

THE MINUTES OF A SPECIAL MEETING

OF

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

HELD ON THE 11TH DAY OF DECEMBER, 1969

A special meeting of the Commissioners of the Housing Authority of the City of Atlanta, Georgia, was held in the Conference Room of the Authority, 824 Hurt Building, Atlanta, Georgia, at 11:00 A.M. on December 11, 1969.

The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Mr. Edwin L. Sterne
Mr. George S. Craft
Mr. Jack F. Glenn

Absent

Mr. J.B. Blayton
Rev. W.H. Borders

The Chairman declared a quorum present.

The Chairman reported that this special meeting was convened pursuant to a duly dated and signed Notice of Special Meeting which was served each Commissioner in due time, form, and manner as required by law. The Chairman read the original of the "Notice and Certificate" set forth below, and the same was ordered spread on the minutes, as follows:

NOTICE AND CERTIFICATE

1. NOTICE OF SPECIAL MEETING TO THE
BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

Notice is hereby given that a special meeting of the Board of Commissioners of THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA, will be held at 824 Hurt Building, in the City of Atlanta, Georgia, E.S.T., the regular meeting place thereof, at 11:00 o'clock A.M., on the 11th day of December, 1969, for the purposes of considering and adopting a RESOLUTION AUTHORIZING THE ISSUANCE OF NEW HOUSING AUTHORITY BONDS (SEVENTH ISSUE) OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA, IN THE PRINCIPAL AMOUNT OF NINE MILLION, SEVEN HUNDRED FIFTY-FIVE THOUSAND DOLLARS (\$9,755,000) TO AID IN FINANCING LOW-RENT HOUSING AND PURPOSES INCIDENTAL THERETO; and for the purpose of transacting any other business which may properly come before such meeting.

Dated this 11th day of December, 1969.

Chairman

2. CERTIFICATE OF SERVICE

I, LESTER H. PERSELLS, Secretary of the Board of Commissioners of the Housing Authority of the City of Atlanta, Georgia, HEREBY CERTIFY that on the 8th day of December, 1969, I served a true copy of the foregoing Notice of Special Meeting on each and every Commissioner of the Board of Commissioners of the Housing Authority of the City of Atlanta, Georgia, in the following manner: by letter.

Witness my hand this 11th day of December, 1969.

Secretary

The following resolution was introduced by Mr. Craft, read in full and considered:

Commissioner Craft moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Glenn, and upon roll call the "Ayes" and "Nays" were as follows:

AYES

Mr. George S. Craft
Mr. Jack F. Glenn
Mr. Edwin L. Sterne

NAYS

None

The Chairman thereupon declared said motion carried and said resolution adopted.

There being no further business to come before the meeting, upon motion duly made and seconded, the meeting was adjourned.

Chairman

Counsel

Secretary

For Release:
3:00 P. M., Wednesday
December 11, 1968

URBAN RENEWAL PROGRESS - 1968

REMARKS BY HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT
FOR
THE ATLANTA HOUSING AUTHORITY

BEFORE THE
CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

DECEMBER 11, 1968

In reporting to this Committee one year ago this month, I predicted that in 1968 construction totaling \$26.2 million would be started on urban renewal land, including the start of construction of 1,468 dwelling units, a substantial increase over the previous year. I am happy to report that construction was actually started on improvements totaling \$39.9 million, including the start of 1,033 dwelling units of which 884 dwelling units have been completed. This housing construction represents over four times the number of dwelling units started and 21 times the number of units completed the previous year. This is the first time in Atlanta's Urban Renewal Program history where housing construction exceeded the number of dwelling units demolished. I site this as a specific example of a conscious effort on the part of the Housing Authority not only to demonstrate a feasible relocation plan by siting the availability of housing for families being relocated by governmental action at rents people can afford - but actually to provide sufficient housing for those families being displaced. This has not been the pattern of urban renewal in the past in this City or any other, a fault well taken by critics of the Urban Renewal Program. It seems to me that we are clearly moving in the right direction.

From the period December 1, 1967 to December 1, 1968, the Atlanta Housing Authority has acquired 285 parcels of land at a cost of \$6.3 million. The Authority relocated 180 families, 77 individuals, and 55 business concerns from urban renewal areas, and provided housing assistance to an additional 328 families and 98 individuals relocated as a result of other governmental action (i.e. Code Enforcement, State Highway, Board of Education, and airport expansion).

During the past 12 months the Authority demolished 284 structures comprising 484 dwelling units, and completed rehabilitation of 154 dwelling units.

The Authority sold 31 parcels of land for \$3.5 million and put under contract for sale an additional 21 parcels having a value of \$2.6 million.

Construction was begun on improvements totaling \$39.9 million. These improvements include the start of 1,033 dwelling units, the Ira Hardin office building, an addition to the Marriott Motor Hotel, and improvements at Georgia State College and the Georgia Institute of Technology.

Improvements totaling \$11.2 million were completed in the past 12 months, including 884 dwelling units.

Several other activities during this period should be noted. The Housing Authority received Federal authorization to provide 60 relocatable housing units in the Bedford-Pine Area. This was the first authorized use of relocatable housing units on urban renewal land in the country, and was in direct response to a commitment made by the City to residents of the Bedford-Pine Community that only those areas ready for redevelopment would be cleared, and that every effort would be made to permit the maximum number of families to remain in the area - even while permanent housing was being constructed. Site improvements for these units is now underway, and we hope that the first relocatable housing units will be in place and ready for occupancy before the end of the year.

A second item of note was the development competition by the Housing Authority of the 96 acres of Federal surplus land, formerly U. S. Penitentiary property, made available to the City by President Johnson in December, 1967, to help meet critical urban needs. The national competition consisted of the design of an entire community, including housing for families of low and moderate income, schools, parks and shopping facilities - a community designed to encourage a

harmonious social and economic mix. Five redeveloper's proposals were received and submitted for review and evaluation by a jury of five nationally recognized professionals experienced in housing development (the first time a professional jury was employed to judge improvements on urban renewal land in Atlanta). On Monday of this week, the Mayor announced that the Atlanta Housing Authority had selected the National Homes Corporation of Lafayette, Indiana to develop the Federal surplus land. The National Homes proposal contains 600 units of housing for families of low and moderate income, shopping facilities, a town center, two elementary school sites, a middle school site, and a six acre park. The redeveloper's improvements are estimated to cost \$8.7 million.

A third significant activity during this period was the preparation of a Neighborhood Development Program application outlining the City's urban renewal activities to be undertaken in 1969. The Neighborhood Development Program authorized by the Housing Act of 1968, is a program of urban renewal action now. The program was developed: (1) to permit planning and execution activities to be undertaken concurrently, i.e. to permit rehabilitation, clearance and redevelopment to be undertaken in specific areas, even while planning is still underway; (2) to more quickly respond to the critical urban needs of the Cities by accelerating provisions of public facilities and services; and (3) to facilitate a more effective programming and budgeting of urban renewal activities on an annual cash-needs basis, i.e. the Federal government and the City providing funds annually for urban renewal activities to be carried out in specific areas of the City.

The City's Neighborhood Development Program application, filed with the Federal government on December 6, for the period January 1 through December 31, 1969 includes execution activities in three areas: Bedford-Pine, Georgia Tech II, and Model Cities, and planning activities in East Atlanta and Vine City. The application

requests a Federal grant in the amount of \$24.3 million. The City's share is made up of completed non-cash grants-in-aid in the amount of \$10.8 million.

Looking ahead to 1969, the Atlanta Housing Authority will continue its urban renewal activities in 8 existing projects and begin planning and execution activities in the five areas included in the City's Neighborhood Development Program. These urban renewal activities encompass 5,700 acres of the City - a sizable task indeed.

In addition, the Authority estimates that construction will be started on improvements totaling \$59.7 million on urban renewal land in 1969. These improvements include 1,037 dwelling units, the Butler Street elementary school (which will permit the Authority to close out Atlanta's first urban renewal project), the stadium motel, elementary schools in Rockdale and Thomasville, improvements at Georgia State College and Georgia Tech, and the enclosed mall shopping center in West End.

As we stand on the threshold of a new day, a new year, Atlanta shares the same fate as every major City in America. How can the poor be lifted from poverty? What fate befalls our Cities? In our affluent society, it is unthinkable that millions of Americans remain ill-housed; that affluent whites continue fleeing to the suburbs, leaving our urban core to the poor and the black; that spreading slums and blight are leading us not to decay but destruction, while in many cities, officials remain insensitive to the plight of the people.

The bell continues to toll. Time is running out. We will survive only as we succeed in responding to the desperate needs of our people, in terms of providing opportunities for housing, education, and employment; in terms of improving the quality of urban life; in terms of lifting the hopes and aspirations of the poor

and the depressed; in terms of involving people in their destiny.

As we face a new year, this is our choice, our opportunity, our challenge.

12-19-68
A.C.

XEROX
CARRINGTON
MIMS
RAY
MARTIN
DAN SWEAT

HOUSING AUTHORITY OPPOSED

EOA Asks Legal Aid, Defying ~~Objections~~

Economic Opportunity Atlanta overruled objections of the Atlanta Housing Authority Wednesday in asking for federal funds of the Atlanta Legal Services program.

M. B. Satterfield, AHA director, wrote EOA to ask that funding be delayed until an investigation could be made into activities of Legal Aid which Satterfield called a "disruptive influence on the public housing program and serves only to cause friction in the community."

The board of directors of EOA, on the recommendation of member Jesse Hill, approved the \$326,695 budget—\$271,939 in federal funds.

"It is inappropriate not to move ahead," board Chairman Boisfeuillet Jones said. He said he would "honor the complaint to the extent of looking into its merits."

Robert Dobbs, another board member, also urged the request for funds, despite the AHA letter. "The housing authority ought to look at itself. It has some problems itself."

Jones said he had received an anonymous call several months ago about Michael Padnos, director of Legal Aid. Jones said the caller threatened Jones unless he got rid of Padnos. "That's the last I heard of it," Jones said with a laugh.

Satterfield's letter said that the AHA was withholding "endorsement of this application at this time, pending clarification of certain actions taken by Legal Aid which affect the Atlanta Housing Authority and the community."

Satterfield's letter said Padnos had made "serious general allegations concerning Atlanta Housing Authority policy and

conduct of activities." But, the letter said, when called on for specific facts behind the allegations, "Legal Aid has refused to furnish such facts . . . That refusal can be documented."

Padnos' objections generally were that the AHA operates "arbitrarily." He said he refused to give names of those complaining because of the lawyer-client relationship.

Jones explained that the AHA had been informed of the application for legal services, but solely because they were an interested party, not a holder of a veto.

The EOA board also approved the Head Start program, which includes a request for \$516,649 in

federal funds, and summer recreation, including \$620,000 in federal funds.

KIDNEY DANGER SIGNALS

G
q
P
n
G
t
R
pa
dr

BEDFORD PINE AREA

1. What in your estimation, is the best or most feasible approach to the problem of housing displaced persons?

Persons displaced by governmental action must be relocated within the general confines of their immediate neighborhood. Displacement of families or persons outside their neighborhood disrupts family unity and creates untold social problems. Programs which will allow gradual demolition and replacement of housing rather than wholesale demolition of neighborhoods must be established.

2. What are your views concerning temporary relocatable housing? Pros and Cons
I favor temporary relocatable housing. It will help prevent disruption of neighborhoods and families. Such temporary housing must not be allowed to develop into permanent undesirable, below code housing.

3. What position does City Hall take with regard to relocatable housing? Then specifically the type to be used in the Bedford Pine Project.

City hall proposed and encouraged the relocatable housing demonstration in Bedford-Pine and Model Cities.

4. What role will the City play with regard to this temporary relocatable housing?

See Number 3. Atlanta Housing Authority is the City's agent for administering the urban renewal and housing program.

5. What plans does City Hall have in mind with regard to the Bedford Pine area?
How do these plans differ from the actual plans?

The actual plans as submitted by the Atlanta Housing Authority are the plans of the City since AHA is the City's agent for housing redevelopment.

6. What long range goals and plans are projected for the area?

7. What in your estimation, would benefit the area the most? What are their immediate needs?

The immediate needs in the area are in the area of providing decent housing. Parks and schools have been developed and are in operation. Economic Opportunity programs must of necessity go hand-in-hand with the development of physical facilities.

8. What communication links does the City have with the Bedford Pine Negro leadership?

Bedford-Pine Negro leadership communicated with City Hall through the Bedford-Pine Urban Renewal Committee or Sub-Committee to the Citizens Advisory Committee for Urban Renewal.

9. Do you think that by using these temporary relocatable housing units it will help strengthen the neighborhood concept? Encourage people to stay in the area? Explain.

Yes. People establish roots in an area and even though it might be sub-standard, it is home to them.

10. Do you anticipate using the temporary housing elsewhere in the future? If so for what use and where? What will be done with the units during the interim?

Yes in the Model Cities project. The redevelopment needs in this city are so great that there would always be a use for temporary housing units and there would be no interim period when these units would be allowed to stand vacant.

11. What type of relocation plans are there for retaining churches and local stores in the neighborhood?

See Atlanta Housing Authority plans.

12. Are you aware of any new proposals for the area, such as expanding the civic center or utilizing the area for commercial development purposes? What are City Halls views? How would you like to see the area developed? Expound.

I am aware of no specific proposal for expanding the Civic Center or utilizing the area for commercial development. The area should be primarily redeveloped for housing. We should not, however, deny the Atlanta area adequate civic facilities and the total needs of the city must be weighed with the needs of the Bedford-Pine community in determining reuse.

13. What is the current status of the Bedford Pine project?

See Atlanta Housing Authority.

14. Does the City plan to initiate any new types of low cost housing for the area?
If so explain.

See Atlanta Housing Authority.

15. What other agencies, on a local governmental level, are involved in the planning or development stages of this project?

Atlanta Housing Authority and City Planning Department.

16. What suggestions would you have for coping with the housing problem other than using the temporary relocatable housing? List alternatives.

The Mayor's Housing Program sets forth specific goals and has provided for machinery to push housing plans. A copy of this program is attached.

Dan Sweat
Director of Governmental Liaison
City of Atlanta

Thank you

BILL OF RIGHTS
FOR
PUBLIC HOUSING TENANTS

I. RIGHTS OF APPLICANTS FOR PUBLIC HOUSING

Sec. 1. The local agency shall use application forms which provide only such information as is pertinent to the size of the household unit, the income of that household unit and the need of that unit for public housing. Questions concerning the legal standing of the marital status of members of the family, the legitimacy of the children in the family, the police record of members of the family and other such information, including race or religion are specially prohibited from appearing on the application form. Any other criteria beside income and family size which is utilized in determining eligibility by the housing authority must be submitted to the Department of Housing and Urban Development for approval.

Sec. 2. Once the application form has been completed, the applicant must be given a number which indicates his chronological place on the waiting list for the size apartment necessary for his family unless on the face of the application the family is by the published standards ineligible because of excess income or on the face of the application there is shown no demonstrable need for public housing (i.e., that the family lives in decent housing and pays a rent it can afford). For this initial determination, all statements made on the application are deemed to be true.

Sec. 3. For the purpose of determining initial eligibility or ineligibility, all statements made on the application are presumed to be true. If the local authority believes that some or all of the statements are untrue, the authority may conduct an investigation after the initial determination of eligibility has been

made and the person given his chronological place on the waiting list. It is the sole responsibility of the housing authority to collect all information available in public records. The applicant may authorize the authority to collect relevant data not available in public records from persons other than the applicant. No negative inference shall be drawn from the failure of individuals other than the applicant himself to cooperate with the housing authority.

- (a) If the local authority determines that despite the statement given on the application form the person or family are ineligible for public housing because of excess income or no need, the family must be notified in writing within 30 days following the date of the application of their ineligibility and the detailed reasons for it. If the household unit is held to be ineligible and wishes to challenge this determination, a hearing shall be afforded. This hearing shall comply with the provisions of Part III. However, during the time that such procedures are being utilized and until a decision upon the hearing, the person shall continue to be listed as eligible and shall remain on the waiting list in the chronological order based on the original number given to the family.
- (b) Any applicant not notified that he is ineligible within 30 days after the date of the application is deemed to be eligible and thereafter the housing authority may not challenge his eligibility unless there is a substantial change in the income of the family or the composition of the household unit as it relates to income, or the housing authority can demonstrate there is no longer a need for public housing (i.e., the applicant has moved to decent housing at a rent he can afford) or

the authority can demonstrate fraud on the part of the applicant in providing eligibility information.

Sec. 4. Applicants shall be processed in strict chronological order and no priority shall be given except for:

- (a) persons who are forced to relocate as a result of a comprehensive urban renewal program which includes demolition of the premises in which the persons reside or in the event that they are forced to relocate as a result of the Public Housing Authority having acquired the premises in which they reside and said premises are to be demolished so that public housing projects can be built on that site;
- (b) persons who demonstrate urgency of need (i.e., elderly individuals, large families, those who are destitute).

Sec. 5. The local agency must make available for inspection at reasonable times and places the rent schedule in effect at all projects administered by that agency, and the number of apartments available in each project broken down by the size of apartment. The local authority must also make available for inspection the general schedule of maximum income based on family size which will permit persons to be eligible for admission to its projects. The authority must also make available for public inspection the waiting list of applicants.

Sec. 6. When an applicant has been notified that he is eligible and that an apartment is available, he may challenge the housing authority's determination of rent through hearing proceedings outlined in Part III. No lease shall extend for a period of less than 1 year duration.

II. RIGHTS OF TENANTS IN PUELIC HOUSING

Sec. 1. The lease shall be written in clear concise language able to be understood by laymen of average intelligence. Where required, the lease shall be written in the applicants native language if said applicant does not speak English.

Sec. 2. The signed lease does not in any way derogate the rights of the tenant and the authority as declared and guaranteed by the United States Constitution, federal and state statutes, decisional law and regulations promulgated by the Department of Housing and Urban Development.

Sec. 3. No lease, regulation or other written or oral agreement shall permit the termination of a tenancy on grounds other than the following:

- (a) chronic non-payment of rent after efforts have been made to develop a schedule of rent payments throughout the rent period which the tenant could meet;
- (b) commission of active waste (physical destruction) of the leased premises by tenant;
- (c) tenant in over-income as determined by the Housing Authority except where eviction would work extreme hardship on the family unit;
- (d) substantial interference with other tenants in such a manner as to materially diminish their enjoyment of the premises; substantial interference must relate to actual conduct of the tenant and not to such matters as are specifically prohibited from appearing on the applications of prospective tenants by Section 7 of Part I of this Bill of Rights; issues arising from a proposed tenancy shall be submitted to the Hearing Panel and no eviction shall apply except to the individual offender unless he is the head of the family unit and no other responsible individual is a member of the family unit.

- (c) failure of resident to provide the Housing Authority with income statement within 60 days from date of request.

Sec. 4. No local housing authority shall interfere directly or indirectly with the right of its tenants to free speech, to organize or to seek redress of grievances. No tenant shall be evicted or otherwise penalized for engaging in such activity.

Sec. 5. No local housing authority shall interfere with the right of its tenants to quiet enjoyment of the premises they rented nor shall the authority infringe upon its tenants' right to privacy. The authority shall not enter the premises rented by a tenant without the tenant's express permission except for an annual inspection or in an emergency.

Sec. 6. Rent is defined as that sum of money expressly provided for in the lease between the tenant and the housing authority as consideration for housing provided to the tenant. No local housing authority shall levy any fines, fees, or other financial sanctions upon tenants. The cost of repairs shall be charged to a tenant only if the Hearing Panel determines it was caused by the tenant's own malicious or reckless act and such cost of repairs shall be collectible only by a separate civil action.

Sec. 7. Tenants shall be chargeable for repairs only when management can affirmatively establish fault on the part of the tenant. The tenant shall not be responsible for ordinary wear and tear, or for negligence (except gross negligence). Any determination of fault shall be subject to review by the Hearing Panel.

Sec. 8. Where repairs are deemed necessary, a tenant or tenant organization shall have the right to submit a written or oral complaint to the local housing authority. If the complaint is oral, the responsible official of the authority shall reduce that complaint to writing on an appropriate form. If the needed repairs are not of an immediate nature or do not create an emergency situation,

the authority shall have 30 days in which to consider the complaint and take appropriate action. If no action is taken by the authority within that time, the complaint shall automatically be considered by the Hearing Panel. If the repairs are needed immediately, the authority must act within 48 hours. If the authority fails to act, the tenant may contract privately to have repairs made which will eliminate the emergency conditions (i.e., those necessary to eliminate dangers to health and safety). The tenant's action shall be reviewed by the Hearing Panel.

Sec. 9. If the Hearing Panel determines that the complaint is valid, the tenant shall have the option of withholding rent to the extent of rent-impairment determined by the Panel, or to make repairs at his own expense and reduce the rent pro tanto. The Hearing Panel shall have the additional authority to invite local housing inspection unit to inspect subject premises in order to determine existence of housing violation or violations and the housing authority shall waive any immunity it may otherwise possess with respect to the action of such inspection unit.

Sec. 10. Overall responsibility for rodent control and maintenance of hallways, staircases and other common areas of the Project shall rest in the Authority. It shall bear all expenses for materials and labor and shall replace tenants' garbage receptacles in need of same. Where regular garbage collection is insufficient to control infestation, additional collections shall be made at the expense of the Authority.

Sec. 11. The graded rent system, whereby a tenant is charged a rental which accords with his income, shall be applied uniformly.

Sec. 12. Rent shall be redetermined no more often than once a year, preferably once every 2 years, with the exception of "hardship rent." Where, during the course of a tenancy, a tenant undergoes a serious reduction in income and thereby qualifies for the hardship rent, rent shall be

modified downward immediately. Such hardship rent shall then continue until the next annual or biannual redetermination, with the obligation upon the tenant to report any restoration of original income level during this period.

Sec. 13. In any redetermination of income, temporary income shall not be projected on an annual basis, unless tenant's prior work history clearly indicates a pattern of maintaining temporary jobs on a continuous basis.

Sec. 14. Only a substantial "increase or decrease" in family income shall bring redetermination procedures into operation (and require reporting by tenant). Such amount shall be no less than \$400, computed on an annual basis, or other basis if work is temporary. This same principle is to be followed in the case of decrease.

Sec. 15. Decreases in rent shall be retroactive to the beginning of the rent determination period. Increases in rent shall not be retroactive except in cases where the Authority can prove beyond a reasonable doubt that the tenant willfully concealed information. Such a determination shall be made by the Hearing Panel.

Sec. 16. Any disputes regarding redetermination shall be submitted to the Hearing Panel or other arbitration body. The "reduced rent" concept, by which the tenant agrees in advance to be bound by any increases (up to maximum rent), shall be eliminated.

III. THE RIGHT TO AN ADMINISTRATIVE HEARING AND DUE PROCESS

Sec. 1. The local agency shall adopt and promulgate regulations establishing policies for occupancy or continued occupancy which shall give full consideration to the right of tenants or applicants rejected for tenancy in low-rent housing projects to due process of law. Said regulations, which shall be incorporated in all leases executed by tenants at or before the commencement of occupancy and shall be posted on all bulletin boards accessible to the tenants or to the public within the project, shall provide, at least the minimum protections hereinafter set forth.

Sec. 2. Notices

- (a) Every notice of eviction or other sanction against tenants or refusal to take action on the complaints of tenants or of rejection of applications shall be typewritten, signed by an official of the agency and mailed in a postage prepaid envelope addressed to the tenant's apartment of residence in the project, or, in the case of applicants, the address furnished with the application by registered mail, return receipt requested.
- (b) The notice shall advise the tenant, or applicant of the time and place of a hearing on the grounds for the action taken, to be held on a date no less than 10 days after receipt by the tenant or applicant of the notice, and, if feasible, during the evening hours. The notice shall further advise the tenant or applicant in clear and precise language of the specific grounds for the action taken. Where the local agency has reason to believe that the tenant or applicant is Spanish speaking, the notice and all of its contents shall be in Spanish as well as English.
- (c) The notice shall further advise the tenant of: his right to be represented by legal counsel (including the address of the local legal services, legal aid, or other office where such assistance can be obtained) or any other person of his

choosing at the hearing; his right to examine all the written evidence to be used by the local agency against him (at the hearing) prior to and during the hearing, or at any reasonable time after the hearing; his right to other discovery as hereinafter set forth; his right to cross-examine hostile witnesses and to bring his own witnesses; his right to demand that the local agency produce at the hearing any employee whose testimony is alleged relevant. A copy of the rules governing the conduct of hearings shall be attached to the Notice.

- (d) Every such notice of hearing shall issue within 5 days of a final decision by the agency on the application, eviction or complaint, which final decision in the case of applications and complaints shall be made within 10 days after presentation by the applicant or tenant of the application or complaint. In the event the agency fails to comply with the provisions herein, the tenant or applicant may request a hearing unilaterally in a letter to the hearing panel stating the circumstances of the request and, unless the request is frivolous on its face, the panel shall itself schedule a hearing to be held.

Sec. 3. Answer to the Notice

The tenant or applicant shall acknowledge in writing, or in person, receipt of the notice and his willingness to participate in a hearing on the scheduled date, within 5 days of receipt of the notice. If the tenant or applicant does not so acknowledge, and no reasonable excuse is shown, the hearing shall be canceled and the matter terminated. The agency shall give consideration to reasonable requests for postponements of hearing dates.

Sec. 4. Place of Hearings

Hearings under this paragraph shall be conducted, to the extent feasible, in a well-lighted, comfortable room in the project containing ample space and chairs for the parties and for other interested persons.

Sec. 5. Hearing Officers

a) Hearings shall be conducted before a panel of three officers; one officer to be designated by the agency, who shall not be an employee of the agency; one officer to be designated by the tenants of the project, and one officer, to represent the public, to be designated by agreement of the other officers.

b) The representative of the tenants on the hearing panel shall be elected by majority vote of the tenants at a meeting initially called for that purpose within the project on at least ten days notice, published on all bulletin boards, by officers of the tenants' association.

c) All officers shall act in their respective capacities for one year terms to conclude on the same date each year. After the initial designation of the tenants' representative, subsequent elections shall be held on a date exactly one year after the original election unless otherwise agreed to by majority vote of the tenants. In the event of resignation or disability to serve, the successor representatives shall be designated within five days of the effective date of said resignation or disability, to serve as officers for the balance of the respective one year terms. An interim tenants' representative shall be elected in the manner prescribed in subparagraph (b).

d) All officers shall be compensated out of the agency's funds at the rate of twenty-five dollars for each day of hearing service, or substantial portion thereof.

e) The hearing officers shall mutually designate and retain at the commencement of the initial term of service and as often thereafter as necessary, the services of an attorney whose duties shall include attendance at all hearings for the purpose of furnishing legal advice and guidance to the presiding officer and other officers of the panel, and the preparation of the panel's decision in each case, and who shall be compensated for his services out of agency funds at the rate of fifteen dollars for each hour of legal service rendered.

f) The members of the panel shall serve in rotation as presiding officer at each complete hearing. The other officers may participate in the examination of witnesses or in discussions with the parties or counsel but only the presiding officer, with the assistance of counsel to the panel, may make rulings during the course of the hearing.

g) The panel, at its discretion, may elect to hear several cases, separately, at one hearing session and will so advise the agency officials responsible for issuance of notices of hearing.

Sec. 6 Jurisdiction of the Hearing Panel

a) The panel shall have jurisdiction to decide issues relating to rejections of applications for admission to the projects, evictions, or other sanctions sought to be imposed by the agency on tenants, rent determinations, and complaints by tenants against management personnel but not against other tenants (unless such complaints against other tenants are considered as part of an eviction action under Section I (d) of Part II of this Bill of Rights).

b) The panel shall determine whether the action taken by management conflicts with the Housing Act, and the regulations of the Public Housing Administration and the local agency. If the panel determines that a conflict exists, it shall dismiss the notice of eviction, order the application reinstated or order any other necessary and appropriate relief. In the event that the matter of issue does not conflict with a specific provision of the statute or the regulations, the panel shall decide the case, in an equitable manner, with the object of effectuating the humane intent and purposes of the Housing Act.

Sec. 7 Conduct of Hearing

a) Rights of Parties. In any hearing held pursuant to this Section, any party shall have the right to appear, to be represented by counsel or other person of his choosing; to call, examine, and cross-examine witnesses; to introduce into the record documentary or other evidence; and to present an opening statement and closing argument.

(1) Cross-Examination; Exclusion of Certain Evidence. In any hearing the tenant or applicant shall have the right to confront and cross-examine all witnesses who testify or furnish or have furnished evidence adverse to the applicant or tenant; including persons who have furnished information contained in case records, investigation reports, affidavits, statements, and other documents the Housing Authority wishes to introduce into evidence at the hearing. If the Housing Authority fails to produce any such person for cross-examination by the applicant or tenant, no evidence, oral, written, or otherwise, attributable to such person may be admitted in evidence except at the request of the applicant or tenant, provided however that nothing herein shall preclude the admission of evidence otherwise admissible under judicially recognized exceptions to the hearsay rule.

(2) Discovery. At least seven (7) days prior to the date set for the hearing the applicant or tenant shall receive upon request: a list of all witnesses who are to testify on behalf of the Housing Authority; copies of all statements of such witnesses in possession of the Housing Authority which have been reduced to writing and signed or otherwise approved or adopted by the witness; copies of all written or other evidence which the Housing Authority intends to read from or introduce into evidence at the hearing; copies of all statutes, rules, regulations, and policies to which the Housing Authority intends to rely, at the hearing and otherwise in support of its actions. Any witness not disclosed, or document not furnished in accordance with this sub-section may not testify, or be introduced in evidence, at the hearing.

b) Rules of Evidence. Every party shall have the right to present his case or defense by oral or documentary evidence, to submit rebuttal evidence, and to conduct such cross-examination as may be required for a full and true disclosure of the facts. Subject to the provisions of sub-section (a) of this Section, any oral or documentary evidence shall be received except that which is clearly irrelevant, immaterial, or unduly repetitious.

c) Burden of Proof. In any hearing involving an eviction, denial of application, or rent determination the burden of proof shall be on the Housing Authority to support its position by a fair preponderance of the evidence. In a hearing involving any other issue the same burden of proof shall be on the party requesting the hearing. The party having the burden of proof shall present its case first.

d) Transcript. In any hearing held pursuant to this Section a verbatim record of the proceedings shall be kept, either by a stenographer or by an electronic device. When this record shall have been transcribed, copies shall be furnished to the parties. A copy of the transcript shall be furnished to the applicant or tenant free of charge upon request.

e) Briefs. At the conclusion of any hearing, both parties shall be advised of their right to submit briefs in support of their respective positions. The applicant or tenant shall be granted a minimum of two (2) weeks after receipt of the transcript of the hearing in which to file his brief. The Housing Authority shall be granted a minimum of one (1) week after receipt of the brief of the applicant or tenant in which to file a reply brief. A brief is "filed" within the meaning of this sub-section when a copy has been filed with the hearing panel and a copy has been served on the adverse party or his counsel.

f) Decision. No final decision shall be rendered by the hearing board until each member of the board has had an opportunity to review the transcript of the hearing and to read the briefs of the parties. The board shall only consider evidence contained in the record of the hearing, to wit, the transcript, exhibits admitted into evidence, and the briefs of the parties. Decisions shall be by a majority of the hearing panel and shall be binding upon the parties, subject to the right of judicial review provided in Section 8.

(2) The decision shall be in writing and shall set forth in detail the findings of fact and conclusions of law upon which the decision is based. The hearing panel is required in its decision to consider and dispose of all issues and

contentions raised by the parties. Each finding of fact and conclusion of law in the decision must be supported by and in accordance with a preponderance of the reliable and relevant evidence in the hearing record.

(3) A decision shall be rendered within two (2) weeks after receipt by the panel of the case record and briefs of the parties. Copies of the decision shall be served upon all parties and their respective counsel.

Sec. 8. Judicial Review

a) The housing authority and the tenant or applicant, if aggrieved by the decision of the hearing panel, shall have the right to seek such judicial review as is provided by the laws of the jurisdiction in which the hearing was held. The decision of the reviewing court shall be binding on the panel and the parties unless reversed on appeal.

b) The filing of the complaint or petition for review shall not stay enforcement of the decision of the hearing panel, but the hearing panel may order such a stay in the interests of justice, except that the filing of such a complaint or petition shall operate to stay an eviction pending the exhaustion of judicial remedies by the tenant.

c) Within ten (10) days after service of the complaint or petition, or within such further time as the court may allow, the hearing panel shall transmit to the reviewing court a copy of the entire record of the proceeding under review.

d) Nothing in this section shall be deemed in any way to foreclose or diminish the right to other means of judicial review, redress, relief, or trial de novo provided by law.

Sec. 9. Hearing Optional

a) Notwithstanding any other provision contained in this Bill of Rights, the hearing procedure provided herein shall be deemed to be optional with the tenant or applicant. The tenant or applicant shall have the right to refuse a hearing

before the hearing panel and to seek in the first instance such relief as is available from the courts of the jurisdiction in which the housing authority is located.

b) The hearing procedure provided herein shall be deemed to be mandatory on the housing authority. The authority must utilize the hearing procedure in the first instance and may only seek judicial review of decisions of the hearing panel.

July 5, 1967

CITY OF ATLANTA



July 25, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

The Honorable George Romney
Secretary of the United States Department
of Housing and Urban Development
Washington, D. C.

Dear Mr. Secretary:

In November, 1966, we began in Atlanta a concentrated effort to stimulate the development of 16,800 units of low and moderate income housing to provide safe and sanitary shelter for thousands of less fortunate citizens.

This effort, called "The Mayor's Housing Resources Program" was supported by the U. S. Department of Housing and Urban Development, private banks, developers, churches, civic groups and individual citizens at all levels.

This program has produced results. As of this date, 21,013 of the five year goal of 16,800 units have been completed, are under construction, or in planning. The most recent status report is attached for your information.

Within the next few weeks, the single most significant development generated by our programs will be placed under construction. It is the East Lake Meadows turnkey project, which is the largest turnkey public housing development in America with comprehensive community facilities.

Because of the significance of this undertaking and because it embodies so many of the aspects of community housing action which you so magnificently support, all of us in Atlanta - City Hall, the builders, our housing officials, and citizens in general - feel that we want to share the beginning of this project with you.

Secretary Romney
Page Two
July 25, 1969

I have been asked to issue you an official invitation from all of us to inaugurate construction of this most important housing development for poor people. If your schedule will permit you to come to Atlanta in the next few weeks after August 21, we shall schedule the ceremonies for your convenience. It would also give us the opportunity to show you some of the operational components of Atlanta's Model Cities program.

Highlights in the development of the East Lake Meadows Project will give you some idea of its importance not only in relation to the solution of urban problems of Atlanta but perhaps in other cities.

The land on which this project is located was once a golf course owned by prominent conservative businessmen in Atlanta. They sold it to the March Company, a private development company, and supported difficult rezoning in an area which had hitherto had no public housing. City officials, local Housing Authority, and the Regional Housing Authority, together with local business people, civic groups, communications media, were all involved. The project includes 800 living units, 150 for elderly, shopping center, community and health facilities, city park, recreation areas and the dedication of school sites. An example of community support involves the four leading banks in Atlanta who formed a consortium to finance the interim construction costs in an effort to assist in the solution of Atlanta's housing problems for its low-income citizens. This development represents the highest type of cooperation among city, business, government interagency planning and implementation - a model community effort.

Your presence here on this occasion, therefore, would serve to give strength to the solution of the many difficult problems we still face in Atlanta and to spotlight one of the landmark public housing developments in America.

Those of us who are faced with the community level problems of leadership are thankful that you are in the crucial position at HUD.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:fy

cc: Mr. Edward Baxter

CITY OF ATLANTA



July 25, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

The Honorable George Romney
Secretary of the United States Department
of Housing and Urban Development
Washington, D. C.

Dear Mr. Secretary:

In November, 1966, we began in Atlanta a concentrated effort to stimulate the development of 16,800 units of low and moderate income housing to provide safe and sanitary shelter for thousands of less fortunate citizens.

This effort, called "The Mayor's Housing Resources Program" was supported by the U. S. Department of Housing and Urban Development, private banks, developers, churches, civic groups and individual citizens at all levels.

This program has produced results. As of this date, 21,013 of the five year goal of 16,800 units have been completed, are under construction, or in planning. The most recent status report is attached for your information.

Within the next few weeks, the single most significant development generated by our programs will be placed under construction. It is the East Lake Meadows turnkey project, which is the largest turnkey public housing development in America with comprehensive community facilities.

Because of the significance of this undertaking and because it embodies so many of the aspects of community housing action which you so magnificently support, all of us in Atlanta - City Hall, the builders, our housing officials, and citizens in general - feel that we want to share the beginning of this project with you.

Secretary Romney
Page Two
July 25, 1969

I have been asked to issue you an official invitation from all of us to inaugurate construction of this most important housing development for poor people. If your schedule will permit you to come to Atlanta in the next few weeks after August 21, we shall schedule the ceremonies for your convenience. It would also give us the opportunity to show you some of the operational components of Atlanta's Model Cities program.

Highlights in the development of the East Lake Meadows Project will give you some idea of its importance not only in relation to the solution of urban problems of Atlanta but perhaps in other cities.

The land on which this project is located was once a golf course owned by prominent conservative businessmen in Atlanta. They sold it to the March Company, a private development company, and supported difficult rezoning in an area which had hitherto had no public housing. City officials, local Housing Authority, and the Regional Housing Authority, together with local business people, civic groups, communications media, were all involved. The project includes 800 living units, 150 for elderly, shopping center, community and health facilities, city park, recreation areas and the dedication of school sites. An example of community support involves the four leading banks in Atlanta who formed a consortium to finance the interim construction costs in an effort to assist in the solution of Atlanta's housing problems for its low-income citizens. This development represents the highest type of cooperation among city, business, government interagency planning and implementation - a model community effort.

Your presence here on this occasion, therefore, would serve to give strength to the solution of the many difficult problems we still face in Atlanta and to spotlight one of the landmark public housing developments in America.

Those of us who are faced with the community level problems of leadership are thankful that you are in the crucial position at HUD.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:fy

cc: Mr. Edward Baxter

CITY OF ATLANTA



July 25, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

The Honorable George Romney
Secretary of the United States Department
of Housing and Urban Development
Washington, D. C.

Dear Mr. Secretary:

In November, 1966, we began in Atlanta a concentrated effort to stimulate the development of 16,800 units of low and moderate income housing to provide safe and sanitary shelter for thousands of less fortunate citizens.

This effort, called "The Mayor's Housing Resources Program" was supported by the U. S. Department of Housing and Urban Development, private banks, developers, churches, civic groups and individual citizens at all levels.

This program has produced results. As of this date, 21,013 of the five year goal of 16,800 units have been completed, are under construction, or in planning. The most recent status report is attached for your information.

Within the next few weeks, the single most significant development generated by our programs will be placed under construction. It is the East Lake Meadows turnkey project, which is the largest turnkey public housing development in America with comprehensive community facilities.

Because of the significance of this undertaking and because it embodies so many of the aspects of community housing action which you so magnificently support, all of us in Atlanta - City Hall, the builders, our housing officials, and citizens in general - feel that we want to share the beginning of this project with you.

Secretary Romney
Page Two
July 25, 1969

I have been asked to issue you an official invitation from all of us to inaugurate construction of this most important housing development for poor people. If your schedule will permit you to come to Atlanta in the next few weeks after August 21, we shall schedule the ceremonies for your convenience. It would also give us the opportunity to show you some of the operational components of Atlanta's Model Cities program.

Highlights in the development of the East Lake Meadows Project will give you some idea of its importance not only in relation to the solution of urban problems of Atlanta but perhaps in other cities.

The land on which this project is located was once a golf course owned by prominent conservative businessmen in Atlanta. They sold it to the March Company, a private development company, and supported difficult rezoning in an area which had hitherto had no public housing. City officials, local Housing Authority, and the Regional Housing Authority, together with local business people, civic groups, communications media, were all involved. The project includes 800 living units, 150 for elderly, shopping center, community and health facilities, city park, recreation areas and the dedication of school sites. An example of community support involves the four leading banks in Atlanta who formed a consortium to finance the interim construction costs in an effort to assist in the solution of Atlanta's housing problems for its low-income citizens. This development represents the highest type of cooperation among city, business, government interagency planning and implementation - a model community effort.

Your presence here on this occasion, therefore, would serve to give strength to the solution of the many difficult problems we still face in Atlanta and to spotlight one of the landmark public housing developments in America.

Those of us who are faced with the community level problems of leadership are thankful that you are in the crucial position at HUD.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:fy

cc: Mr. Edward Baxter

Total Dwelling Units Permitted in Atlanta:
 1963 - 9,129 1966 - 2,382
 1964 - 3,829 1967 - 4,630
 1965 - 2,656 1968 - 5,333

SUMMARY

Dwelling Units Demolished Under Housing Code:

STATUS OF ACCELERATED LOW-INCOME HOUSING PROGRAM
 (Commenced Nov. 15, 1966)

Nov. & Dec. 1966 - 144
 During 1967 - 1,272
 During 1968 - 1,053
 1969 to Date - 334
TOTAL 2,803

5 yr. Program, 1967-71

Goals:
 % established for first 2 yrs. 100%
 (Same % used for 5 yr. period) 16,800

(57%) (13%) (30%) (0%)
 ** (9,576) (2,184) (5,040) (0)

Status	*No. Units		P.H. & TK		FHA		Pvt. Devel. (Conv.)		Elderly & N. H.	
	5-15-69	5-15-68	5-15-69	5-15-68	5-15-69	5-15-68	5-15-69	5-15-68	5-15-69	5-15-68
Completed (New Constr.)	4,839	2,031	(790)	(82)	(1082)	(510)	(2809)	(1439)	(158)	-----
Under Construction	7,256	5,108	(1447)	(910)	(1858)	(1188)	(3710)	(3010)	(241)	-----
In Planning	7,903	7,151	(1313)	(2914)	(5278)	(3651)	(688)	(140)	(624)	(446)
Total In Sight	19,998	14,290	*** (3550)	(3906)	(8218)	(5349)	(7207)	(4589)	(1023)	(446)
Plus Leasing Program	1,015	281	(1015)	(281)						
	<u>21,013</u>	<u>14,571</u>	<u>(4565)</u>	<u>(4187)</u>						
Increase or Deficit	+4,213	-2,229	(-5011)	(-5389)	(+6034)	(+3165)	(+2167)	(-451)	(+1023)	(+446)
Being Considered (all cat.)	3,535	4,481								

Did Not Materialize (See Note A attached)

*Figures in this column are basic and represent the entire program; () in columns to the right, indicate breakdown by programs of figures included in basic column. **Will require additional reservation of 1,936 units not yet requested by the City. ***In addition, 1,015 units have been leased for P.H. Also 22,832 units have been reported by the Housing Code Division as repaired (rehabilitated). However, those figures include units found in compliance on original inspection. It is estimated that 75% of this figure, or 17,124 substandard units have been brought into compliance through actual rehabilitation. 435 units have been rehabilitated by the H.A. in the West End U.R. area; 13 in Bedford-Pine; and 7 in Model Cities. These rehabilitated units do not increase the number of housing units available, but do increase the supply of standard units.

Note: Includes only units financed under Federal assisted low and medium income housing programs; and units constructed under conventional financing as follows:

Multi-family units costing not more than \$10,000, exclusive of land
 Duplex units " " " " \$12,000,
 Single Family " " " " \$15,000,

Respectfully submitted,

Malcolm D. Jones
 Malcolm D. Jones
 Housing Coordinator

Encls: 1. Summary of Public Housing in Atlanta
 2. Notes

SUMMARY OF PUBLIC HOUSING IN ATLANTA

8,874	Existing Units in operation when accelerated program started, Nov. 15, 1966 - filled.
	1,140	Units completed since program started, Nov. 15, 1966, and under Conventional Development, as follows:
	*(650)	Units off McDaniel St., in Rawson-Washington U.R. Project; (310) of these units completed 7-25-68; remainder completed 11-10-68
	(140)	Units in Perry Homes Extension - South of Procter Creek. (78) 3 Bedroom (46) 4 Bedroom Bids opened March 7, 1967. Permit issued May 1967. Construction behind Schedule. 85% completed 11-10-68. Completed 3-27-69. (16) 5 Bedroom
	(350)	Units Under Construction in Thomasville U. R. Project (40) 1 Bedroom (16 Elderly) Bids opened May 15, 1968. Contract signed 7-1-68. (120) 2 Bedroom Ground broken 1-17-68. Will try to have part delivered before final scheduled completion date Jan. 1970. (80) 3 Bedroom (80) 4 Bedroom (30) 5 Bedroom
	**6,200 (2,381)	Units reserved to Atlanta by HUD for new construction: (Allocations made by HUD - Under Construction, Hollywood Road, 202; Bankhead Hwy., 500; Gilbert Road, 220; Prison Cr.-Leila Land, 175; In Planning, East Lake Golf Course No. 2, 800; Jonesboro Road, 160; Wellswood Apts., 324. (730 units of this reservation are approved for use in the leasing program.) (1,715 units of this reservation are already utilized in tentative commitments as follows: Bedford-Pine U. R. area, 451; Boulder Park, 300; Browntown Rd., 450; Pittman-Hilliard, 100 (Elderly); Techwood-North Ave., 250; Gilbert Rd., 50; Jonesboro Rd., 114. (1,374 units not reported as committed.)
	(730) (1,715)	
	(1,374) <u>300</u>	Units allocated for Leasing Program (Leased units can only be utilized for P. H. occupancy as they become vacant. Total units under lease 1,015.)
	7,640	Total units Completed, Under Development, In Planning, Uncommitted & authorized for Leasing Program
	(1,015)	Units under lease (9 locations); most of these are occupied or available for occupancy as Public Housing.
		**On September 16, 1968, Bd. of Ald. approved Resolution authorizing H.A. to request reservation from HAA of 2,000 additional units of Public Housing. Approved by HAA March 17, 1969 (Included in this figure).
	6,514	Total Public Housing Potential

*Figures in () in this column are included in figure above not in ().

HOUSING RESOURCES COMMITTEE

May 13, 1969

NOTES

21,032 units proposed did not materialize, of which 13,764 were included in the previous report of Jan. 15, 1969, and 7,268 additional units are listed in this report, as Lost. (The majority of these losses was due to disapprovals of sites, a large portion of which were denials of zoning petitions.)

In view of difficulties encountered in zoning and getting other approvals on sites proposed for large multi-family developments, it is apparent that the Low-income Housing Program will have to lean heavily on Developers and Builders providing a substantial portion of the requirement on small scattered sites by both Conventional and Federal assisted financing. Also Public Housing in small projects, to include small developments on scattered sites is strongly advocated, for future development.

Proposed locations for low-income housing are coordinated through the Plan. Dept. for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Department for adequacy of school facilities.

The Travelers Insurance Company financed 75 new single family low-cost houses in the Thomasville Urban Renewal project area under the FHA 221 d(2) insured mortgage program. Equitable made \$1,000,000 available to Atlanta Mortgage Brokerage Co. for financing low-cost homes at favorable rates. Interest is still increasing in development of home ownership housing.

No proposal had yet been made for construction of units (even efficiency or 1 bedroom) to rent or sell for as low as \$50 per month, although the London Towne Houses, a 221 d(3) co-op development now under construction, is approaching this, with its one bedroom unit selling at \$69 per month. The City's greatest need is in the \$30-\$50 per month rental-purchase range, which appears to have little chance of accomplishment, without substantial governmental subsidy.

Prefab distributors and conventional builders have interesting potential houses to offer but, because of fear of local Codes difficulties, are currently erecting very few single-family houses in Atlanta to sell in the \$10,000-\$15,000 range for which there is a strong demand and market. Perhaps the greatest difficulty is availability of suitably priced land within the City Limits. Economics for this price-range sales housing requires land which will cost the developer not more than \$1,500 per unit. A 5,000 sq. ft. lot is considered ample for this type house which should reduce land costs by 33 1/3%; most houses in this price range are currently being erected in Atlanta on R-5 lots having a minimum size of 7,500 sq. ft.

Imperial Homes of Griffin, Ga., manufacturers of pre-cut sectionalized frame houses, has developed a 24'x36', 3 bedroom & bath house designed to sell, to the occupant for \$8,000 to go on his land; and is developing a 4 bedroom & bath house to sell similarly for about \$9,000. National Homes of Lafayette, Ind. is erecting 200 units of pre-built, 4 bedroom, bath and 1/2 units in Chicago and is doing the site planning and landscaping. This firm was recently successful bidder, through design competition, for construction of 600 medium and low-income housing units on the Honor Farm #1 site.

The nonprofit Greater Atlanta Housing Development Corporation is now in business. The CACUR's nonprofit corporation to rehabilitate existing units under 221 (h) has completed its first group of 5 houses in Lindwood Park. Vanguard Housing Corp. has obtained FHA commitment for rehabilitation of 6 units under 221 (h). Morris Brown College is another such sponsor. North West Community Forum has also filed applications for 4 projects under 221 (h)

Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430 or 431.)

AAA

June 16, 1969

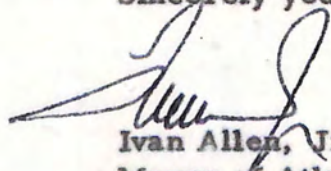
Mr. Edwin L. Sterne
Trust Company of Georgia Building
Atlanta, Georgia 30303

Dear Edwin:

Under and by virtue of the Georgia Housing Authority Law, and with the consent of the Governor, I am hereby reappointing you as a member of the Atlanta Housing Authority for a full term of ten (10) years, said term expiring June 10, 1979.

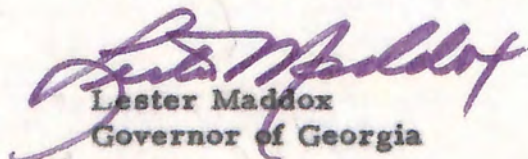
A copy of this appointment, together with the consent of the Governor, is being filed with the City Clerk of the Board of Aldermen of the City of Atlanta, as required by law.

Sincerely yours,



Ivan Allen, Jr.
Mayor of Atlanta

BY AND WITH MY CONSENT:



Lester Maddox
Governor of Georgia

June 16, 1969

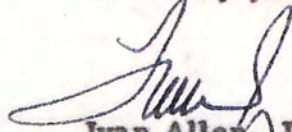
Mr. Edwin L. Sterne
Trust Company of Georgia Building
Atlanta, Georgia 30303

Dear Edwin:

Under and by virtue of the Georgia Housing Authority Law, and with the consent of the Governor, I am hereby reappointing you as a member of the Atlanta Housing Authority for a full term of ten (10) years, said term expiring June 10, 1979.

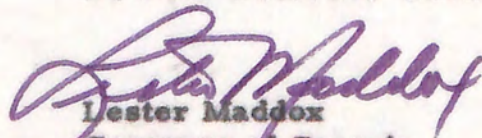
A copy of this appointment, together with the consent of the Governor, is being filed with the City Clerk of the Board of Aldermen of the City of Atlanta, as required by law.

Sincerely yours,



Ivan Allen, Jr.
Mayor of Atlanta

BY AND WITH MY CONSENT:



Lester Maddox
Governor of Georgia

ATA

URBAN RENEWAL PROGRAM
MONTHLY STATUS REPORT

June 1, 1969

ATLANTA HOUSING AUTHORITY

URBAN RENEWAL STATUS REPORT

June 1, 1969

ATLANTA HOUSING AUTHORITY

PROJECT	ACQUISITION			RELOCATION						DEMOLITION		
	Parcels to be Acquired	Acquired to Date	Yet to be Acquired	Total to be Relocated		Relocated To Date		Remaining to be Relocated		Structures to be Demolished	Demolished To Date	Yet to be Demolished
				Family & Ind.	Bus.	Family & Ind.	Bus.	Family & Ind.	Bus.			
TOTAL	5457	4795	662	6647	618	5740	539	907	109	4843	4238	605
Butler Street R-9	600	600	0	1261	103	1261	103	0	0	594	594	0
Rawson-Washington R-10	812	812	0	1115	76	1062	76	53	0	802	791	11
University Center R-11	868	860	8	1253	79	1250	79	3	0	984	981	3
Rockdale R-21	941	879	62	421	18	421	18	0	0	435	435	0
Thomasville R-22	463	456	7	316	19	310	19	6	0	305	302	3
Georgia State R-59	29	29	0	20	48	20	48	0	0	52	52	0
Georgia Tech R-85	335	334	1	261	58	261	57	0	1	357	352	5
West End R-90	593	511	82	471	97	453	74	18	23	476	351	125
Bedford-Pine A-2-1	418	311	107	1093	103	702	65	391	38	539	380	159
Georgia Tech II A-2-2	0	0	0	5	37	0	0	5	37	21	0	21
Model Cities A-2-3	398	3	395	431	10	0	0	431	10	278	0	278

URBAN RENEWAL STATUS REPORT June 1, 1969

Page 2

Project	DISPOSITION				REHABILITATION			ITEM- IMPROVEMENTS	
	Acres To be Sold	Acres Sold to Date	Under Contract	Not Under Contract	Total to be Rehabilitated	Complete to date	Yet to be Rehab.	Budget Amount	Completed
TOTAL	1008.5	557.7	371.0	80.0	5470	2488	2982	2,882,207	1,990,862
Bulter Street R-9	81.7	78.2	1.5	2.0	186	182	4	0	0
Rawson-Wash R-10	123.8	98.1	23.1	2.6	NA	NA	NA	0	0
University Center R-11	104.2	83.8	7.5	13.0	1804	1744	60	0	0
Rockdale R-21	242.4	31.5	208.3	3.0	NA	NA	NA	662,000	563,172
Thomasville R-22	262.3	184.0	69.0	9.3	92	87	5	1,105,249	1,051,249
Georgia-State R-59	8.7	8.7	0	0	NA	NA	NA	0	0
Georgia-Tech R-85	45.0	36.8	3.3	5.0	NA	NA	NA	600,860	199,251
West-End R-90	98.4	9.4	43.5	46.0	2338	446	1892	202,598	177,190
Bedford-Pine A-2-1	42.0	27.2	14.8	0	480	13	467	14,000	0
Georgia Tech II A-2-2	0	0	0	0	NA	NA	NA	42,000	0
Model Cities A-2-3	0	0	0	0	570	16	554	255,500	0

Urban Renewal Status Report

PROJECT	CASH			ITEM II NON-CASH IMPROVEMENTS		
	Amount Required	Amount Received from City	Amount to be Received	Total Costs	Amount Completed to Date	Amount to Completion
TOTAL	\$ 627,727	\$ 1,186,600	\$ (558,873) *	\$ 33,145,541	\$ 22,084,001	\$ 11,061,540
Butler Street R-9	\$ 186,567	\$ 196,468	\$ (9,901)	\$ 1,875,807	\$ 620,788	\$ 1,255,019
Rawson-Washington R-10	\$ -0-	\$ 87,726	\$ (87,726)	\$ 5,921,380	\$ 3,934,379	\$ 1,987,001
University Center R-11	\$ 49,714	\$ 189,175	\$ (139,461)	\$ 5,376,499	\$ 5,025,863	\$ 350,636
Rockdale R-21	\$ 67,202	\$ 67,202	\$ (-0-)	\$ 3,002,413	\$ 567,584	\$ 2,434,829
Thomasville R-22	\$ -0-	\$ 53,988	\$ (53,988)**	\$ 1,824,502	\$ 734,967	\$ 1,089,535
Georgia State R-59	\$ -0-	\$ -0-	\$ (-0-)	\$ 66,245	\$ 16,170	\$ 50,075
Georgia Tech R-85	\$ -0-	\$ 267,797	\$ (267,797)	\$ -0-	\$ -0-	\$ -0-
West End R-90	\$ 324,244	\$ 324,244	\$ (-0-)	\$ 4,901,878	\$ 2,195,428	\$ 2,706,450
Bedford-Pine A-2-1	\$ -0-	\$ -0-	\$ (-0-)	\$ 5,699,960	\$ 5,292,344	\$ 407,616
Georgia Tech II A-2-2	\$ -0-	\$ -0-	\$ (-0-)	\$ -0-	\$ -0-	\$ -0-
Model Cities A-2-3	\$ -0-	\$ -0-	\$ (-0-)	\$ 4,476,857	\$ 3,696,478	\$ 780,379
	* Park Site					

** Thomasville
Ineligible Cost

Office of the Mayor

ATLANTA, GEORGIA

PHONE JA. 2-4463

Ivan Allen, Jr., Mayor

Encl
add Monday afternoon

Att Housing
Relocation Second
Representative

Mr. Griggsby - H.A.

Office of the Mayor

ATLANTA, GEORGIA
PHONE 522-4463

R. Earl Landers

120 Day Hunt Sept 1st
School Beginning

John Baum Bob WALKER ✓

Nat Welch
Malcolm Jones ✓
John Calhoun ✓
Earl Landers

3:30 Monday

5411
Office of the Mayor

ATLANTA, GEORGIA
PHONE 522-4463

R. Earl Landers

Ath. Mg. R.

Mr. Golden

V. P. Public Relations

Paul Barrett

Greenville, S.C.

735-2581

Mrs. Lucas - E. O. A.

Mr. Herz - E. O. A.

Chest Asked to Aid Housing

The Atlanta Housing Resources Committee voted Thursday to urge the Community Chest of Metropolitan Atlanta Inc. to provide funds for emergency temporary housing for displaced persons.

And the committee, headed by architect Cecil Alexander and including citizens appointed by the mayor, decided to explore the problem itself on a priority basis.

The Community Chest's executive committee meets Friday to act on requests of member agencies.

HRC members noted that the Salvation Army provides emergency housing for men and women, but not families.

The housing group expressed specific concern for the some 300 families that are to be displaced from housing owned by the J. P. Stevens & Co. Inc. plant, which has closed down.

Various groups such as the Atlanta Real Estate Board, the Atlanta Housing Authority and the Community Relations Commission have been approached by Economic Opportunity Atlanta in order to find assistance, but so far in vain.

The plant is on Marietta Street, near Ashby Street and the families are to be displaced late this summer.

The HRC also voted to invite all the candidates for mayor to a future meeting to give views on providing housing for the low-income families.

Col. Malcolm Jones, HRC director, reported that 21,103 low and moderate units have

been completed, have been put under construction or have been planned since the mayor in 1966 announced his goal of 16,800 units by 1971. The January 1969,

total was 18,259 units.

The program continues to run ahead in all categories except public housing, which is 5,011 behind the goal.

7
al-
on
ax-
tu-
n's

A419

PRORATION OF INDIVIDUAL TIME
URBAN REDEVELOPMENT DIVISION

MONTH OF

		R-9	R-10	R-11	R-21	R-22	R-59	R-85	R-90	A-2-1	A-2-2	A-2-3	A-2-4	A-2-5	CRS	Total
Director of Redevelopment	Openshaw					6	2	2	25	20	5	20	10	10		100
Secretary	Lombard					6	2	2	25	20	5	20	10	10		
Chief, Program Service Branch	Henley									50		20	15	15		100
Redevelopment Assistant	Chaney					10	10	20	20	10		10	10	10		100
Redevelopment Assistant	Chance								10	20	10	40	10	10		100
Redevelopment Assistant	Open															
Redevelopment Assistant	Open															
Office Clerk - Typist	Banks					10	10	20	20	10		10	10	10		100
Stenographer	White							10	10	20		30	15	15		100
Public Information Officer	Ross					5	5	5	15	20		10	20	20		100
Chief, P. E. Branch	Eskew					15	5	10	10	15	15	20	5	5		
Planning Officer	Open															
Planning Officer	Schroeder					25	5	10	10	15	25	10				100
Planning Officer	Moscoso					10	5	20	10	15	10	20	5	5		100
Planning Officer	Oroz											100				100
Planning Officer	Ayer							10	40	50						100
Planning Officer	Open															
Planning Officer	Open															
Stenographer	Ray					25		10	15	15	15	10	5	5		100

	R-9	R-10	R-11	R-21	R-22	R-59	R-85	R-90	A-2-1	A-2-2	A-2-3	A-2-4	A-2-5	CRS	Total
Draftsman															
Chief, R. E. Acquisition Br. Greenleaf					1	5	5	10	34	10	35	0	0		100
Real Estate Officer Waller					6	5	5	20	22	5	37	0	0		100
Real Estate Officer Open															
Real Estate Officer Adams								25	15	10	50	0	0		100
Real Estate Officer Swanson					1	2	2	20	38	10	27	0	0		100
Real Estate Officer Becknell					1	5	5	10	34	10	35	0	0		100
Stenographer Suggs					1	5	5	10	34	10	35	0	0		100
Stenographer															
Chief, Relocation Branch Grigsby					1	2	1	15	20	20	34	2	2	3	100
Asst. Chief, Relocation Br. Krebsbach					2	1	1	35	20	5	23	4	4	5	100
Relocation & P. M. Officer Bailey					1	3	4	25	35	5	18	2	2	5	100
Social Work Coordinator Gill					2			23	35	0	30	0	0	10	100
Stenographer Russell					2	4	11	20	35	2	16	1	1	8	100
Chief, R. E. Disp. Branch Vrooman					5	10	20	30	10	10	15				100
Real Estate Officer Sherard					5	10	15	30	10	10	20				100
Real Estate Officer Hines					15	10	15	20	25	5	10				100
Real Estate Officer Stanley					6	8	20	22	19	10	15				100
Stenographer Nickolson					5	10	10	30	18	17	10				100
Chief, Rehabilitation Branch Screws					0			45	20		35	0			100

(Signed)

Director of Redevelopment

CITY OF ATLANTA



July 25, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

The Honorable George Romney
Secretary of the United States Department
of Housing and Urban Development
Washington, D. C.

Dear Mr. Secretary:

In November, 1966, we began in Atlanta a concentrated effort to stimulate the development of 16,800 units of low and moderate income housing to provide safe and sanitary shelter for thousands of less fortunate citizens.

This effort, called "The Mayor's Housing Resources Program" was supported by the U. S. Department of Housing and Urban Development, private banks, developers, churches, civic groups and individual citizens at all levels.

This program has produced results. As of this date, 21,013 of the five year goal of 16,800 units have been completed, are under construction, or in planning. The most recent status report is attached for your information.

Within the next few weeks, the single most significant development generated by our programs will be placed under construction. It is the East Lake Meadows turnkey project, which is the largest turnkey public housing development in America with comprehensive community facilities.

Because of the significance of this undertaking and because it embodies so many of the aspects of community housing action which you so magnificently support, all of us in Atlanta - City Hall, the builders, our housing officials, and citizens in general - feel that we want to share the beginning of this project with you.

Secretary Romney
Page Two
July 25, 1969

I have been asked to issue you an official invitation from all of us to inaugurate construction of this most important housing development for poor people. If your schedule will permit you to come to Atlanta in the next few weeks after August 21, we shall schedule the ceremonies for your convenience. It would also give us the opportunity to show you some of the operational components of Atlanta's Model Cities program.

Highlights in the development of the East Lake Meadows Project will give you some idea of its importance not only in relation to the solution of urban problems of Atlanta but perhaps in other cities.

The land on which this project is located was once a golf course owned by prominent conservative businessmen in Atlanta. They sold it to the March Company, a private development company, and supported difficult rezoning in an area which had hitherto had no public housing. City officials, local Housing Authority, and the Regional Housing Authority, together with local business people, civic groups, communications media, were all involved. The project includes 800 living units, 150 for elderly, shopping center, community and health facilities, city park, recreation areas and the dedication of school sites. An example of community support involves the four leading banks in Atlanta who formed a consortium to finance the interim construction costs in an effort to assist in the solution of Atlanta's housing problems for its low-income citizens. This development represents the highest type of cooperation among city, business, government interagency planning and implementation - a model community effort.

Your presence here on this occasion, therefore, would serve to give strength to the solution of the many difficult problems we still face in Atlanta and to spotlight one of the landmark public housing developments in America.

Those of us who are faced with the community level problems of leadership are thankful that you are in the crucial position at HUD.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:fy

cc: Mr. Edward Baxter

TENANT GRIEVANCE PANEL

Any panel instituted by the Atlanta Housing Authority should contain at least the following elements:

1. A separate panel should be created for each individual project.
2. The tenant members of the Grievance Panel should be elected by the tenants.
3. The Panel should have authority to deal with evictions or other sanction imposed by the Authority; rent determinations; and complaints by tenants against Management personnel, but not against other tenants; fines and damage charges imposed by the Authority.

BILL OF RIGHTS
FOR
PUBLIC HOUSING TENANTS

I. RIGHTS OF APPLICANTS FOR PUBLIC HOUSING

Sec. 1. The Authority's application forms shall seek only such information as is pertinent, including the size of the household unit, the income of that household unit and the need of that unit for public housing. Questions concerning the legal standing or the marital status of members of the family, the legitimacy of the children in the family, the police record of members of the family and other such information, including race or religion, shall not appear on the application form, or be asked by any Authority employee.

Sec. 2. Once the application form has been completed, an applicant shall be given a number which indicates his chronological place on the waiting list for the size apartment necessary for his family, unless on the face of the application the family is ineligible because of excess income or is ineligible because the applicant lives in decent housing and pays a rent he can afford.

Sec. 3. For the purpose of determining initial eligibility, all statements made on the application are presumed to be true. The Authority may verify income by communicating with an applicant's employers, with the Department of Family and Children's Services, or with other income sources.

- (a) If the Authority determines that despite the statement given on the application form the person or family is ineligible for public housing because of excess income or no need, the family must be notified in writing within 30 days following the date of the application of

their ineligibility and the detailed reasons for it. If the household unit is held to be ineligible and wishes to challenge this determination, a hearing shall be afforded. This hearing shall comply with the provisions of Part III hereof.

An applicant who demands a hearing may not be removed from the waiting list until the Hearing Panel determines the question of eligibility.

- (b) Any applicant not notified that he is ineligible within 30 days after the date of the application is deemed to be eligible, and thereafter the Authority may not challenge his eligibility unless there is a substantial change in the income of the family or the composition of the household unit, or the Authority can demonstrate that the applicant has moved to decent housing at a rent he can afford.

Sec. 4. Applicants shall be processed in strict chronological order and no priority shall be given except those required by Federal statutes and regulations adopted thereunder.

Sec. 5. The Authority shall make available for inspection at reasonable times and places the rent schedule in effect at all projects under its administration and the number of apartments available in each project broken down by the size of apartment. The Authority shall also make available for inspection the general schedule of maximum income which will permit persons to be eligible for admission to its projects. The Authority shall make available for public inspection the waiting list of applicants.

Sec. 6. When an applicant has been notified that he is eligible and that an apartment is available, he shall be permitted 30 days within which to accept or reject the offered apartment.

II. RIGHTS OF TENANTS IN PUBLIC HOUSING

Sec. 1. The lease shall be written in clear concise language able to be understood by laymen of average intelligence.

Sec. 2. The signed lease does not in any way subtract from any rights of the tenant under the United States Constitution, Federal and State statutes, case law or regulations promulgated by the Department of Housing and Urban Development.

Sec. 3. No lease, regulation or other written or oral agreement shall permit the termination of a tenancy on grounds other than the following:

- (a) non-payment of rent;
- (b) commission of active waste (physical destruction) of the leased premises by tenant;
- (c) tenant is over-income as determined by the Housing Authority; except that eviction shall not be permitted if eviction would work extreme hardship on the family unit;
- (d) substantial interference with other tenants;
- (e) failure of resident to provide the Authority with income statement within 30 days from date of request.

Sec. 4. The Authority shall not interfere directly or indirectly with the right of its tenants to free speech, to organize or to seek redress of grievances. No tenant shall be evicted or otherwise penalized for engaging in such activity.

Sec. 5. The Authority shall not interfere with the right of its tenants to quiet enjoyment of the premises, nor shall the Authority infringe upon its tenants' right to privacy. The Authority shall not enter the premises rented by a tenant without the tenant's express permission, except in case of emergency.

Sec. 6. Rent is defined as that sum of money expressly provided for in the lease between the tenant and the Authority. The Authority is forbidden to levy any fines, fees, or other financial sanctions upon tenants. The cost of repairs shall be charged to a tenant only if the damage was caused by the tenant's negligence, and such cost of repairs shall be collectible only by a separate civil action. The Authority may not evict a tenant for failure to pay a damage charge. The tenant shall not be responsible for ordinary wear and tear.

Sec. 7. Where repairs are deemed necessary by a tenant, the tenant or a tenant organization shall have the right to submit a written or oral complaint to the Authority. If the complaint is oral, the responsible official of the Authority shall reduce that complaint to writing. If the needed repairs do not create an emergency (i.e., pose a threat to the tenant's safety or health) the Authority shall have 30 days in which to consider the complaint and take appropriate action; provided that repairs to gas and electrical appliances

and equipment and locks on outside doors must be made within 36 hours of the complaint. If the Authority fails to act within 36 hours on an emergency complaint, the tenant may contract privately to have repairs made which will eliminate the emergency conditions. The tenant may reduce his rent by the cost of repairs made to insure his health and safety.

Sec. 8. Where repairs are deemed necessary by the Authority, the tenant may make repairs at his own expense.

Sec. 9. The Hearing Panel may invite the City housing inspectors to inspect Authority premises in order to determine the existence of housing Code violations.

The Authority hereby waives any immunity it may otherwise possess with respect to the action of the City's housing code inspectors.

Sec. 10. Overall responsibility for rodent control and maintenance of lawns, hallways, staircases and other common areas of the Project shall rest in the Authority. It shall bear all expenses for materials and labor and shall replace tenants' garbage receptacles in need of same. Where regular garbage collection is insufficient to control infestation, additional collections shall be made at the expense of the Authority.

Sec. 11. The graded rent system, whereby a tenant is charged a rental which accords with his income, shall be applied uniformly. Rent shall be calculated on the basis of actual income, and not possible, presumed or potential income. Income earned by a minor child shall not be considered as part of the parent's income unless the child actually contributes to the household expenses.

Sec. 12. Rent shall be redetermined no more often than once a year, with the exception of "hardship rent."

Where, during the course of a tenancy, a tenant undergoes a serious reduction in income, rent shall be reduced immediately. Such "hardship rent" shall then continue until the next annual redetermination, with the obligation upon the tenant to report any restoration of original income level during this period.

Sec. 13. In any redetermination of income, temporary income shall not be projected on an annual basis, unless tenant's prior work history clearly indicates a pattern of maintaining temporary jobs on a continuous basis. Children of the head of the household who are under the age of 21 shall not be adjudged to be income-producing unless the Housing Authority has actual evidence of their employment.

Sec. 14. Only a substantial increase or decrease in family income shall bring redetermination procedures into operation. Such amount shall be no less than \$400, computed on an annual basis, or other basis if work is temporary.

Sec. 15. Decreases in rent shall be retroactive to the beginning of the rent determination period. Increases in rent shall not be retroactive except in cases where the Hearing Panel finds that the tenant willfully concealed information.

Sec. 16. Any disputes regarding redetermination shall be submitted to the Hearing Panel or other arbitration body. The "reduced rent" concept, by which the tenant agrees in advance to be bound by any increases (up to maximum rent), shall be eliminated.

III. THE RIGHT TO AN ADMINISTRATIVE HEARING AND DUE PROCESS

Sec. 1. The Authority shall adopt and promulgate regulations establishing policies for occupancy in public housing. The regulations shall give full consideration to the right of tenants and rejected applicants to due process of law. Said regulations, which shall be incorporated in all leases executed by the Authority, shall be posted on all bulletin boards within the Project, and shall provide at least the following minimum protections:

Sec. 2. Notices

- (a) Every notice of eviction or other sanction against a tenant and every rejection of a tenant's application shall be typewritten, signed by an official of the agency, and mailed in a postage prepaid envelope addressed to the tenant's apartment of residence in the project, or, in the case of applicants, the address furnished with the application by registered mail, return receipt requested.
- (b) The notice shall advise the tenant or applicant of his right to a hearing on the action taken. The notice shall further advise the tenant or applicant in clear and precise language of the specific grounds for the action taken.

(c) The notice shall further advise the tenant of his right to be represented by legal counsel (including the address of the local Legal Aid office) or by any other person of his choosing at the hearing; his right to demand that the Authority produce at the hearing any employee whose testimony is alleged relevant. A copy of the rules governing the conduct of hearings shall be attached to the Notice.

(d) Every such notice shall issue within 5 days of a final decision by the Authority on the application, eviction or complaint.

Sec. 5. Hearing Officers

a) Hearings shall be conducted before a panel of three officers: one officer to be designated by the Authority; one officer to be designated by the tenants of the project; and one officer to represent the public, to be designated by agreement of the other officers.

b) The representative of the tenants shall be elected by secret written ballot. At least three weeks' notice shall be given prior to each annual election (except in the case of an election to replace a representative for an unexpired term, in which case ten days' notice shall suffice.) The Authority shall provide a convenient polling place, and establish convenient hours for balloting. No employee of the Authority shall be present at the polling place. Necessary supervision of the polling place shall be conducted by a committee of persons appointed by the outgoing hearing officers.

Tenants shall be allowed to file a written sealed ballot up to a period of 48 hours preceding the election.

c) All officers shall act in their respective capacities for one year terms. Elections shall be held on a date exactly one year after the original election unless otherwise agreed to by majority vote of the tenants. In the event of resignation or disability to serve, the successor representatives shall be designated within ten days of the effective date of said resignation or disability, to serve as officers for the balance of the respective one year terms. An interim tenants' representative shall be elected in the manner prescribed in sub-paragraph (b).

d) All officers shall be compensated out of the Authority's funds at the rate of twenty-five dollars for each day of hearing service, or substantial portion thereof.

e) Each hearing officer shall serve for one month as Chairman of the Hearing Panel. At the end of each calendar month, the Chairmanship shall pass to a different officer. Each officer shall serve four months during each year as Chairman.

Sec. 6. Jurisdiction of the Hearing Panel

a) The panel shall have jurisdiction to decide issues relating to evictions or other sanctions sought to be imposed by the Authority; rent determinations; and complaints by tenants against management personnel but not against other tenants (unless such complaints against other tenants are considered as part of an eviction action under Section I (d) of Part II of this Bill of Rights).

b) The panel shall determine whether the action taken by management conflicts with the Housing Act, the regulations of the Housing Assistance Administration, or the local Authority. If the panel determines that a conflict exists, it shall order the Authority to dismiss the notice of eviction, or order any other necessary and appropriate relief.

In the event that the matter of issue does not conflict with a specific provision of the statute or the regulations, the panel shall decide the case, in an equitable manner, with the object of effectuating the humane intent and purposes of the Housing Act of 1937, as amended.

Sec. 7. Conduct of Hearing

a) Rights of Parties. In any hearing held pursuant to this Section, any party shall have the right to appear, to be represented by counsel or other person of his choosing; to call, examine, and cross-examine witnesses; to introduce into the record documentary or other evidence; and to present an opening statement and closing argument.

b) Burden of Proof. In any hearing involving an eviction, rent determination or charges for damage to property, the burden of proof shall be on the Housing Authority to support its position by a fair preponderance of the evidence. In a hearing involving any other issue the same burden of proof shall be on the party requesting the hearing. The party having the burden of proof shall present its case first.

Sec. 8. Hearing Optional

a) The hearing procedure provided herein shall be deemed to be optional with the tenant or applicant. The tenant or applicant shall have the right to refuse a hearing before the Hearing Panel and to seek in the first instance such relief as is available from the courts.

b) The hearing procedure provided herein shall be deemed to be mandatory on the Housing Authority. The Authority must utilize the hearing procedure in the first instance and may only seek judicial review of decisions of the hearing panel.

IV. TENANT ASSOCIATIONS

Sec. 1. The local agency shall allow free access to Community Centers in the various projects for any purpose, provided that 5 tenants request permission to use the Center.

Sec. 2. Management involvement in the formation and operation of the tenant associations shall not be encouraged, and management representatives may attend tenant association meetings only by invitation of a majority of the association members.

Sec. 3. The extent of management involvement in the tenant association is a proper subject for review by the Hearing Panel.

V. TENANT PARTICIPATION IN MANAGEMENT

Sec. 1. Each project tenant association shall elect one representative to meet with the Authority, for the purpose of advising the Authority as to the needs of public housing tenants. This advice shall include, but not be limited to, plans for new construction, plans for modernization and beautification, decisions on rent collections, maintenance policies, social services, police relations and pest control.

Sec. 2. Tenant participation in management requires among other things, that the manager be a full-time resident of the project.

rel
i:
v:
v:

THE HOUSING AUTHORITY OF THE :
CITY OF ATLANTA, GEORGIA :
: CASE NO. B-44749
V. :
: SUPERIOR COURT OF FULTON COUNTY
MRS. LOUISE SMITH HALL, ET AL : IN REM

DISMISSAL OF PETITION

Comes now THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA, through its attorneys, and dismisses its petition filed in this case.

This 12 day of November, 1969.

THE HOUSING AUTHORITY OF THE
CITY OF ATLANTA, GEORGIA

s/ Jack H. Watson Jr.
Attorney for Condemnor

King & Spalding
Trust Company of Georgia Building
Atlanta, Georgia 30303

Phone: 525-0481

CERTIFICATE OF SERVICE

This is to certify that I have this day served the following defendants in the above-styled case, Mrs. Louise Smith Hall, Route 1, Hiram, Georgia (Paulding County); City of Atlanta; William S. McGinnis, Revenue Collector for The City of Atlanta; Jack Camp, Tax Commissioner for The City of Atlanta and Fulton County; Fulton County; and The State of Georgia by mailing a copy of the foregoing dismissal by depositing in the United States Mail a copy of same in a properly addressed envelope with adequate postage thereon.

This 12 day of November, 1969.

s/ Jack H. Watson Jr.
Attorney for Condemnor
Jack H. Watson, Jr.



824 Hurt Building
Atlanta, Georgia 30303
Telephone 523-6074

December 12, 1969

Representative Grace Hamilton
582 University Place, N. W.
Atlanta, Georgia, 30314

Re: Vine City
Neighborhood Development Program
Area.

Dear Mrs. Hamilton:

Enclosed is a series of nineteen expressions of concern from representatives of the Vine City Project Area Committee and the Housing Authority's response.

I would like to discuss this with you at your convenience.

Very truly yours,

Howard Openshaw
Director of Redevelopment

HO:mc

Enclosure.

bcc.

COPY

AAA

May 26, 1969

Mr. Ervin Stevens
Chairman, Citizens Central Advisory Council
Economic Opportunity Atlanta, Inc.
799 Parsons Street, S. W.

Dear Mr. Stevens:

May I acknowledge receipt of your letter regarding the composition of the Atlanta Housing Authority.

The recent Legislature passed a bill increasing the size of the Housing Authority. Had this bill not been vetoed, it would have made it possible to add two additional members to the board, and I would have been glad to consider the appointment of one or more tenants.

Unfortunately, the Governor vetoed the bill, which prevents my taking this action.

Mr. Sterne, who is now serving as chairman of the authority, and who has rendered valuable service, would be re-appointed to this position in June, should he consider accepting the responsibility again.

If I may be of further assistance, please let me know.

Sincerely,

Ivan Allen, Jr.

IAJr:am

799 Parsons St., S. W.
Atlanta, Georgia
May 19, 1969

Hon. Ivan Allen, Jr.
Mayor, City of Atlanta
City Hall
Atlanta, Ga.

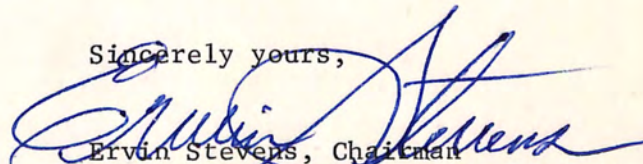
Dear Mr. Allen:

In its meeting on December 17, 1968, on a basis of a recommendation from its Housing Sub-Committee, the Citizens Central Advisory Council of Economic Opportunity Atlanta, Inc., recommended that you be requested to consider making the appointment of a tenant to the next vacancy on the Atlanta Housing Authority.

This matter has been discussed with residents of the several housing projects and they feel that it is time to secure the advice and counsel of tenants at the policy-making level. This is a principle that is being effective in all levels of social and economic activity. Economic Opportunity Atlanta has certainly found it advantageous in that one-third of the membership on its Board of Directors is composed of elected representatives of the people who are being served.

Through a proper election process several nominees could be named by the tenants of public housing projects from which you might be able to make a selection. Please let us have your reactions to this recommendation.

Sincerely yours,



Ervin Stevens, Chairman
Citizens Central Advisory Council
Economic Opportunity Atlanta, Inc.

We do not consider it necessary or desirable for the County to set up an Authority for low-cost housing, as the Atlanta Housing Authority already has the right to acquire land, build and operate low-cost housing within an area extending 10 miles beyond the City limits of Atlanta.

Low-cost housing should be built near public transportation, publicly-supported hospitals and health facilities, and where, water, sewers and police protection are available.

The Commissioners deplore the Mayor's lack of knowledge of the County's massive programs to aid the unfortunate. 42% of Fulton County's income is spent on County-wide welfare, health, hospitalization, juveniles, etc.; although 86% of those who benefit from this are residents of the City. 82% of the County's income is from property tax. We have no other source of any consequence.

For the Mayor to say that we do not recognize our responsibility is simply a misstatement of the facts.

(For the sake of clarity on this important issue we respectfully request our entire statement be used.)

Walter M. Mitchell, Chairman

Jas. H. Aldredge, Vice-chairman

Charlie Brown

July 2, 1969

Mr. Lester H. Persells
Executive Director
Housing Authority of the City of Atlanta
824 Hurt Building
Atlanta, Georgia 30303

Dear Les:

There are few meetings of the Housing Resources Committee or of its respective Panels which at some point during the meetings questions are not raised as to what are the basic and general requirements for admission to Public Housing in Atlanta.

On several occasions I have been asked by members of the Committee to obtain this information and I have twice requested this of you, but have not yet received it and feel sure it has been overlooked.

It would be of considerable help to this office if you could provide us with just the principal requirements, including income limits, and general procedure for admission to Public Housing in Atlanta.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

bcc: Mayor Ivan Allen, Jr. ✓
Dan E. Sweat, Jr.
Cecil A. Alexander

AWA

June 16, 1969

Honorable Lester Maddox
Governor of Georgia
State Capitol
Atlanta, Georgia

Dear Governor:

By authority vested in me under Georgia Code, Section 99-1110, I am hereby reappointing Mr. Edwin L. Sterne as a member of the Atlanta Housing Authority for a full term of ten (10) years; said term expiring June 10, 1989.

I respectfully request that you indicate your consent as required by law and return the original and four copies to me in order that it may be submitted to the Board of Aldermen on July 7, 1969.

Respectfully yours,

Ivan Allen, Jr.
Mayor

IAJr:lp

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON
FRANK G. ETHERIDGE

JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

M. B. SATTERFIELD
EXECUTIVE DIRECTOR AND SECRETARY

LESTER H. PERSELLS
ASSOCIATE EXECUTIVE DIRECTOR

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

June 11, 1969.

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

Dear Mayor Allen:

At the request of your office, I am enclosing information reflecting the current status of the West End Urban Renewal Project.

Please advise if any additional information is needed.

Very truly yours,

Howard Openshaw
Director of Redevelopment

HO:pc

Enclosure

A 757

June 12, 1969

Mrs. Margret Ross
Public Information Officer
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303

Dear Margret:

Thank you for sending me a copy of the 1968
Annual Atlanta Housing Authority report. It is
an outstanding report, and I enjoyed working with
you and other members of the organization.

Sincerely,

Ivan Allen, Jr.

IAJr:hbd

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON

FRANK G. ETHERIDGE

JACK F. GLENN



LESTER H. PERSELLS
EXECUTIVE DIRECTOR AND SECRETARY

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

June 9, 1969

Thank you outstanding report
~~*your report*~~

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

Dear Mr. Mayor:

My latest annual report covering the activities of the Atlanta Housing Authority is enclosed. This report covers the calendar year of 1968, and I believe you will find it of interest.

I would like to personally thank you for your time and interest and support in our various groundbreaking, luncheons, and the many times you have upheld this program in helping to revitalize our great city.

It has been my personal pleasure to work with you and you will always be on the top of my list as THE MAYOR OF ATLANTA.

Good luck to you and your wonderful family in the years ahead.

Sincerely,

Margret

Margret Ross (Mrs.)
Public Information Officer

Enclosure



824 Hurt Building
Atlanta, Georgia 30303
Telephone 523-6074

July 1, 1969

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

Dear Mr. Alexander:

Members of the Board of Commissioners of the Atlanta Housing Authority have expressed a desire to meet with you and such members of the Housing Resources Committee as you consider appropriate for the purpose of discussing the Low-Rent Public Housing Program in Atlanta. We feel that such a discussion is important to insure that the Housing Authority construction efforts will be in tune with the policies and objectives of the Housing Resources Committee.

It is our hope that such a meeting can be arranged at an early date.

Sincerely yours,

Lester H. Persells
Executive Director

LHP:sd

cc: AHA Commissioners
Edwin L. Sterne, Chairman
George S. Craft, Vice Chairman
J. B. Blayton
Frank Etheridge
Jack F. Glenn

Mayor Ivan Allen, Jr.

COPY



824 Hurt Building
Atlanta, Georgia 30303
Telephone 523-6074

July 1, 1969

Mr. Elvin Mitchell
President
Arkellson, Inc.
2794 Chaucer Drive S. W.
Atlanta, Georgia 30311

Dear Mr. Mitchell:

Mr. Sterne has requested that I reply to your letter of June 25, 1969, concerning Parcel 19 in the West End Urban Redevelopment Area.

We realize that your organization put considerable time and effort in your proposal and that the proposal was highly commendable. It was particularly unfortunate, therefore, that it was necessary to reject all bids.

It was only as a result of the discussions concerning Parcel 19 that it became apparent that a complete restudy of the area bounded by Gordon, - Ashby, the Expressway, and Peoples Street should be made. Since the redevelopment of this area will last for a long time and have a major impact on the entire neighborhood, it is important that all possible alternatives be considered. The discussions concerning the present plan revealed alternatives which had not previously been apparent.

A study of this area is now in progress, and when it is completed we will expect to discuss the situation further with representatives of Arkellson, Inc.

We appreciate and understand your interest, and hope that this matter will be resolved in a way which will be clearly reasonable and to the long-range interest of the West End neighborhood.

Sincerely yours,

Lester H. Persells

Lester H. Persells
Executive Director

LHP:sd

cc: Honorable Ivan Allen, Jr. Mayor
Mr. Edward H. Baxter, Reg. Admin. DHUD
Mr. Edwin L. Sterne, Chairman AHA
AHA Commissioners

COPY

June 26, 1969

Mr. Michael D. Padnos
Director
Atlanta Legal Aid Society, Inc.
153 Pryor Street, S. W.
Atlanta, Georgia 30303

Dear Mike:

I have reappointed Mr. Sterne as Chairman of the Board of the Atlanta Housing Authority for another term. This appointment was made on the basis of the record of the Atlanta Housing Authority under Mr. Sterne's leadership.

Sincerely,

Ivan Allen, Jr.

IAJr:am

OFFICERS

James W. Dorsey
President
Ferdinand Buckley
1st Vice President
Sarah Frances McDonald
2nd Vice President
Clifford Oxford
Secretary
William H. Alexander
Treasurer

STAFF

Michael D. Padnos
Director
Nancy S. Cheves
General Counsel
Richard Harris
Community Education
L. Rosser Shelton
Bettye H. Kehrer
Evelyn S. Fabian
Eugene S. Taylor
John W. Brent
Elmer L. Nash
D. Freeman Hutton
Melvin E. Thompson, Jr.
Michael H. Terry
Edward L. Baety
George L. Howell

William J. Brennan, Jr.
Sondra Goldenfarb
Reuben Bussey
Kendric Smith
Michael D. McGough

ATLANTA LEGAL AID SOCIETY, INC.

153 PRYOR STREET, S. W.
ATLANTA, GEORGIA 30303

TELEPHONES:
(404) 524-5811
(404) 577-5260

June 24, 1969

The Honorable Ivan Allen
Mayor of Atlanta
Georgia

Dear Mayor Allen:

I read in Alex Coffin's column in the Constitution yesterday that Mr. Edwin Sterne's term as Chairman of the Board of the Atlanta Housing Authority has expired and that you are thinking of reappointing him for a second ten year term. The purpose of this letter is to urge you not to reappoint Mr. Sterne, but to appoint instead a younger man -- preferably a Black man -- who has greater sympathy with the needs and aspirations of public housing tenants than does Mr. Sterne.

Let me make it clear at the outset that I have the greatest respect and admiration for Edwin Sterne. I know him to be a kindly and concerned man who has in recent months been deeply and constructively involved in public housing in Atlanta. His frequent meetings with tenants and his willingness to discuss troublesome questions with Legal Aid and other representatives of the public demonstrate the depth of his commitment to public service, as well as the seriousness with which he takes his responsibilities as Board Chairman. That he is a man of good will and good intentions is, in my opinion, an incontrovertible fact.

But Atlanta in the 1970s needs men who have more to offer than good intentions. We need men

The Honorable Ivan Allen

6/24/69

who can not only understand the needs and desires of poor people, but can respond to those needs positively and effectively.

The Atlanta Housing Authority has now been embroiled in public controversy for over a year, and with each passing month the controversy deepens and broadens, constantly assuming new facets and subtle new dimensions.

Under Mr. Sterne's chairmanship the Authority adopted a regulation that forbade TUFF from meeting on Authority property, and a regulation creating a residency requirement as a precondition to applying for public housing. These regulations have created ill will for AHA, and have now been repealed.

Under Mr. Sterne's chairmanship the Authority failed to apply for funds allocated under the 1968 Housing Act: a failure estimated by HUD to have cost the city approximately \$3,000,000. The cost to tenants who are thus obliged to live in outmoded facilities cannot be estimated. This failure was a major error on the part of the Board and its Chairman.

Under Mr. Sterne's chairmanship the Board has delayed, wavered, and failed to provide leadership to its staff or the community. The Authority, for example, has failed to act on a Bill of Rights submitted to it on January 16, 1969 by TUFF, although such organizations as Good Government Atlanta, the Concerned Clergy, the Lawyers' Committee for Civil Rights Under Law, and the Urban League have all endorsed the provisions of that Bill of Rights. It has made no response whatsoever to the HUD circular of March 22, 1968, entitled "The Social Goals of Public Housing."

The Honorable Ivan Allen

6/24/69

As a result of these failures, the rights of tenants have now become a major issue in the city's low income community, provoking an investigation by a State legislative committee, the resignation of Mr. Satterfield, and several vocal demonstrations on Authority property. Much -- if not all -- of this controversy could have been avoided by firm and sympathetic leadership on the Board.

The Atlanta Housing Authority under Mr. Sterne is a well-motivated organization out of touch and sympathy with the realities of 1969. These realities demand that poor people be given a voice in managing their own lives, and that part of the power formerly wielded by a small group of men be distributed to the people from whom that power is derived. In my opinion, it is time for Edwin Sterne to step down and for his responsibilities to be turned over to a younger man.

Needless to say, I am not writing this letter on behalf of any candidate. I would urge you only to seek a man who will have the authority and the good will to deserve the tenants', as well as the larger community's respect. The Chairman of the Board should be a person who can help Mr. Persells make the many changes Mr. Persells hopes to institute: not a man tied to the policies of the past. He should be a strong man, a liberal man, and a man who believes in and trusts the tenants.

I know you understand the volatility of public housing in our city, and the importance of the issues I have raised in this letter. I know too that whatever decision you make will be designed to serve the interests of all Atlantans -- poor as well as rich,

The Honorable Ivan Allen

6/24/69

black as well as white.

This letter brings my continued respect and good wishes.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael D. Padnos". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Michael D. Padnos
Director

MDP/gp

CC: Mr. Edwin Sterne

June 30, 1969

Mr. Mance C. Jackson
671 Bechwith Street, S. W.
Atlanta, Georgia 30314

Dear Mr. Jackson:

May I acknowledge receipt of your letter regarding the construction of public housing.

I am not treating your request lightly, but the type of construction used is determined by the Atlanta Housing Authority. Mr. Edwin Sterne is Chairman, and Mrs. Lester Purcells is the Executive Director. I would suggest that you communicate with them if you wish to discuss a matter of this type.

Sincerely,

Ivan Allen, Jr.

IAJr:am

671 Beckwith Street, S. W.
Atlanta, Georgia 30314
Box 30

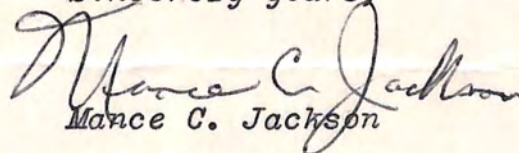
Mr. Ivan Allen, Mayor
City of Atlanta
City Hall
68 Mitchell Street, S. W.
Atlanta, Georgia 30303

Dear Sir:

A number of problems affecting the living conditions of poor people in Atlanta are growing increasingly worse and the roots of these problems seem to be centered in city government, particularly in City Planning and the Housing Authority. As a concerned community worker, I am greatly disturbed by these problems but was pushed to the end of my patience after reading an article Saturday, June 21, 1969 in *The Atlanta Constitution* a proposed High Rise Apartment for public housing. Before these plans are developed any further, I would like to have the privilege of discussing the overwhelming negative features of such housing trends with you and all of your staff responsible for such planning.

I trust that you will not dismiss this request lightly, rather that you will schedule at least a one-half hour conference for such a discussion at your earliest convenience.

Sincerely yours,


Mance C. Jackson

MCJ/lgb

cc: Stan Ayers
George Sanders

613 North 11th Street, N.W.
Atlanta, Georgia 30314
Box 30

Dear Mr. Allen:

I am writing you regarding

the article in the Atlanta Journal-Constitution

dated 10/10/68, titled "The Negro Problem"

and the article in the Atlanta Journal-Constitution

dated 10/10/68, titled "The Negro Problem"

I trust that you will not mind this request. I am sure that you will be able to help me in this regard. I would be most grateful if you could provide me with a copy of the article mentioned above.

Sincerely,
James E. Jackson

Mr. Allen
City of Atlanta
City Hall
22 Mitchell Street
Atlanta, Georgia 30333

ARKELLSON, INCORPORATED
2794 CHAUCER DRIVE, S. W.
ATLANTA, GEORGIA 30311

June 25, 1969

Mr. Edwin L. Sterne, Chairman
Housing Authority of the City of Atlanta
824 Hurt Building
Atlanta, Georgia 30303

RE: Parcels 3, 9, 11, 12, 19 and 40
West End Urban Area
Project GA-R-90

Dear Mr. Sterne:

This is in reply to your letter of June 17, 1969.

Although we are reasonably familiar with the escape clause provisions of paragraph 8 of the "Invitation for Proposals" under which the Housing Authority offered to sell the captioned parcels, we are sure that you must realize that considerable time and effort was expended on our part to comply with the Authority's invitation. We feel that reasonable consideration should be given to the merit of the best proposal submitted in connection therewith.

The proposal of Arkellson, Incorporated, submitted in regards to parcel 19, specifically, was complete, detailed and clearly superior. It more than met the Atlanta Housing Authority's requirements as set out in the Invitation.

The professional abilities of the personnel to perform the task of redevelopment in accordance with the objectives with which parcel 19 and others were offered were amply documented by the chronologies of training, employment and experience submitted on behalf of the members in the Corporation.

We therefore urgently request reconsideration of our proposal to purchase and redevelop parcel 19, based on the following reasons:

1. We believe that the Atlanta Housing Authority has erred in its decision not to award parcel 19 to Arkellson. We feel that the Housing Authority acted in an arbitrary manner by deciding not to award Arkellson, Incorporated, this parcel. Also, since parcel 20 had been for sale

on the market for approximately 15 months prior to the offering of the captioned parcels, the Housing Authority already had ample time in which to restudy parcel 20; therefore the disposition of parcel 20 should not have been made a condition precedent to the sale of parcel 19.

2. Our study and review of the West End Urban Renewal plan indicates that the use of parcel 19 for multifamily housing and parcel 20 for motel use is entirely in conformance with the urban renewal plan as approved and adopted by community, city and federal officials.
3. A review of the minutes of the joint breakfast meeting of members of the Aldermanic Planning and Development Committee, Housing Authority Personnel, and City of Atlanta Planning Department, which was held on June 9, at 8:00 AM, Marriott Motor Hotel, reveals that personnel of the Housing Authority recommended that Arkellson, Incorporated, be awarded parcels 9, 12 and 19. It is significant to note that the West End Citizens Advisory Committee, whom the Chairman of the Housing Authority recommended review our proposal, is the same group that the minutes reflect as having endorsed a proposal submitted by other bidders, namely, D. L. Knox and Atlanta Federal Savings and Loan Association. To make the proposal of Arkellson, Incorporated, a group composed of all black professionals, contingent upon the approval of the West End Citizens Advisory Committee, which Committee had already endorsed another bidder, justifies our questioning the objectivity of the ruling.
4. After reviewing and studying the minutes of joint breakfast meetings of the parties mentioned in three above, it appears that the West End Citizens Advisory Committee did in fact exercise a power of veto over the recommendations and actions of the Atlanta Housing Authority in regards to parcel 19. The Invitation for proposals did not indicate in any manner whatsoever that the concurrence of the West End Citizens Advisory Committee was a necessary factor in having ones' proposal accepted by the Atlanta Housing Authority.
5. It appears that the West End Citizens Advisory Committee did a complete about face in regards to awarding parcel 19 at all when Arkellson, Incorporated, rather than their

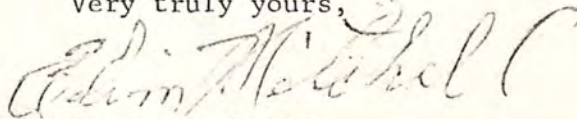
endorsee was recommended by the Housing Authority to be awarded the parcel. It further appears that this Committee, through its representative (a lawyer), seized upon the opportunity to sell the Housing Authority, Aldermanic Planning and Development Committee, and others connected therewith, on the idea of refusing all proposals on parcel 19 and restudying same in conjunction with parcels 20 and 40, when in total fairness there was insufficient reason to do so.

Our information and belief is that this is one of the rare occasions in which the Atlanta Housing Authority failed to award on the basis of the best proposal. This action on the part of the Atlanta Housing Authority causes us to wonder upon what grounds a denial was in fact made. It would appear that when bidders have met all the requirements and objectives of the Invitation for proposals and are genuinely interested in providing much needed housing in the City of Atlanta, there would be no reason for not awarding on the basis of the best proposal.

We presume that by the filing of this request for reconsideration, all announcements that the Atlanta Housing Authority made in connection with the awarding of captioned parcels will be held in status quo pending consideration of our request for reconsideration. Unless we are immediately notified to the contrary, we will assume that this is the case.

It is respectfully requested that in the process of the reconsideration, Arkellson, Incorporated, be further heard on the issues at such time and place as the Authority deems fair and appropriate.

Very truly yours,



Elvin Mitchell
PRESIDENT

cc:

Honorable Ivan Allen, Jr., Mayor
Mr. Edward H. Baxter, Regional Administrator for DHUD
Mr. Edwin L. Sterne, c/o Ware, Sterne and Griffin
Mr. Lester H. Persells, Executive Director and Secretary for AHA
Mr. Howard Openshaw, Director of Redevelopment for AHA

June 26, 1969

Mr. Tilman C. Cothran
Atlanta University
Atlanta, Georgia 30314

Dear Tilman:

May I acknowledge receipt of your letter of
June 24th.

This is to advise you that there is no vacancy
on the Atlanta Housing Authority. I reappointed
Mr. Edwin Sterne to succeed himself.

Sincerely,

Ivan Allen, Jr.

IAJr:am

ATLANTA UNIVERSITY

ATLANTA, GEORGIA 30314

MULTI-PURPOSE TRAINING CENTER

PHONE 404-523-4303

24 June 1969

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

Dear Sir:

It has come to the attention of the members of the Atlanta Committee for Cooperative Action that there is a vacancy on the Atlanta Public Housing Authority. Since a very high percentage of residents of public housing are black and since there is only one black member on the Authority, we strongly urge that another black person be appointed to the Authority. There is an urgent need to make the Board's actions responsive to the needs of the community. A new source of thought will facilitate the decision-making process.

A committee, composed of members of ACCA and other key organizations, requests a meeting with you at the earliest possible moment to discuss this vacancy and to discuss qualified potential black appointees.

This matter is extremely important to the black community and to the city since members of the Public Housing Authority are appointed for a long period of time.

Sincerely yours,



Tilman C. Cothran, Chairman
ACCA

cc: Mr. William Bohn
Mr. Charles Palmer
Mr. Alex Coffin, Atlanta Constitution
Mr. John Pennington, Atlanta Journal
Mr. Lonnie King
Mr. Jesse Hill
Alderman Q. V. Williamson
Senator Leroy Johnson
Rev. Samuel Williams



June 30, 1969

Mr. Lester H. Persells
Executive Director
Housing Authority of the City of Atlanta
824 Hurt Building
Atlanta, Georgia 30303

Dear Les:

From time to time the Housing Authority requests the Planning Department to check on Community Facilities and report on the feasibility of proposed Public Housing developments in certain locations.

Frequently this office is not aware that these locations are under consideration until after the report back to the Housing Authority by the Planning Department on such locations and sometime not even then.

In order to accomplish the duties and functions with which I am charged, as Housing Coordinator, it is essential that I be timely informed when such locations are under consideration.

I understand well the objections to premature publicity and in the event the Housing Authority desires that certain proposals be kept quiet until certain events have materialized, if so informed, I will be happy to honor same.

Request that in regard to future proposals of locations for Public Housing that this office be provided the same information at the same time as is furnished the Planning Department.

I am also requesting the Planning Department to similarly advise me as to requests received and its position and or action it takes on proposed locations for Public Housing.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

bcc: Mayor Ivan Allen, Jr. ✓
Dan E. Sweat, Jr.
Cecil A. Alexander

June 30, 1969

Mr. Collier B. Gladin
Planning Director
7th Floor, City Hall
Atlanta, Georgia 30303

Dear Collier:

From time to time the Housing Authority makes requests upon your Department to check on Community Facilities and to report on the feasibility of proposed Public Housing developments in certain locations, from the Planning Department standpoint.

Frequently this office is not aware that these locations are under consideration until after you report back to the Housing Authority on such locations, and some time not even then.

In order to accomplish the duties and functions with which I am charged, as Housing Coordinator, it is essential that I be timely informed when such locations are proposed and under consideration.

Request that in regard to future proposals of locations for Public Housing that this office be so informed when your Department is called up to look into the Community Facilities, existing or planned, and to report the position of your Department on such proposals.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

bcc: Mayor Ivan Allen, Jr. ✓
Dan E. Sweat, Jr.
Cecil A. Alexander

2794 Chaucer Drive, S.W.
Atlanta, Georgia 30311
July 5, 1969

Mr. Lester H. Parsells
Executive Director
Housing Authority of the City of Atlanta
824 Hurt Building
Atlanta, Georgia 30303

Re: Parcels 3, 9, 11, 12, 19 and 40
West End Urban Renewal Area
Project GA-R-90

Dear Mr. Parsells:

Thank you for your letter of July 1, in response to the appeal letter of Arkellson, Incorporated. We regret very much that you did not deem it necessary to address yourself to all the matters raised therein. The ones to which you did address yourself were given mere surface treatment, resulting in a communication which was generally vague and ambiguous.

In paragraph three of your letter you mention "all possible alternatives" being considered. We submit that wisdom might dictate considering reasonably appropriate proposals but not "all possible alternatives" if we are to assume that there is truly a desire to see the project developed under a fair bidding procedure and that time is of some essence. We note also that you referred to other alternatives being revealed but you made no direct or specific references.

In the next to last paragraph of your letter you say, "we will expect to discuss the situation further with representatives of Arkellson" when the study is completed. Your language is of such that you not only do not invite suggestions, you certainly make no commitment to discuss the results of your study with Arkellson's representatives before further action is taken.

Your attention is further called to numbered paragraphs one through five of our June 25th letter to Mr. Edwin L. Sterne. A careful study thereof will give credence to our apprehensions. Indeed, it should, in our opinion, cause you to not only study Parcel 20, but to carefully study the awards procedures.



file

CITY OF ATLANTA

DEPARTMENT OF FINANCE

501 CITY HALL

ATLANTA, GEORGIA 30303

July 25, 1969

CHARLES L. DAVIS
DIRECTOR OF FINANCE
EDGAR A. VAUGHN, JR.
DEPUTY DIRECTOR OF FINANCE
W. ROY SMITH
DEPUTY DIRECTOR OF FINANCE

Mr. Lester H. Persells
Executive Director
Department of Housing Authority
City of Atlanta
824 Hurt Building
Atlanta, Georgia 30303

Dear Mr. Persells:

Reference is made to your letter of July 23, 1969, in which you inquire about the possibility of the City furnishing recreational services to citizens of Atlanta who live in public housing. I believe perhaps that the conclusion you have reached, that is, "that the only reason such services are not supplied to these citizens, is that a definition of City services has been made that prevents City funds from being expended for this purpose" is not correct.

As you are aware, the City is in dire need of additional financial resources, and it is for this reason that the City Parks Department is limited as to areas into which they can place recreation personnel.

The Parks Department and its employees are doing a marvelous job with what resources they have available, and they must consider the needs of the entire City as it relates to recreation and not to a given area or selected group of citizens. I am sure that there will never be enough money to finance a private recreation center in each of the housing projects whether they be publicly owned such as low rental housing units of the housing projects owned by the Authority or privately owned.

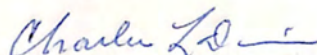
I am sure that if you desire a special recreation center within each of the housing projects, that the Parks Committee, Finance Committee, and the Board of Aldermen would look with favor in establishing such for the Authority under

Mr. Lester H. Persells
Page Two
July 25, 1969

a contractual arrangement, whereby the City would be re-imbursed for such services,

I am forwarding a copy of your letter together with mine to each of the members of the Parks Committee and Finance Committee for further discussion and consideration.

Sincerely,



Charles L. Davis
Director of Finance

CLD:lek

cc: Honorable Ivan Allen, Mayor
Mr. Dan E. Sweat, Governmental Liaison
Mr. James W. Mills, Assistant Regional Administration
HAA, HUD
Mr. Milton G. Farris, Chairman, Finance Committee
Mr. Charles Leftwich, Chairman, Parks Committee
Mr. Jack Delius, Parks General Manager

August 29, 1969

*Housing
Auth*

Mr. J. B. Schneider
Daly - Public Relations
1177 Brickell Avenue
Miami, Florida 33131

Dear Mr. Schneider:

Your letter of August 27, to the Office of the Mayor, requesting 8 x 10 black and white glossy prints of an area Before and After development, has been referred to me for reply.

Unfortunately, this office does not have a Public Relations Section, nor do we have prints of the type you desire.

By copy of this letter I am referring your request to the Housing Authority of the City of Atlanta, the City's agent for Redevelopment under Urban Renewal and the NDP program. It is possible that the Housing Authority may be able to assist you.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

cc: Mayor Ivan Allen, Jr.

Mrs. Margaret Ross
Public Relations Officer
Housing Authority



PUBLIC RELATIONS

m Jones

AUGUST 27, 1969

1177 BRICKELL AVENUE
MIAMI 33131
358-0876

OFFICE OF THE MAYOR
ATLANTA,
GEORGIA

DEAR SIR:

OUR FIRM IS IN THE PROCESS OF PREPARING A PRESENTATION FOR THE BUILDING INDUSTRY FEATURING THE DRAMATIC CHANGES THAT ARE TAKING PLACE IN OUR CITIES TODAY, INCLUDING YOUR CITY.

WE FEEL THAT THIS GROWTH CAN BEST BE DEPICTED BY PICTURES OF AN AREA BOTH BEFORE AND AFTER DEVELOPMENT. WE ARE INTERESTED IN OLD AREAS THAT HAVE BEEN REDEVELOPED AS WELL AS UNDEVELOPED TERRITORY THAT HAS BEEN OPENED UP BY GROWTH.

WE WOULD GREATLY APPRECIATE IT IF YOU WOULD ASK YOUR PUBLIC RELATIONS DEPARTMENT TO HANDLE THIS REQUEST FOR US. OUR REQUIREMENTS ARE 8 X 10 BLACK AND WHITE GLOSSY PRINTS, IF THEY ARE AVAILABLE.

YOUR COOPERATION WILL BE GREATLY APPRECIATED.

SINCERELY YOURS,

J. B. Schneider
J. B. SCHNEIDER

JBS/JR

Mr. Lester H. Persells
July 5, 1969
Page 2

You made no reference whatever to the last paragraph of our June 25th letter. It is respectfully requested that in your response to this communication you specifically respond thereto.

Please know that we understand "the development of this area will last a long time and have a major impact on the entire neighborhood." We believe our proposal is consistent with this kind of thinking and interest. We see no good reason why we cannot be an active participant in this major impact. For as responsible citizens of the Atlanta community we are as concerned as you, if not more so, in seeing Atlanta achieve its potential of providing adequate, quality, and aesthetically inspired housing for all its people.

An early and more precise response is respectfully requested.

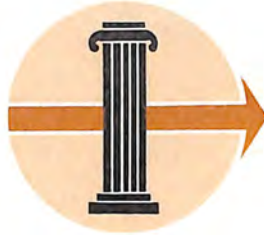
Very sincerely yours,

ARKELLSON, INCORPORATED

/s/
Elvin Mitchell, President

cc: Honorable Ivan Allen, Jr., Mayor
Mr. Edward H. Baxter, Regional Administrator for DEUD
Mr. Edwin L. Sterne, c/o Ware, Sterne and Griffin
Mr. Howard Openshaw, Director of Redevelopment for AHA

COPY



copy in 100

UNITED BOARD FOR COLLEGE DEVELOPMENT

159 Forrest Avenue, N.E., Suite 514, Atlanta, Georgia 30303 Telephone: 404/688-5153

August 1, 1969

Mr. Cecil A. Alexander
44 Broad Street, N. W.
Atlanta, Georgia 30303

Dear Cecil:

Thank you for your letter of July 31 with copies of correspondence regarding the Advisory Committee of the Atlanta Housing Authority. I was unaware of the controversy it reveals, but I agree that there is mutual concern, and that it is in the best interests of the total community for the Housing Resources Committee to accept representation on The Atlanta Housing Authority Advisory Committee.

Sincerely yours,

Butler T. Henderson
Associate Director

BTH:cd

cc: Mayor Ivan Allen, Jr.
Mr. Malcolm D. Jones

all in

Finch Alexander Barnes Rothschild & Paschal

July 31, 1969

COPY

Mr. Butler T. Henderson
159 Forrest Avenue N.E., Suite 514
Atlanta, Georgia, 30331

Dear Butler:

This will confirm your appointment to serve on the Advisory Committee of the Atlanta Housing Authority as representative of the Housing Resources Committee.

COPY

Enclosed are copies of letters I have received regarding this Committee.

Mr. Edwin Sterne has been advised of your appointment.

Sincerely,

Cecil A. Alexander

vb

COPY

encl:

cc: Mayor Ivan Allen, Jr. ✓
Mr. Malcolm D. Jones

COPY

July 24, 1969

MEMORANDUM

To: Mayor Ivan Allen, Jr.
From: George Berry
Subject: Attached letter from Mr. Roy LeCraw

I have reviewed the background of the In Rem proceedings which resulted in the demolition of the structure at R-297 Prospect Place, N.E. in which Mr. LeCraw has an interest. Mr. A. C. Waddell in the Housing Code Division has a complete file on the subject, including photographs of the property which indicate that the improvement was badly deteriorated and appeared to be unusable. It was a small brick warehouse type structure.

The In Rem proceedings started back in 1967. A public hearing was held on June 28, 1967 at which Mr. LeCraw was present representing the owner. He requested more time to correct the deficiencies of the property. After the hearing, a letter was sent to the owner of record (Mr. LeCraw signed the registered mail receipt) giving him 90 days to either correct the deficiencies existing in the building or demolish the structure. Later that year, on November 22, 1967, the owner took out a permit to demolish the structure. No action was taken, however, and the permit was allowed to lapse.

There is some correspondence in the file between the Building Department and Mr. LeCraw regarding the ownership of the property. There seemed to be some question as to the owner of record. A Mr. Jack Fagan is involved, but it seems that Mr. LeCraw represented either Mr. Fagan or whoever was designated as owner whenever the City took any action on the matter. Investment Holding Corporation of which Mr. LeCraw is President was finally designated owner of record.

When it was evident that the owner was not going to take any action on the structure, the City instituted its regular in rem proceeding. The Ordinance was passed on January 17, 1968. A contract was let on October 23, 1968 and it was demolished in November of 1968. A lien was entered on the record in the amount of \$485.00 plus interest.

Mayor Ivan Allen, Jr.

Page 2

July 24, 1969

Mr. LeCraw's statement that the City went out to the place "without his knowledge" is hard to explain in view of what is in the file. It could be that he thought he was due some additional notice prior to the time that demolition began in view of the time lapse since the hearing was held, notice was sent, etc.

In my view, this is a pretty air-tight case and there is no apparent evidence that the Building Department did not act in accordance with their established policies and in accordance with what is expected of them.

GB:je

file in [unclear]

July 28, 1969

Mr. Roy LeCraw
Suite 208
2793 Clairmont Road, N. E.
Atlanta, Georgia 31329

Dear Roy:

I checked up on the matter of the In-Rem proceedings against your property at 297 Prospect Place, N. E., and the following information was furnished me by the Housing Department of the city.

If I may be of further assistance to you in this matter please advise.

Sincerely,

Ivan Allen, Jr.

IAJr:am

CITY OF ATLANTA



July 24, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

MEMORANDUM

To: Mayor Ivan Allen, Jr.

From: George Berry *GB*

Subject: Attached letter from Mr. Roy LeCraw

I have reviewed the background of the In Rem proceedings which resulted in the demolition of the structure at R-297 Prospect Place, N.E. in which Mr. LeCraw has an interest. Mr. A.C. Waddell in the Housing Code Division has a complete file on the subject, including photographs of the property which indicate that the improvement was badly deteriorated and appeared to be unusable. It was a small brick warehouse type structure.

The In Rem proceedings started back in 1967. A public hearing was held on June 28, 1967 at which Mr. LeCraw was present representing the owner. He requested more time to correct the deficiencies of the property. After the hearing, a letter was sent to the owner of record (Mr. LeCraw signed the registered mail receipt) giving him 90 days to either correct the deficiencies existing in the building or demolish the structure. Later that year, on November 22, 1967, the owner took out a permit to demolish the structure. No action was taken, however, and the permit was allowed to lapse.

There is some correspondence in the file between the Building Department and Mr. LeCraw regarding the ownership of the property. There seemed to be some question as to the owner of record. A Mr. Jack Fagan is involved, but it seems that Mr. LeCraw represented either Mr. Fagan or whoever was designated as owner whenever the City took any action on the matter. Investment Holding Corporation of which Mr. LeCraw is President was finally designated owner of record.

When it was evident that the owner was not going to take any action on the structure, the City instituted its regular in rem proceeding. The Ordinance was passed on January 17, 1968. A contract was let on October 23, 1968 and it was demolished in November of 1968. A lien was entered on the record in the amount of \$485.00 plus interest.

Mayor Ivan Allen, Jr.

Page 2

July 24, 1969

Mr. LeCraw's statement that the City went out to the place "without his knowledge" is hard to explain in view of what is in the file. It could be that he thought he was due some additional notice prior to the time that demolition began in view of the time lapse since the hearing was held, notice was sent, etc.

In my view, this is a pretty air-tight case and there is no apparent evidence that the Building Department did not act in accordance with their established policies and in accordance with what is expected of them.

GB:je

ROY LeCRAW

Attorney at Law

ROY LeCRAW
SUITE 208 - 2793 CLAIRMONT RD., N. E.
ATLANTA, GA. 31329
633 - 0104

~~CONFIDENTIAL~~
~~CONFIDENTIAL~~
~~CONFIDENTIAL~~

July 22, 1969

*you Beverly
Please investigate
& advise me*

Mr. W. S. McGinnis
City of Atlanta
Department of Finance
Revenue Collection Division
105 City Hall
Atlanta, Georgia 30303

Re: Lien No. 134
Property: R-297 Prospect Pl. N. E.

Dear Mr. McGinnis:

I am enclosing a photostat copy of the bill you just sent me.

The facts are this is most embarrassing since the City went out to this place without my knowledge or consent and tore down the building which was a little factory building constructed of old brick which I could have sold. I could have had the building taken down without any expense to me but you in your great wisdom saw fit to wreck it and take all the material and now want to charge \$507.54 in addition.

As a former mayor of Atlanta I just do not understand things like this and I think it is quite unfair to the citizens of Atlanta.

I would like to request that this charge be canceled and if this is not done I suppose I'll have to let the City confiscate the property.

Sincerely,
R.L.
Roy LeCraw
Investment Holding
Corporation

RL/mh
Enc.
cc: Mayor Ivan Allen ✓

Dear Ivan:

This is just one of the little unfair things that employees sometime do down the line.

*This building was not a health hazard
of any kind
R.L.*



CITY OF ATLANTA

DEPARTMENT OF FINANCE
REVENUE COLLECTION DIVISION
105 CITY HALL
ATLANTA, GEORGIA 30303

July 18, 1969

CHARLES L. DAVIS
DIRECTOR OF FINANCE
WILLIAM S. MCGINNIS
REVENUE COLLECTOR

*Mr. Roy C. LeCraw, President
Investment Holding Corporation
Suite 208 - 2793-A Clairmont Rd. N.E.
Atlanta, Georgia 30329*

Re: Lien No. *134*
Property: *R-297 Prospect Pl. N.E.*

This is to advise that payment on the Lien listed above is past due.

The amount to pay this with interest figured to *July 28, 1969* is:

Principal	- \$	<i>485.00</i>
Interest	-	<i>22.54</i>
Total		<u><i>\$ 507.54</i></u>

Yours truly,

W. S. McGinnis

W. S. McGinnis
REVENUE COLLECTOR

je

J.E.

AHA ~~511~~



HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

679 Lee Street, S. W., Atlanta, Georgia 30310
758-0916

October 3, 1969

Mr. George J. Berry
Deputy Chief Administrative Office
City of Atlanta
City Hall
Atlanta, Georgia 30303

Dear Mr. Berry,

In reply to your letter of September 17, 1969, concerning office equipment furnished to Central Relocation Service previously located on Seminole Avenue, N.E..

This office is presently located at 520 Whitehall Terrace, S.W. where the equipment is still in use except for:

- 1 - Desk # 311
- 1 - 4 Drawer File 560
- 1 - 4 Drawer Stack File 5612
- 1 - Desk (No number)

which I am returning to you.

Please acknowledge receipt of these items and credit inventory list signed by Mr. V.R. Wilkes.

Very Truly Yours,

Oliver M. Ownby
Chief, Demolition and Maintenance

October 7, 1969

MEMORANDUM

To: Charles L. Davis
From: George Berry
Subject: Office Furniture Loaned to Central Relocation Service

Back in 1966, the Finance Department loaned to the Atlanta Housing Authority several pieces of office furniture and equipment for use by the Central Relocation Service. It was then located at 516 Seminole Avenue, N. E.

The Central Relocation Service is no longer located at this site, and I recently heard that they were no longer using the furniture that we loaned to them. I requested Mr. Oliver Owenby to return the furniture recently so that it could be used in conjunction with the consultants' work on the 12th floor. He advised me that only the following furniture was not in use:

1 Desk #311
1 4-Drawer File 560
1 4-Drawer Stack File 5612
1 Desk (No Number)

He returned this furniture, and it was received by Mr. Turner and put in use by the consultants on the 12th floor. It would be appreciated if you would note your inventory records accordingly.

GB:ja

September 30, 1969

*file
Appt.
Atlanta
Housing
Auth.*

Mr. Alex W. Smith
Attorney at Law
Twenty-Fourth Floor
First National Bank Tower
Atlanta, Georgia 30303

Dear Alex:

I am attempting to locate a qualified Negro citizen who is living in one of the public housing units to fill the vacancy created by Frank Etheridge's death.

As you know, I hold Herbert Ringle in the highest regard but feel that this appointment should come from the direction which I have indicated.

With appreciation, I am

Sincerely yours,

Ivan Allen, Jr.

IAJr:lp

SMITH, COHEN, RINGEL, KOHLER, MARTIN & LOWE

ALEXANDER W. SMITH 1886-1964
I. T. COHEN
HERBERT A. RINGEL
ALEXANDER W. SMITH
BEN KOHLER, JR.
ARTHUR B. L. MARTIN
SAM F. LOWE, JR.
DEJONGH FRANKLIN
H. A. STEPHENS, JR.
CHARLES F. BARNWELL
THOMAS D'ALESSIO
JOHN W. CHAMBERS
ROBERT I. PALLER
ROBERT C. FIELD
MEADE BURNS
HOKE SMITH
DAVID J. HARRIS
RALPH H. HICKS
RALPH H. WITT
WILLISTON C. WHITE
RONALD W. HARTLEY
HOMER A. HOUCHINS, JR.
ROBERT W. BEYNART
MALCOLM H. RINGEL
J. ARTHUR MOZLEY
JAMES R. BEACH, JR.
WILLIAM T. JOHNSON
JOEL B. PIASSICK
A. B. ORTHWEIN, JR.
ROBERT D. PANNELL
HILLYER McD. YOUNG

ATTORNEYS AT LAW
TWENTY-FOURTH FLOOR
FIRST NATIONAL BANK TOWER
TWO PEACHTREE STREET, N.W.
ATLANTA, GEORGIA 30303

September 29, 1969

ALEXANDER W. SMITH, SR.
1861-1925
THEODORE A. HAMMOND
1861-1932
VICTOR LAMAR SMITH
1867-1947
ESTES DOREMUS
1884-1959
R. E. LEE FIELD
1898-1962

OF COUNSEL
WILLIAM J. WADE
EDWARD S. KELLY

TELEPHONE
404 / 521-1200

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

Dear Ivan:

I am wondering if you plan to appoint someone in the near future to fill the vacancy on the Atlanta Housing Authority Board brought about by Frank Etheridge's untimely death. If so, I should like to suggest consideration of my partner, Herbert Ringel.

I have discussed this matter briefly with Herbert, and frankly do not know if he would be willing to serve even if you felt he should be appointed. I do know, however, that Herbert is unusually well qualified for this position.

Herbert moved to Atlanta from Brunswick in 1946 and joined our firm, after serving as a Naval officer in the Pacific. While in Brunswick, he had worked very closely with the Mayor in organizing the Brunswick Housing Authority and was its first attorney. He also had served as Regional Attorney for the Public Housing Authority and thus is quite knowledgeable in most phases of governmental and municipal housing. Perhaps you are aware of Herbert's acute interest in religious, cultural and community affairs and of his service as President of The Temple and as past President of B'Nai B'Rith and the American Jewish Committee. His activities, of course, included many other areas of leadership with the Junior Chamber of Commerce, Community, and many other involvements.

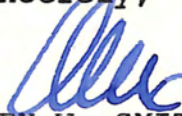
Honorable Ivan Allen
September 29, 1969
Page Two

I thought I should bring his name to your attention since I felt it was rare to have someone with his background in housing who might be available to fill this vacancy.

I will be glad to discuss this matter further with you if you care to do so.

Warm regards.

Sincerely,



ALEX W. SMITH

AWS/c

JC's



October 20, 1969

Mr. Dan Sweat
Mayor's Office
City Hall
Atlanta, Georgia

Dear Dan:

It was a pleasure to see you at the Atlanta Jaycee Political Rally at Plaza Park October 3. I was glad to see that you had the chance to stop by. From all we have heard, it was successful in every respect.

Your ideas and assistance from the beginning were very helpful, and we certainly are appreciative. Jack Delius was very cooperative and the Showmobile worked out very well. Also, Superintendent Royal with the Police Traffic Division worked with us in handling traffic problems in the area in an efficient manner.

The Atlanta Jaycees and myself appreciate your assistance in helping make the Political Rally a success. You may be interested to know that some film from the Rally was shown on the NBC Today Show on October 7. We, of course, were very glad to hear this. Thanks again, and if we can work with you in any way in the future, please let us know.

Cordially,

Alfred K. Barr
Research Manager

da



Atlanta Housing Authority
KING & SPALDING

TRUST COMPANY OF GEORGIA BUILDING

ATLANTA, GEORGIA 30303

404 525-0481

Date: October 15, 1969

MEMORANDUM TO: ALL PERSONS CLAIMING ANY INTEREST IN THE
PROCEEDS OF THE FOLLOWING CONDEMNATION CASE:

RE: THE HOUSING AUTHORITY OF THE CITY OF ATLANTA,
GEORGIA v. WILLIAM R. EVANS, ET AL

Case No. B-48249, Project No. R-11

Parcel No. B-16 & 20

This is to notify you that on the 13th day of October, 1969
\$ 28,000.00 was paid into the Registry of the Court in the
above styled case.

Any unpaid taxes or other valid claims must come out of this
award. As you know, the property owner may pay the taxes or other
claims himself and take the full amount of the award himself or take
the award less the unpaid taxes and other claims. In any event,
after the taxes have been paid, tax proration may be obtained from
the Housing Authority, and you may contact Mr. William Swanson,
523-6074 concerning this.

JEMJx/ME

By: *J. H. Watson, Jr.*

Jack H. Watson, Jr.

CC:

The Honorable Arthur K. Bolton, Attorney General
The Honorable Harold Sheats, Fulton County Attorney
Mr. Jack Camp, Tax Commissioner for City of Atlanta & Fulton County
Mr. W. S. McGinnis, Revenue Collector for City of Atlanta
Mayor Ivan Allen ✓
Mr. William Eugene Harrison
Miss Julia B. Elliott
Mr. William R. Greenleaf

A H A -
Gen.

October 20, 1969

Mr. Les Persells
Executive Director
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303

Dear Les:

A Mr. Johnson Shell has called this office requesting assistance in being located in one of the public housing projects for the elderly. I advised him that we would forward his request to the Housing Authority. His address is 621 Greensferry Avenue, S.W., Apt. 448.

It will be appreciated if you could have one of the Central Relocation Service workers contact him and offer assistance.

Very truly yours,

George J. Berry
Deputy Chief Administrative Officer

GJB:ja

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON
FRANK G. ETHERIDGE
JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

October 21, 1969

LESTER M. PERSELLS
EXECUTIVE DIRECTOR AND SECRETARY
CARLTON GARRETT
DIRECTOR OF FINANCE
GILBERT H. BOGGS
DIRECTOR OF HOUSING
HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT
GEORGE R. SANDER
TECHNICAL DIRECTOR

Mr. Jack K. Bohler, President
West End City Advisory Committee
878 York Avenue, SW
Atlanta, Georgia 30310

Dear Mr. Bohler:

The Planning and Development Committee of the Board of Aldermen has requested that I extend to you an invitation to be heard on the matter of Parcel 19 in the West End Urban Redevelopment Area at their next meeting, to be held on Friday, October 31 at 2 P.M. in Committee Room #2, City Hall.

Please advise if you will be able to attend this meeting.

Very truly yours,

Howard Openshaw
Director of Redevelopment

HO:pc

cc: ✓ Honorable Ivan Allen, Jr., Mayor
Mr. Edward H. Baxter
Mr. Edwin L. Sterne
Members, Planning and Development Committee

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON
FRANK G. ETHERIDGE
JACK F. GLENN



LESTER H. PERSELLS
EXECUTIVE DIRECTOR AND SECRETARY

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE B. SANDER
TECHNICAL DIRECTOR

824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

October 21, 1969

Mr. Elvin Mitchell, President
Arkellson, Incorporated
2794 Chaucer Drive, SW
Atlanta, Georgia 30311

Dear Mr. Mitchell:

The Planning and Development Committee of the Board of Aldermen has requested that I extend to you an invitation to be heard on the matter of Parcel 19 in the West End Urban Redevelopment Area at their next meeting, to be held on Friday, October 31 at 2 P.M. in Committee Room # 2, City Hall.

Please advise if you will be able to attend this meeting.

Very truly yours,

Howard Openshaw
Director of Redevelopment

HO:pc

cc: Honorable Ivan Allen, Jr., Mayor
Mr. Edward H. Baxter
Mr. Edwin L. Sterne
Members, Planning and Development Committee

CITY OF ATLANTA



October 17, 1969

OFFICE OF MODEL CITIES PROGRAM

673 Capitol Avenue, S.W.
Atlanta, Ga. 30315
404-524-8876

Ivan Allen Jr., Mayor

J. C. Johnson, Director

Mr. Lester Persells
Executive Director
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303

Dear Mr. Persells:

Pursuant to the meeting held October 16th, among the representatives of the Model Cities Agency, the Atlanta Housing Authority, and the Mass Convention, Inc., the following actions were proposed:

1. That a committee be formed to resolve the difficulties which have arisen concerning relocation housing in the Model Cities Area, the C-4 Peopletown Site and any other problems. This committee will be composed of representatives of the Model Cities Agency, the Atlanta Housing Authority, and the Mass Convention, Inc.
2. That the Model Cities Agency be responsible for formulating and coordinating this committee.
3. That the Atlanta Housing Authority halt all activity in the Model Cities Area, except that which cannot be halted because of legal obligations, until the relocation housing problem has been satisfactorily resolved.

The difficulties discussed at the October 16th meeting indicated that a committee of this nature is essential if the Model Cities Program is to proceed as an innovative program with maximum citizen participation at all stages of the program. It is also essential that this proposed committee attempt to resolve these difficulties

Mr. Lester Persells
Page Two
October 17, 1969

as soon as possible and to open channels of communication among the various groups involved in order that activities in the Model Cities Area can be resumed as soon as possible.

Sincerely,



Johnny C. Johnson
Executive Director

vlc

cc: Mr. Howard Openshaw, Atlanta Housing Authority
Mr. Jim Hemley, Atlanta Housing Authority
Mr. Hugh Peterson, Jr., Attorney
Mr. Lowell Dickerson, Model Cities Housing Center
Mr. Robert Dokson, Atlanta Legal Aid Society

file

KING & SPALDING

TRUST COMPANY OF GEORGIA BUILDING

ATLANTA, GEORGIA 30303

404 525-0481

Atlanta Housing Authority

Date: October 28, 1969

MEMORANDUM TO: ALL PERSONS CLAIMING ANY INTEREST IN
THE PROCEEDS OF THE FOLLOWING CONDEMNATION CASE:

RE: THE HOUSING AUTHORITY OF THE CITY OF ATLANTA,
GEORGIA V. J. R. CHEATHAM, SR., ET AL

Case No. B-48044, Project No. A-2-(3)
Parcel No. 20-7

This is to notify you that on the 24th day of October, 1969
\$ 550.00 was paid into the Registry of the Court in the
above styled case.

Any unpaid taxes or other valid claims must come out of this
award. As you know, the property owner may pay the taxes or other
claims himself and take the full amount of the award himself or take
the award less the unpaid taxes and other claims. In any event,
after the taxes have been paid, tax proration may be obtained from
the Housing Authority, and you may contact Mr. William Swanson,
523-6074 concerning this.

Please have the property owner take care of any utilities up
to October 24, 1969, the date of taking. Please forward
the Housing Authority's share of any prepaid rentals to Mr. William
Swanson, Atlanta Housing Authority, 824 Hurt Building, Atlanta,
Georgia 30303.

By *J. H. Watson, Jr.*
Jack H. Watson, Jr.

- CC:
- The Honorable Arthur K. Bolton, Attorney General
 - The Honorable Harold Sheats, Fulton County Attorney
 - Mr. Jack Camp, Tax Commissioner for City of Atlanta & Fulton County
 - Mr. W. S. McGinnis, Revenue Collector for City of Atlanta
 - Mayor Ivan Allen
 - Mr. William Eugene Harrison
 - Miss Julia B. Elliott
 - Mr. William R. Greenleaf

Room 645

June 19, 1969

3CR

Mr. Lester H. Persells, Executive Director
Housing Authority of the
City of Atlanta
824 Hurt Building
Atlanta, Georgia 30303

Dear Mr. Persells:

Subject: Relocation of Site Occupants from Atlanta Airport Expansion Program

This is a request for information on the steps taken and progress to date in providing relocation assistance to the subject site occupants. Since the review of the City's next Workable Program submission will take into consideration the results of relocation from this area (as well as displacement by all other governmental action), it is important that adequate staffing is provided and that procedures and methods have been instituted to assure that information submitted in the next request for recertification will be adequate to demonstrate that relocation assistance has been and will be satisfactory.

In this connection, please let us have, as a minimum, the following information which will assist us in evaluating progress and in advising and assisting the City as to what further steps may need to be taken:

1. The number of families and individuals displaced to date and the condition of the dwellings into which they have relocated.
2. The number of families and individuals yet to be displaced, the time schedule and an estimate of annual incomes (and equities for home owners) by groupings.
3. The supply of housing available or to be available for their relocation which is standard and within their means. The locations of such housing and if the locations are considered to meet the preferences of the displacees.
4. The effect displacement has had on housing resources in East Point, College Park, Hapeville and surrounding areas. In this regard, it would be appropriate to discuss this matter with officials of these communities to obtain their reaction to the Relocation Program and to learn of any problems or hardships which may have been reported to them.

5. The time allowed for families and individuals to relocate after acquisition.
6. Depending upon the present and future workload, an estimate of the number of relocation staff persons necessary to assure that all displacees are interviewed and assisted in urban renewal. Usually, one relocation advisor can relocate from 10-15 families or individual householders per month in a program of this type.
7. Based on the above information, your opinion as to the outlook for successful relocation, in obtaining adequate staff and any other steps which you feel are appropriate for you, as the Central Relocation Agency to take in order to coordinate and otherwise assure relocation objectives can be met.

It is our understanding that many dwellings purchased for the expansion are resold for removal off-site intact. Please indicate the number of such dwellings used as a relocation resource for the displacees and if all of the dwellings relocated are inspected by appropriate local officials to assure that they meet local code requirements.

Please let us know if we can be of any assistance in this matter.

Sincerely yours,



A. Frederick Smith
Assistant Regional Administrator
Program Coordination and Services Office

cc
RACF
Papageorge, 654
Behrens, 662
JCR:SFCoffey:cm

6/18/69

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON
FRANK G. ETHERIDGE
JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

November 5, 1969

LESTER H. PERSELLS
EXECUTIVE DIRECTOR AND SECRETARY

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

Mr. Paul B. Ivey,
Land Agent
City of Atlanta
96 Mitchell Street, SW
Atlanta, Georgia 30303

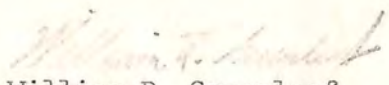
Re: Bedford-Pine Urban
Redevelopment Area
Project N.D.P. Ga. A-2-(1)

Dear Mr. Ivey:

In examining the current plans for the above project, we find that the small parcel of land, owned by the City of Atlanta, located at the Southwest corner of Parkway Drive and Felton Drive, is to be combined with the abutting property for a park.

On August 18, 1969, we sent you a legal description of the property involved. If you will prepare the Deed of Conveyance for the consideration of \$600, and present it with a certified copy of the Resolution to Mr. Ralph Montgomery, Escrow Department, Lawyers Title Insurance Corporation, 30 Pryor Street, S. W., we can conclude the transaction.

Very truly yours,


William R. Greenleaf
Chief Real Estate
Acquisition Branch

cc: Mr. Rodney Cook
Mr. Dan Sweat ✓
Mr. Charles L. Davis

KING & SPALDING

TRUST COMPANY OF GEORGIA BUILDING

ATLANTA, GEORGIA 30303

404 525-0481

Date: October 30, 1969

MEMORANDUM TO: ALL PERSONS CLAIMING ANY INTEREST IN THE
PROCEEDS OF THE FOLLOWING CONDEMNATION CASE:

RE: THE HOUSING AUTHORITY OF THE CITY OF ATLANTA,
GEORGIA v. METRO REALTY & INVESTMENT CORP., ET AL

Case No. B-49293, Project No. A-2-(3)
Parcel No. 13-3

This is to notify you that on the 28th day of October, 1969
\$ 18,400.00 was paid into the Registry of the Court in the
above styled case.

Any unpaid taxes or other valid claims must come out of this
award. As you know, the property owner may pay the taxes or other
claims himself and take the full amount of the award himself or take
the award less the unpaid taxes and other claims. In any event,
after the taxes have been paid, tax proration may be obtained from
the Housing Authority, and you may contact Mr. William Swanson,
523-6074 concerning this.

By: Jack H. Watson, Jr.

CC:

The Honorable Arthur K. Bolton, Attorney General
The Honorable Harold Sheats, Fulton County Attorney
Mr. Jack Camp, Tax Commissioner for City of Atlanta & Fulton County
Mr. W. S. McGinnis, Revenue Collector for City of Atlanta
Mayor Ivan Allen
Mr. William Eugene Harrison
Miss Julia B. Elliott
Mr. William R. Greenleaf
Mr. J. C. Brogden, President, Metro Realty & Investment Corp.
1783 Washington Ave, East Point, Georgia 30344

KING & SPALDING

TRUST COMPANY OF GEORGIA BUILDING

ATLANTA, GEORGIA 30803

404 525-0481

Date: October 30, 1969

MEMORANDUM TO: ALL PERSONS CLAIMING ANY INTEREST IN THE
PROCEEDS OF THE FOLLOWING CONDEMNATION CASE:


RE: THE HOUSING AUTHORITY OF THE CITY OF ATLANTA,
GEORGIA v. JAMES & LILLIE WRIGHT, ET AL

Case No. B-48146, Project No. A-2-(3)
Parcel No. 19-6 & 18

This is to notify you that on the 28th day of October
\$ 8,400.00 was paid into the Registry of the Court in the
above styled case.

Any unpaid taxes or other valid claims must come out of this
award. As you know, the property owner may pay the taxes or other
claims himself and take the full amount of the award himself or take
the award less the unpaid taxes and other claims. In any event,
after the taxes have been paid, tax proration may be obtained from
the Housing Authority, and you may contact Mr. William Swanson,
523-6074 concerning this.

JHWJr/mr

By: 
Jack H. Watson, Jr.

CC:

The Honorable Arthur K. Bolton, Attorney General
The Honorable Harold Sheats, Fulton County Attorney
Mr. Jack Camp, Tax Commissioner for City of Atlanta & Fulton County
Mr. W. S. McGinnis, Revenue Collector for City of Atlanta
Mayor Ivan Allen
Mr. William Eugene Harrison
Miss Julia B. Elliott
Mr. William R. Greenleaf
Mr. William H. Major, Attorney for Condemnee
Heyman & Sizemore, 310 Fulton Federal Bldg., Atlanta, Ga.

*Atlanta
Housing
Authority*

November 14, 1969

Dr. William Holmes Borders
Pastor, Wheat Street Baptist Church
24 Yonge Street, N. E.
Atlanta, Georgia

Dear Dr. Borders:

By authority vested in me, I have appointed you to
the Atlanta Housing Authority for a term expiring on
June 10, 1977.

I am most grateful for your willingness to serve, and
with kindest personal regards, I am

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:lp

file

J. H. Watson

KING & SPALDING

TRUST COMPANY OF GEORGIA BUILDING

ATLANTA, GEORGIA 30303

404 525-0481

Date: December 3, 1969

MEMORANDUM TO: ALL PERSONS CLAIMING ANY INTEREST IN THE
PROCEEDS OF THE FOLLOWING CONDEMNATION CASE:

RE: THE HOUSING AUTHORITY OF THE CITY OF ATLANTA,
GEORGIA v. LESTER HARRIS, ET AL

Case No. B-48378, Project No. A-2-(3)
Parcel No. 9-4, Area C4

This is to notify you that on the 18th day of November
\$ 575.00 was paid into the Registry of the Court in the
above styled case.

Any unpaid taxes or other valid claims must come out of this
award. As you know, the property owner may pay the taxes or other
claims himself and take the full amount of the award himself or take
the award less the unpaid taxes and other claims. In any event,
after the taxes have been paid, tax proration may be obtained from
the Housing Authority, and you may contact Mr. William Swanson,
523-6074 concerning this.

By: *Jack H. Watson*

Jack H. Watson, Jr.

CC:

The Honorable Arthur K. Bolton, Attorney General
The Honorable Harold Sheats, Fulton County Attorney
Mr. Jack Camp, Tax Commissioner for City of Atlanta & Fulton County
Mr. W. S. McGinnis, Revenue Collector for City of Atlanta
Mayor Ivan Allen
Mr. William Eugene Harrison
Miss Julia B. Elliott
Mr. William R. Greenleaf

NOV 12 1969

THE HOUSING AUTHORITY OF THE :
CITY OF ATLANTA, GEORGIA :

v. :

MRS. LOUISE SMITH HALL, ET AL :

DEPUTY CLERK SUPERIOR COURT
FULTON COUNTY GEORGIA
CASE NO. B-44749
SUPERIOR COURT OF FULTON COUNTY
IN REM

DISMISSAL OF PETITION

Comes now THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA, through its attorneys, and dismisses its petition filed in this case.

This 12 day of November, 1969.

THE HOUSING AUTHORITY OF THE
CITY OF ATLANTA, GEORGIA

Jack Watson
Attorney for Condemnor

King & Spalding
Trust Company of Georgia Building
Atlanta, Georgia 30303

Phone: 525-0481

CERTIFICATE OF SERVICE

This is to certify that I have this day served the following defendants in the above-styled case, Mrs. Louise Smith Hall, Route 1, Hiram, Georgia (Paulding County); City of Atlanta; William S. McGinnis, Revenue Collector for The City of Atlanta; Jack Camp, Tax Commissioner for The City of Atlanta and Fulton County; Fulton County; and The State of Georgia by mailing a copy of the foregoing dismissal by depositing in the United States Mail a copy of same in a properly addressed envelope with adequate postage thereon.

This 12 day of November, 1969.

Jack Watson
Attorney for Condemnor
Jack H. Watson, Jr.

KING & SPALDING

TRUST COMPANY OF GEORGIA BUILDING

ATLANTA, GEORGIA 30303

404 525-0481

Date: December 3, 1969

MEMORANDUM TO: ALL PERSONS CLAIMING ANY INTEREST IN THE
PROCEEDS OF THE FOLLOWING CONDEMNATION CASE:

RE: THE HOUSING AUTHORITY OF THE CITY OF ATLANTA,
GEORGIA v. ALMA J. FORREST, ET AL

Case No. B-49643, Project No. A-2-(3)
Parcel No. 48-4, Area C5T9

This is to notify you that on the 24th day of November
\$ 4,725.00 was paid into the Registry of the Court in the
above styled case.

Any unpaid taxes or other valid claims must come out of this
award. As you know, the property owner may pay the taxes or other
claims himself and take the full amount of the award himself or take
the award less the unpaid taxes and other claims. In any event,
after the taxes have been paid, tax proration may be obtained from
the Housing Authority, and you may contact Mr. William Swanson,
523-6074 concerning this.

By: J. H. Watson, Jr.
Jack H. Watson, Jr.

CC:

The Honorable Arthur K. Bolton, Attorney General
The Honorable Harold Sheats, Fulton County Attorney
Mr. Jack Camp, Tax Commissioner for City of Atlanta & Fulton County
Mr. W. S. McGinnis, Revenue Collector for City of Atlanta
Mayor Ivan Allen
Mr. William Eugene Harrison
Miss Julia B. Elliott
Mr. William R. Greenleaf

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON

FRANK G. ETHERIDGE

JACK F. GLENN



LESTER H. PEPELS
EXECUTIVE DIRECTOR AND SECRETARY

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

November 14, 1969

RE: PARCEL 4
MODEL CITIES URBAN
REDEVELOPMENT AREA
PROJECT GEORGIA A-2-3

Gentlemen:

We are offering for sale and development a 5.43 acre tract approximately three-quarters of a mile southeast from the stadium. A dimensional drawing and location map of the property is attached.

The development must consist of not less than forty and not more than fifty townhouse dwelling units for low and moderate income families and must be built under the Community Unit Plan. The development must conform to the requirements of the Model Cities Urban Redevelopment Plan which has been adopted by the Authority and the City of Atlanta.

The minimum price will be established by the Federal Housing Administration and competition will be on the basis of architectural design, quality of proposed construction, and the financial responsibility and demonstrated capability of the Redeveloper.

The Redeveloper must:

- (a) be a non-profit organization or a profit motivated developer who agrees in his proposal to sell the development under a turn-key arrangement to a sponsor who is a non-profit organization;

- (b) reside or be located in the Model Cities Area and be engaged in business or non-profit endeavors in the Model Cities Area;
- (c) demonstrate a substantial and meaningful degree of community involvement in the Model Cities Area; and
- (d) demonstrate a capability for and an intention of providing maximum employment opportunities for Model Cities' residents in the redevelopment of this parcel.

The Atlanta Housing Authority will complete the following site improvements at no cost to the developer:

1. The construction of Primrose Street through the Project Site from Tuskegee Avenue to Atlanta Avenue. Primrose Street will have a 50' right-of-way and will be constructed in accordance with standard City of Atlanta specifications.
2. The installation of necessary utility lines (sewer and water) as are needed to serve the proposed development. These utility lines will be installed in conjunction with the construction of Primrose Street. In the case of sewer lines, necessary laterals will be stubbed out at the property lines.
3. The installation of necessary storm drainages to alleviate any flooding that takes place in the lower part of the site.
4. Rough grading will be done in accordance with an approved site plan. The rough grading is not to be construed to mean finished elevations but to mean general conformance to the proposed development.

The proposals must be submitted in triplicate on our forms in sealed envelopes and opened at a public meeting in our office at 10:00 o'clock A. M. on January 7, 1970.

1. The Redeveloper shall submit not more than four panels, maximum size 2' x 3', restricted to black and white drawings, including:
 - (a) Site Plan, at 1" - 40'0" scale showing proposed development of entire site.
 - (b) Floor Plan(s), at 1/8" - 1'0" scale showing each type of unit.
 - (c) Elevations, at 1/8" - 1'0" scale showing typical elevations.
 - (d) Perspective(s), optional

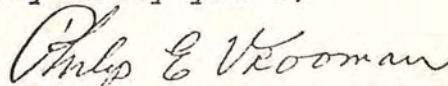
2. Narrative Description of Proposed Development.

The narrative shall present full information about the Proposal including estimated construction cost, construction material, proposed landscaping, proposed rent ranges and management program, and special facilities to be provided. The narrative shall include the proposed method of financing the development and an indication of the ability of the participants or sponsors to obtain construction and permanent financing based on the Proposal submitted. Also included with the narrative should be the names of the architect and professional collaborators for the development.

A proposal deposit or bond of \$1,000 is required with the Proposal. Earnest Money of \$3,000 is to be paid at the time of signing the contract (the proposal deposit may be credited against this amount) and the balance at the time of closing, which must be not later than ninety (90) days after the signing of the contract. Construction must start not later than thirty (30) days after the closing of the transaction.

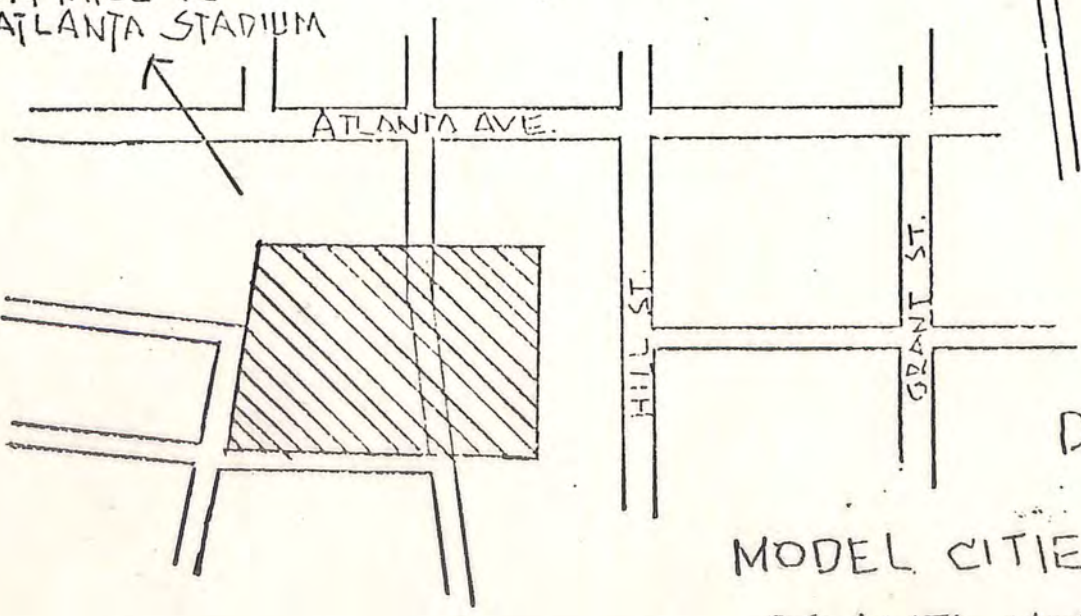
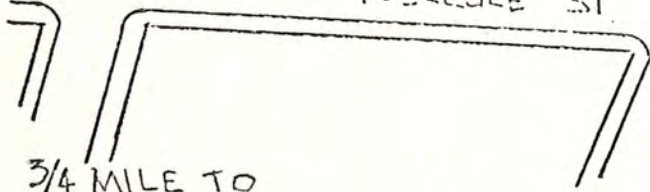
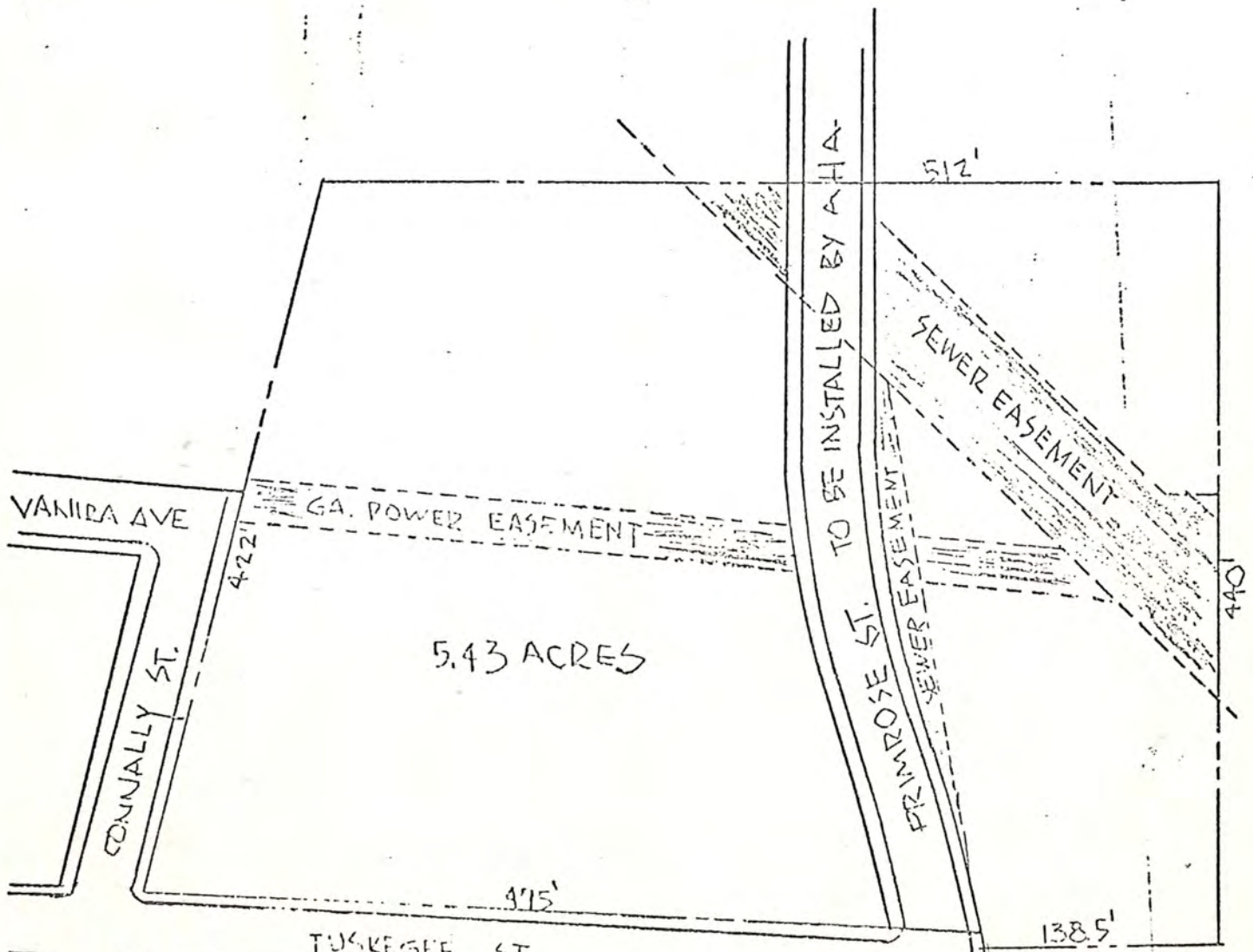
If you need additional information, or desire the proposal forms, please advise us.

Very truly yours,



Philip E. Vrooman, Chief
Real Estate Disposition Branch

PEV:hcn
Enclosure



NORTH
SCALE 1" = 100'

PARCEL C-4

MODEL CITIES N.D.P. AREA
ATLANTA HOUSING AUTHORITY

KING & SPALDING

TRUST COMPANY OF GEORGIA BUILDING

ATLANTA, GEORGIA 30303

404 525-0481

Date: December 8, 1969

MEMORANDUM TO: ALL PERSONS CLAIMING ANY INTEREST IN THE
PROCEEDS OF THE FOLLOWING CONDEMNATION CASE:

RE: THE HOUSING AUTHORITY OF THE CITY OF ATLANTA,
GEORGIA v. JOHN PLANT, ET AL

Case No. B-49791, Project No. A-2-(3)
Parcel No. 29-32, C5T21

This is to notify you that on the 5th day of December
\$ 5,200.00 was paid into the Registry of the Court in the
above styled case.

Any unpaid taxes or other valid claims must come out of this
award. As you know, the property owner may pay the taxes or other
claims himself and take the full amount of the award himself or take
the award less the unpaid taxes and other claims. In any event,
after the taxes have been paid, tax proration may be obtained from
the Housing Authority, and you may contact Mr. William Swanson,
523-6074 concerning this.

By: Jack H. Watson, Jr.

CC:

The Honorable Arthur K. Bolton, Attorney General
The Honorable Harold Sheats, Fulton County Attorney
Mr. Jack Camp, Tax Commissioner for City of Atlanta & Fulton County
Mr. W. S. McGinnis, Revenue Collector for City of Atlanta
Mayor Ivan Allen
Mr. William Eugene Harrison
Miss Julia B. Elliott
Mr. William R. Greenleaf



Handwritten signature or initials in the top right corner.

824 Hurt Building
Atlanta, Georgia 30303
Telephone 523-6074

December 2, 1969

Mr. Peter P. Gil
Associate Dean for Teaching Programs
Massachusetts Institute of Technology
Alfred P. Sloan School of Management
50 Memorial Drive
Cambridge, Massachusetts 02139

Dear Peter:

Thanks for your letter of November 26, 1969 and congratulations on your new assignment.

I checked with City Hall and have been advised that Mr. Bill Bush, assistant Water Works General Manager, will represent the City of Atlanta at the Third M.I.T. Program for Urban Executives to be held in January. Mr. Bush promised to forward his application to you this week.

In loving memory of Polly Karb, I am enclosing a check in the amount of five dollars toward the purchase of a painting.

Best wishes for the holiday season and continued success with the Program for Urban Executives.

Very truly yours,

Howard Openshaw
Director of Redevelopment

HO:pc

Enclosure

cc: Mr. Dan Sweat

COPY

December 2, 1969

Mr. Les Percells
Executive Director
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30302

Dear Les:

Herewith is a draft of a Sub-Lease Agreement between the City of Atlanta and the Atlanta Transit System, Inc., submitted for approval by the Housing Authority, owner and Lessor of the subject property.

As you are aware, the City of Atlanta proposes to sub-lease the premises to the Atlanta Transit System, Inc., for "Project Intercept" -- a joint effort of the City, Atlanta Transit, and Central Atlanta Progress, Inc., to relieve the central business district of traffic congestion. The premises will be used for parking only, with shuttle-bus service being provided to and from the downtown area.

Please note that the draft of the Sub-Lease Agreement satisfied the requirements set forth in paragraph (8) of the City-Housing Authority Lease Agreement. Also, except in minor modifications, the terms of the Lease Agreement and those of the draft of the Sub-Lease are substantially the same.

We certainly appreciate your co-operation, and trust that a prompt response to our request will be forthcoming.

Very truly yours,

Dan E. Sweat, Jr.
Chief Administrative Officer

DESJr:sm

LAW OFFICES
CHARLES LONGSTREET WELTNER
1644 FIRST NATIONAL BANK BUILDING
ATLANTA, GEORGIA 30303

*Atlanta
Housing Auth.*

522-7461

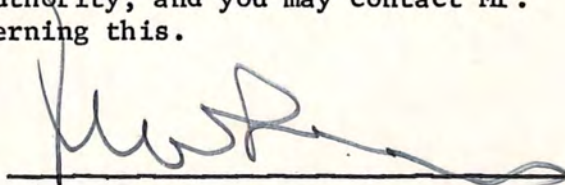
December 8, 1969

MEMORANDUM TO: ALL PERSONS CLAIMING ANY INTEREST IN THE
PROCEEDS OF THE FOLLOWING CONDEMNATION CASE:

RE: HOUSING AUTHORITY OF THE CITY OF ATLANTA,
GEORGIA v. MRS. M. E. LANDRUM, ET AL
Case No. B-50187 - Project No. Ga. R-22
Parcel No. Y-2

This is to notify you that on the 3rd day of December, 1969, \$2,000 was paid into the Registry of the Court in the above styled case.

Any unpaid taxes or other valid claims must come out of this award. As you know, the property owner may pay the taxes or other claims himself and take the full amount of the award himself or take the award less the unpaid taxes and other claims. In any event, after the taxes have been paid, tax proration may be obtained from the Housing Authority, and you may contact Mr. William Swanson, 523-6074 concerning this.



cc: Honorable Arthur K. Bolton, Attorney General
Honorable Harold Sheats, Fulton County Attorney
Mr. Jack Camp, Tax Commissioner for City of Atlanta and Fulton
County
Mr. W. S. McGinnis, Revenue Collector for City of Atlanta
✓ Mayor of the City of Atlanta
Mr. William Eugene Harrison
Miss Julia B. Elliott
Mr. William R. Greenleaf

LAW OFFICES
CHARLES LONGSTREET WELTNER
1644 FIRST NATIONAL BANK BUILDING
ATLANTA, GEORGIA 30303

522-7461

December 8, 1969

MEMORANDUM TO: ALL PERSONS CLAIMING ANY INTEREST IN THE
PROCEEDS OF THE FOLLOWING CONDEMNATION CASE:

RE: HOUSING AUTHORITY OF THE CITY OF ATLANTA,
GEORGIA v. EDWARD GROONT, ET AL
Case No. B-49981 - Project No. Ga. A-2-(1)
Parcel No. 1-0-14

This is to notify you that on the 3rd day of December, 1969, \$12,000 was paid into the Registry of the Court in the above styled case.

Any unpaid taxes or other valid claims must come out of this award. As you know, the property owner may pay the taxes or other claims himself and take the full amount of the award himself or take the award less the unpaid taxes and other claims. In any event, after the taxes have been paid, tax proration may be obtained from the Housing Authority, and you may contact Mr. William Swanson, 523-6074 concerning this.



cc: Honorable Arthur K. Bolton, Attorney General
Honorable Harold Sheats, Fulton County Attorney
Mr. Jack Camp, Tax Commissioner for City of Atlanta and Fulton
County
Mr. W. S. McGinnis, Revenue Collector for City of Atlanta
✓ Mayor of the City of Atlanta
Mr. William Eugene Harrison
Miss Julia B. Elliott
Mr. William R. Greenleaf

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON
FRANK G. ETHERIDGE
JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074
December 4, 1969

LHP
HO
LESTER H. PERSELLS
EXECUTIVE DIRECTOR AND SECRETARY

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

file

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

Dear Mayor Allen:

In accordance with the resolution adopted by the Board of Aldermen on November 3, 1969 requesting copies of minutes of each meeting of every agency, board, commission or other organization created by the governing authority of the City of Atlanta, we submit herewith minutes of regular meetings of the Board of Commissioners of the Housing Authority of the City of Atlanta, Georgia, held on November 18 and December 2, 1969.

Very truly yours,

Lester H. Persells

Lester H. Persells
Executive Director
and Secretary

LHP:HO:pc

Enclosure