

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

July 22, 1968

Mr. Dan Sweat
Director of Governmental Liaison
Mayor's Office
City of Atlanta
Atlanta, Georgia 30303

Dear Dan:

We have reviewed Section 413 "Low and Moderate Income Housing in Residential Urban Renewal Areas" as it appears in the Report of the House Banking and Currency Committee on the "Housing and Urban Development Act of 1968."

It is our understanding that the Atlanta Housing Authority has also reviewed these materials and expressed concern about restraints which said section might impose, namely, an economic diversification of housing units and possible conflicts between local and national goals impeding achievement of the highest and best use of land. In that we share these same feelings we shall not reiterate them here.

Instead we would like to offer some suggestions which we feel might strengthen this section, while at the same time offering some alternatives to those cities to be affected by it. The suggestions are:

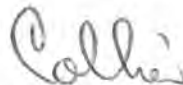
- (1) Let the 20% provision as currently written in the law remain as it is, but add the requirement of a locally developed low to moderate income housing program outside of urban renewal areas. Such a locally developed program could be subjected to review as necessary by the Secretary of HUD in much the same way as the Workable Program for Community Improvement (WPCFI).

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- (2) Use the 50% requirement, but state it somewhat differently. It should be restated to the effect that, if possible, 50% or more low to moderate income housing units should be developed in predominantly residential reuse projects to rehouse those families and individuals originally displaced. If this requirement is found to be in conflict with local goals, the City shall then create or cause to be created in other areas of the city that percentage of units not attained within the urban renewal project area, or
- (3) Use the 50% or more requirement, but enhance its use. Congress might give thought to creating inducements or incentives to cities applying themselves towards the end of creating low to moderate income housing units. For example, in those urban renewal projects (predominantly residential) wherein 50% or more of the units are designed for low to moderate income housing, it would be desirable to accomplish economic diversity, and a cohesive "planned community" (including but not limited to commercial areas, community centers, schools, parks and other residential amenities). The proposals should be imaginative and innovative, but practical and economically feasible. They would be subjected to the normal review by the Secretary of HUD, but upon acceptance would be eligible for 80/20 or 90/10 financing in lieu of the standard 1/3rd - 2/3rds arrangement.

Thank you for the opportunity of commenting on these materials.

Sincerely yours,



Collier B. Gladin
Planning Director

CBG/jp