO MEET CITY GOAL, JONES REPORTS

private investors, but still far too little to meet the 1967 goal. Col. Malcolm H. Jones, supervisor of inspection services now on loan to the Housing Resources Committee, told our January 19 meeting. Said Col. Jones: "Some investors are looking, some have taken options and some are acquiring property, but not nearly enough to meet the city's requirements. It looks as though we'll get about one-third the number of units we need this year. Next year we should be close to reaching the goal of 4,900 units."

So far some interest in providing low rental private housing is being shown by

PROMPT PAVING OF SIDEWALK PROMISED,
BEDFORD-PINE CITIZENS MEET INFORMED

action to surface torn-up sidewalks on Boulevard was promised to Chairman Sommerville, Director Howland informed a mass meeting of Bedford-Pine citizens at Mt. Zion Second Baptist Church January 23. He read a letter from Chairman Sommerville to Herbert Waldrip, Bedford-Pine associate committee chairman, in which it was explained that Mr. Weir had given assurance that laying of temporary asphalt paving would begin January 27. The sidewalks had been removed to install new water mains. Mr. Howland also reported that Chairman Sommerville and he had inspected the area earlier that day and had found that gravel had been spread over the soft spots to furnish better footing until paving could be laid. Main speakers at this latest meeting of Bedford-Pine project area citizens were Lester H. Persells, redevelopment director, Howard Openshaw, chief planner, and David McNair, project director, all from the Atlanta Housing Authority, and Ernest Hicks and the Rev. John D. Grier, Jr., representing the neighborhood committee.

Following a conference with Paul Weir, city water department general manager, prompt

CITY PICKS 3,000 ACRE "DEMONSTRATION TARGET", Atlanta is making every effort
WILL APPLY FOR PLANNING FUNDS MARCH 1

new "Model cities" federal program, Mayor Allen told a meeting of city officials, representatives of federal and county social services and other interested agencies January 24. Our committee was represented by Chairman Sommerville and Director Howland. As explained by Mayor Allen and City Planning Engineer Collier Gladin, the city has chosen as a "demonstration target" an area embracing some 3,000 acres in southeast Atlanta. Now under way are surveys to provide specifics for the city application for federal planning funds. Also efforts are being made to involve the residents of the area in planning. Target date for submitting the city's application to regional and Washington HUD offices is March 1. The area proposed to be redeveloped is bounded on the north by I-20, on the west by Lee Street, on the south by the A & W P railroad and on the east by the belt line railroad. This area could set standards for the entire city, Mayor Allen emphasized. A final figure of \$100,000,000 would not be beyond reason, Mr. Gladin explained, adding that no firm estimates of any costs were available.

to be among the first to be chosen as participants in the

On the following day, Chairman Sommerville and Director Howland attended a southeastern regional conference at which H. Ralph Taylor, HUD assistant secretary for Demonstrations and Inter-governmental Relations, outlined the aims of the new program and discussed details in a Q & A session. Mr. Taylor made the point that applications for first fiscal year planning funds would not be cut off before May 1 and that applications would not be considered simply on a first come, first served basis. Earl H. Metzger, Jr., former AHA redevelopment director, will be in charge of the new program for HUD's southeastern region.

FDR'S DAUGHTER LAUDS 'CHUCK' PALMER

rise public housing for the elderly, Mrs. Anna Roosevelt Halsted, FDR's daughter, paid high tribute to our committee member Charles F. Palmer for his effective trail blazing in slum clearance. Speaking only a few hundred yards from where Techwood Homes, the nation's first public housing project was dedicated by her father Nov. 29, 1935, Mrs. Halsted said, "I have always felt that my parents were a part of Techwood and had a deep interest in Mr. Palmer's concern over slum clearance."

Speaking at the dedication of the Palmer House, new high

January 16, 1967

Mr. John C. Wilson
Horne-Wilson, Inc.
163 Peters Street, S. W.
Atlanta, Georgia 30313

Dear John:

Thank you for your willingness to continue serving on the Citizens Advisory Committee for Urban Renewal. We have made great progress and I am sure we will continue as long as we have men like you who are willing to help.

Thanks so much for the pictures which I am pleased to add to my scrapbook.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br



HORNE-WILSON, Inc.

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163 PETERS STREET, S. W.
ATLANTA, GA. 30313

January 10, 1967

Honorable Ivan Allen, Jr., Mayor
City of Atlanta
City Hall
Atlanta, Georgia 30303

Dear Ivan:

During the period that I have served on the Citizens Advisory Committee for Urban Renewal I have come to admire Bob Sommerville, Bill Howland and the contribution which the Committee is making to the welfare of the City. I am pleased that you have asked me to continue to serve as a member of the Committee and I am delighted to accept.


The attached photographs were taken by Charlie Horton on the occasion of our selection as Wholesaler of the Year. We thought that you might like to have these for your records.

Warmest regards and best wishes for a most successful year.

Sincerely,


John C. Wilson

JCW:tc
Attachment



CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

ROBERT L. SOMMERVILLE
CHAIRMAN

WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR

MRS. EVELYN DODDS
SECRETARY

January 16, 1967

Honorable Ivan Allen, Jr.
Mayor, City of Atlanta
City Hall
68 Mitchell Street, S. W.
Atlanta, Georgia 30303

Dear Ivan:

I am delighted to hear from Bill Howland that you are going to be able to attend the Citizens Advisory Committee for Urban Renewal on Thursday.

I think you know that you have solid support in this Committee and I hope you will not hesitate to tell us how best we can help you in the general area of housing in which we are involved.

You know that we were much concerned last year with the CIP program. There are probably aspects of this that should be emphasized during this year. There are certainly angles that should be clarified and we hope to be of use to you in this matter.

Sincerely yours,



Robert L. Sommerville

RLS:sgs

January 5, 1967

Mr. John C. Wilson
Horne-Wilson, Inc.
163 Peters Street, S. W.
Atlanta, Georgia

Dear John:

Information has reached me that since you have been elected Vice President of the Atlanta Chamber of Commerce you have had to relinquish the chairmanship of the Chamber's Urban Renewal Committee.

Being mindful of all you have done to help the progress of our slum clearance and redevelopment programs, I don't want the city to be deprived of the benefit of your experience and thinking.

Accordingly, I invite you most cordially to become a member of the Citizens Advisory Committee for Urban Renewal. Chairman Bob Sommerville joins with me in the earnest hope that you will be able to accept and continue the faithful attendance at its meetings which you carried on ex-officio in your former chairmanship.

Sincerely,

Ivan Allen, Jr.

IAJr.. bea

cc.... Mr. R. L. Sommerville
Mr. W. S. Howland

Betty

Noted his acceptance -
thanks

Gay 1-16-67