

MINUTES

LAND ACQUISITION PANEL MEETING

HOUSING RESOURCES COMMITTEE

JUNE 20, 1967

The Land Acquisition Panel of the Housing Resources Committee met June 20, 1967, at 10:00 a.m., in Committee Room #1, City Hall. The following members were present:

Dr. Vivian Henderson, Acting Chairman, Land Acquisition Panel
Mr. Jim E. Land
Mr. Clayton R. Yates
Mr. Cecil A. Alexander, Chairman, Housing Resources Committee
Mr. Malcolm D. Jones, Director

Mr. Wallace L. Lee was not present at this meeting.

Dr. Vivian Henderson, Acting Chairman, Land Acquisition Panel, presided. He stated that a chairman had not yet been elected for this panel and asked if the members present felt that action should be taken on this, this date. He also reported that additional members had been asked to join this panel but that they have refused. He said that he felt the election of a chairman should wait until full membership was attained.

Mr. Malcolm D. Jones, Director, said that he felt it would be easier for him if a permanent chairman were elected as soon as possible.

Dr. Henderson said he thought it would be better if the election was delayed until a larger number of members were on the panel. He suggested that perhaps at the next meeting a chairman and vice-chairman could be elected. He stated that another matter he wished to bring up was to find something which they could come up with in terms of possible land sites. He also stated that the last meeting of this Panel was concentrated on requesting information on the availability of land sites.

Mr. Jones stated that the result of that request was that he followed it up with a Memo to Mr. Dan Sweat, Director of Governmental Liaison, in which he pointed out land needs in the City for the low-cost housing program. He pointed out that it would take three times as much land zoned for this program as it would require for actual development because every acre that is zoned can not be acquired. He feels that at least 5,100 acres of land zoned for this type of housing are needed and he told Mr. Sweat this and Mr. Sweat asked the Planning

Department to take action on this. Mr. Sweat followed this up May 24 by a Memo in which he stated that he had called on the Planning Department to prepare a map and listing of all property suitably zoned for construction of Turnkey and 221 (d) (3) housing. These have not yet been received, but some material has been received, ie. Sheets showing vacant land in the eastern half of the City and its current zoning: Mr. Jones pointed out however, that much of this land is not appropriate for low-cost housing construction.

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee, asked if they were broken down into apartments?

Mr. Jones replied that they were but the zoning of each parcel was shown, and that much of the land shown was not particularly useful to this program.

Mr. Alexander asked if the developers know that this report is in existence.

Mr. Jones stated that several developers have come into his office and looked over it and they all agree that it was not particularly helpful. They have gone through it page by page, and selected sites properly zoned and in many instances, after attempting to run them down, found out that they were not available because of future plans, other contemplated uses, etc. The developers cannot tell much about the land from just a location.

Mr. Alexander stated that the Planning Department's delay is because it is attempting to develop a Land Use Study over the entire City: that one thing that this panel might do is to ask the Planning Commission to prepare a summarized Land Use Study before the other one is published.

Dr. Henderson asked what the time table for this report was?

Mr. Alexander did not know.

Mr. Jones stated that the list of land suitable for this program was originally called for by May 4.

Mr. Henderson asked if this information was part of the study they would be getting.

Mr. Alexander said yes--a detailed Land Use Study for the City; that one other thing, perhaps is this information shown on the separate sheets should be assembled into larger sections.

Dr. Henderson asked if all the report was on land in the eastern half of the City?

Mr. Jones said yes, that Mr. Alexander has explained that we did know where available land was in the west. Also in answer to Mr. Alexander, Mr. Jones stated that there were too many pages of it to mount successfully.

Dr. Henderson said that he gathered that the study Mr. Alexander referred to would be an analysis of land use.

Mr. Jones said it would be, and for the whole City. It will also try to list proposals of changes which need to be made. He stated that it takes considerable time and that he does not know when it will be completed.

Dr. Henderson said that he did not see how this panel could do much until they get this information.

Mr. Alexander agreed that it was hard; that the only thing that he knew of that could help is to make it known that this is needed to move on as soon as possible; that one thing which the Mayor mentioned to the Chief Planner was that he would like to know where industrial tracts were that could be rezoned for housing.

Dr. Henderson said that he had noticed that there was a housing project going on near Agnes-Jones School in which the conditions were not very good. He stated that while the Committee was fiddling around, somebody else was building. He also stated that this particular project is crowded and has too many families in it.

Mr. Jones stated that this area was already zoned, and that there were some few areas such as this which were appropriately zoned.

Dr. Henderson said that we were getting no information on land which is available outside of these areas.

Mr. Alexander said that the primary problem was the large tracts everybody knows about which have been refused for one reason or another. He stated that there is another problem in the eastern part of the City. Perhaps this Committee should meet with HUD and review with them the principles that they have set up and inform them of the situation. He also stated that he felt that a man who really wants to build houses could find some areas on the available sheets which would be workable.

Mr. Jones stated that this was not the problem as he saw it. The problem is that there is not enough land zoned for apartments where the land can be used for this program.

Dr. Henderson stated that this panel's function is to find land that is already zoned for apartments and also land which can be rezoned, because zoning resistance is what is causing the problem now; trying to get vacant or near vacant land zoned for houses.

Mr. Jones said that specific recommendations for suitable areas were needed.

Dr. Henderson said that this was another function of this panel, to inform the Housing Resources Committee of zoning and to coordinate with the Zoning Committee of the Board of Aldermen.

Mr. Jones said that we need to determine and to express the need and then let the Planning Department come up with where and what to do.

Dr. Henderson agreed with this but said that we should reserve the right to review it and have influence on it.

Mr. Alexander said that one thing which is available right now are the M-1 segments; that the problem is the Planning Department's staffing. Another problem is that some owners of M-1 may not want to develop it for apartments; that one other thing this panel might wish to do is to request the City for additional help to get this thing solved soon.

Mr. Clayton R. Yates said that the matter hinges on two things: Location and Zoning.

Mr. Jones said that our main concern was the part zoned for multi-family construction.

Mr. Alexander said that another problem was high prices.

Mr. Jones said that several people have attempted to acquire land for this program, but could not because prices were too high.

Mr. Alexander said that two other features were utilities and streets; that he wrote to the Atlanta Real Estate Board and the Empire Real Estate Board earlier and asked them if they would use us as a clearing house for their land, but he has received no answer. He stated that he also talked with them over the phone and that they sounded favorable, but we still have no answer as yet.

Dr. Henderson asked how much low-income housing was under construction now?

Mr. Alexander told him approximately 5,000 units proposed, which appear firm.

Mr. Henderson asked if it is known where these are?

Mr. Jones said that they were listed formally on a detailed Housing Inventory report.

Dr. Henderson asked what they could do as a Committee on these sites?

Mr. Alexander stated that one of the problems is that when we go to the Planning Department we have to get something rezoned which they have already promised would not be rezoned.

Dr. Henderson asked if it would be a good idea to ask Mr. Glad into go over this list with us, item by item. He also suggested they follow these two suggestions:

1. Try to go over the "Problem Areas" with the Planning Department.
2. See if we can get an over-all picture of this study and ask for an opportunity to review it.

Mr. Alexander said that another thing would be to sit down with HUD and review their policy, what it means and where to go to apply it.

Dr. Henderson asked if we should go to the Regional Office.

Mr. Alexander said yes, to talk with Mr. Ed. Baxter, Regional Administrator.

Mr. Jones stated at this point that a positive position by this Panel should be taken and shown in the minutes and be passed to the Press.

At this point the Panel prepared and adopted the attached resolution.

Mr. Alexander suggested that the Panel write to the Real Estate Boards requesting information on available locations for low-cost housing in the City.

Mr. Jim Land asked if any real estate people had been asked to serve on this Panel.

Dr. Henderson said that the ones asked had declined. He also proposed and obtained agreement of the Panel to ask, in coordination with Mr. Alexander, both the Atlanta Real Estate Board and the Empire Real Estate Board each to provide a representative for membership on the Land Acquisition Panel of the Housing Resources Committee.

Mr. Alexander reported that one item on which he and Mr. Jones did not quite see eye to eye is the rezoning of large pieces of land one at a time.

He said that of the over all plan, one portion, Fairburn Road (originally proposed for Turnkey Housing) was coming up for rezoning soon. He stated that this land had been discussed with several other people on the Planning Committee and agreed that the argument against Public Housing on this site is well founded: that now Mr. Gillmore wants to have 221 (d) (3) housing built there on a co-operative basis; that Mr. Jones had asked him to appear before the Zoning Committee and support it; that he (Mr. Alexander) feels that an individual going before the Committee would not have the same good result that a committee's going would have. He asked Mr. Jones to give the location and history of the site.

Mr. Jones reported that this was a location on West side of Fairburn Road and that it is just north of Holy Family Hospital; 59 acres proposed for 221 (d) (3) co-op. It is ideal for this type of development because of the general nature of the community in that area. The sponsor is proposing 221 (d) (3) co-op for sales units only, like Cambridge Square. These are built multi-family and sold from pre-built models. There must be 90% of the units in a particular segment already sold before construction can even begin. This type of program has been very successful in other areas. Under 221 (d) (3) there are two ways you can go:

1. The cheaper route--3% interest, 40 year mortgage--produces lowest cost units to be sold.
2. More expensive route--6% interest and $\frac{1}{2}\%$ for FHA insurance fees.

He has a letter from Mr. Gillmore asking that this Panel support him on this site at the Zoning Hearing. He felt it would do this Panel credit to do so. He also stated that he and M. W.W. Gates, Housing Resources Committee Consultant, went to the Planning Board and talked with them. As a result, the Planning Board recommended favorable action. He stated that he agreed with Mr. Alexander, in that it would be better to have worked out an over-all plan, but until this is done the Zoning Committee will not know what part this site and other similar ones play in our program, unless this Committee tells them so.

Dr. Henderson asked if that was originally planned for Public Housing?

Mr. Jones said that it was; that if it is now made available to moderate income families the experience is that they move out from lower price dwellings, thus making those units available to lower income families.

Mr. Henderson stated that this was what made slums.

Mr. Jones said not necessarily.

Mr. Alexander stated that he thought that this was a good site for the type of thing being discussed.

Dr. Henderson asked what the Panel thought?

Mr. Yates stated that it was fine, if 221 (d) (3) at 3% interest could be gotten.

Mr. Jones said that the specific proposal now was for 6% interest and that it could not be gotten for 3%.

Mr. Land asked why HUD refused this?

Mr. Jones explained that this particular site was not actually proposed to HUD: that HUD made its policy known through the newspapers; that they would not permit public housing in an area of racial concentration.

Mr. Alexander stated that this was why this site was not submitted to HUD.

Mr. Jones said the developers' main problems were on locations and zoning. He said that he felt this Panel should support the developers on sites which we feel are appropriate. He also stated that in the future he could bring potentially appropriate sites to the Panel's attention.

Mr. Alexander asked if anyone (Mr. Henderson particularly) would appear with him before the Zoning Committee in the Council Chamber of City Hall at 2:00 Thursday, June 22, in support of the Fairburn Road site.

Dr. Henderson said he could not because he would be out of town, but Mr. Land said that he would.

As there was not other business the meeting adjourned 11:00 a.m.

Approved by: Vivian Henderson, PHD, Chairman
Land Acquisition Panel

Encl: Resolution