

File

CITY OF ATLANTA

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

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Fact Sheet Nash-Washington Urban Renewal Area

I. Description

Boundaries: Northside Drive, Ashby Street, Hunter Street, Bankhead Avenue.

Total acreage: 630

Clearance: 210 (33%)

Total families: 5,710

Displaced: 2,324 (41%)

Total number of buildings: 2,812

Number of buildings with structural or environmental
deficiencies: 1,871 (66%)

Number of buildings to be cleared: 1,650

Remainder to be rehabilitated

II. Goals

1. Clear slums
2. Improve environment - remove or separate with buffers industrial and commercial from residential.
3. Redevelop and rehabilitate, especially housing.
4. Minimum displacement of residents from area.
5. Provide adequate community services and facilities to support area.

III. Proposed Reuses and Improvements

- A. Predominantly multi-family residential.
- B. Improved street system.

- C. Improved community facilities.
 - 1. Central High Community Center providing multiple services.
 - 2. Expansion of existing school grounds.
 - 3. New primary school.
 - 4. Two large and six small parks totaling 20 acres.
- D. Adequate commercial facilities.
- E. Separation of sewers.

IV. Methods and Procedures

- A. Approaches will be sought to minimize displacement and relocation problems.
- B. Some public housing will be provided.
- C. A variety of housing will be provided.
- D. Explore possibilities of continuous processing to acquire, clear and provide sites for residential redevelopment on a block by block basis. This will enable people displaced from one block to make one relocation move to nearby permanent housing.
- E. Neighborhood facility concept will provide improved and expanded social services to alleviate some of these problems in the area in conjunction with removal of physical problems.

V. Financing

- A. City's overall Urban Renewal Project financing.
 - 1. Committed and unfunded - existing projects.
 - a. Schools \$4,100,000
 - b. City

TOTAL

- 2. Committed and unfunded - proposed projects,

Bedford-Pine is a committed but unsubmitted project for which no funds are available. Exact financing is unknown at this time.

- B. Nash-Washington - Estimated financing

| | |
|-----------------|--------------|
| N.P.C. | \$29,900,000 |
| Federal Share | 19,900,000 |
| Local Share | 10,000,000 |
| (Funded) | (4,900,000) |
| (Unfunded) | (7,000,000) |
| Surplus Credits | 1,900,000 |

C. Breakdown of City's approximate unfunded non-cash credits.

| | |
|---------------------|-------------|
| A. Parks | \$970,000 |
| B. Streets | 850,000 |
| C. Sidewalks | 670,000 |
| D. Sewer Separation | 4,500,000 |
| E. Water | 80,000 |
| TOTAL | \$7,070,000 |

VI. Option on Sewers

- A. If City separates sewers and carries out planned improvements, a surplus of credits will result of about \$2,000,000.
- B. If City doesn't separate sewers, a deficit of \$1,000,000 will result requiring a cash payment of this amount.

VII. Possible sources of money

- A. Probable \$2.4 million credit for auditorium under 66 Housing Act is not presently allocated.
- B. Additional money for cities from State of Georgia - amount unknown.
- C. If 1% payroll tax passes considerable money could become available in near future.