

Maya Allen

MINUTES

Housing Resources Executive Committee and
Low-Income Housing Coordinating Group Meeting

June 12, 1969

The regular monthly meeting of the Housing Resources Executive Committee and the Low-income Housing Coordinating Group was held at 10:30 a.m., Thursday, June 12, 1969, in Committee Room 2, Second Floor, City Hall.

Invitational notice, list of those invited, with attendance of members and guests indicated, and other related documents are attached to the file copy only of these minutes.

Chairman Alexander opened the meeting by introducing Mr. Edwardo Chamaro, an official visitor from Nicaragua, visiting this country and is an Architect.

Mr. Alexander then asked Col. Jones to read the letter from the Business Participation and Finance Panel on the draft position paper establishing the National Urban Coalition's role in housing.

Col. Jones read the letter as follows:

"The Committee discussed the draft position paper establishing the National Urban Coalition's role in housing and Col. Malcolm Jones' analysis of the same."

The Committee accepted the report of Col. Jones and endorsed it and added the following recommendations:

- "1. Greater emphasis should be placed on producing single-family or condominium houses for the middle-income Negroes. These to be in the price range of \$20,000 to \$30,000.
2. The major thrust should be for home ownership rather than rental housing.
3. City Governments should cause the necessary steps to be taken to qualify its citizens, who are not in an Urban Renewal area, for grants and/or loans (Sec. 312) to rehabilitate houses that are now below code requirements, and where the owners have insufficient resources to make the necessary repairs.
4. That the FHA be urged to approve air-conditioning in both new and rehabilitated housing where it can be included within the maximum loan allowed.
5. That the FHA be urged to encourage the use of row-type housing such as garden-type, condominium houses, patio houses, etc."

The Chairman then asked if there were any questions. Dr. Joseph Wilbur, Housing Restudy Panel, asked if people only in the Model Cities area and Urban Renewal areas could get a rehabilitation loan? Mr. Lester H. Persells, Executive Director, Housing Authority of the City of Atlanta, explained that only that portion of the area that was in the 1969 NDP Plan area could get a rehabilitation loan and that all areas are not included in this year's Plan. He also explained that there are no Federal funds available at this time for rehabilitation grants and loans.

A motion was made, seconded and unanimously adopted that the above report of the Business Participation and Finance Panel be accepted and adopted by the Housing Resources Committee as a whole and be sent to Mr. Dan E. Sweat, Jr., Director of Governmental Liaison, in a formal document, for forwarding to the National Urban Coalition.

Mr. Alexander called on Mr. Bob Watkins, Chairman of the Housing Restudy Panel, to comment on the three proposals by Eric Hill and Associates (which his panel has been working on) for restudy on housing.

Mr. Watkins stated that he met with George Aldridge of the City Planning Department and decided to meet again with George Aldridge and a representative of Eric Hill and Associates to make recommendations on the proposals. Mr. Watkins also stated that the Housing Restudy Panel does recommend Proposal 2 that includes the unincorporated areas of Fulton County and including some of the services of analysis and evaluation described in Proposal 3, and that his Panel plans to modify the report.

The Chairman then called on Mr. Johnny H. Robinson, Community Development Coordinator, Mayor's Office, to comment on the Summer Program.

Mr. Robinson stated that in 1967, four temporary City Service Coordinators worked in the Summer Program in four low-income areas, and in 1968 there were six temporary City Service Coordinators that were located in EOA Centers in Nash-Washington, North West Central, West Central (Dixie Hills) and East Central. This year, Mr. Robinson stated, there will be four permanent City Service Coordinators to work in these different areas. Also, there will be Interns from the Urban Corps and from the Federal Government. These Interns will be under the supervision of the City Service Coordinators to help familiarize themselves with the problems of the low-income areas.

Chairman Alexander asked Mr. Robinson where the Interns come from?

Mr. Robinson answered that the Interns from the Federal Government are people who are out of school that are getting training and orientation to work in some form of the Federal Government. He also stated that the Urban Corps Interns are people in school who are working in the summer and plan to work in City Government, Business Communities and other Institutions after they finish school.

The Chairman asked Mr. Robinson what changes have been made in the Summer Program as comparison to last summer?

Mr. Robinson stated that the City has been divided into four quadrants, with full time City Service Coordinators, and that money from the Federal Government is being made available to provide at least one meal for each child at the Schools in the low-income areas.

The Chairman then called on Col. Jones to read the 15 items contained in the Housing Resources Committee plans for the 1969 Summer Program.

Col. Jones then read the following items (contained on pages 17 & 18, in pamphlet "1969 Summer Program, City of Atlanta"):

1. Follow through on timely completion of two Turnkey projects, Hollywood Rd., 220 units (ground broken 5-9-68) and Bankhead Highway, 500 units (ground broken 5-29-68).
2. Support development of 262 unit 221 d(3) and Community Facility project of the Butler Street YMCA in Area VI.
3. Work for and support rezoning of proposed 450 unit Browntown Road Turnkey project, deferred 11-15-67 until after 7-1-68 for improvement in Community Facilities of the general area, much of which has been accomplished.
4. Push development of 1,400 unit 221 d(3) Rockdale project, on which construction of first phase, consisting of 250 units, was started 10-2-68.
5. Follow up on reservation and allocations for 2,000 additional units of Public Housing, for which on 9-18-68 the Board of Aldermen authorized the Housing Authority to make application.
6. Encourage smaller developments of Public Housing, to include scattered sites and mixed type units, such as townhouses and single-family housing, which may eventually be sold to Public Housing tenants.
7. Encourage home-ownership in low and medium income housing whenever possible.
8. Assist in getting tangible evidence of physical improvements during 1969 in the Vine City NDP area. (Approved for planning only during 1969.)
9. Work with the Planning Dept. and Housing Authority in development of the 1969 increment of NDP in the Edgewood-Kirkwood area. (Approved for planning only during 1969.)

10. Work with the Model Cities staff and the Housing Authority in expediting physical evidence of experimental housing and rehabilitation during 1969 in the Model Cities area.
11. Promote establishment of emergency housing, perhaps of a temporary nature, to accomodate special emergency cases, which frequently occur.
12. Push for early rezoning consideration of the entire City to meet constantly expanding City needs, to include adequate sites for low-income housing.
13. Strive for elimination, through NDP or by private enterprise, of slum pockets in the six core areas such as: portions of Lightning, Spring Avenue, N.W. and the in the Huff Road area, adjacent to Area VI.
14. Promote emphasis on Housing Code Enforcement efforts throughout the six key areas.
15. Continue to work on ways and means of development of low-income housing in adjacent unincorporated areas, to relieve congestion in the central core areas and to provide adequate housing and job opportunities near and easily accessible to, industrial development.

Chairman Alexander asked Mr. Robinson if emergency housing would help the promotion of the 1969 Summer Program?

Mr. Robinson stated that now some of the Churches and EOA Centers were trying to find housing with other families for people who have been displaced on a temporary basis until the Housing Authority or other Agencies set up a temporary housing program for people who have been displaced by governmental action or other means.

Chairman Alexander called on Mr. Lester H. Persells to comment on emergency housing.

Mr. Persells stated that the Housing Authority does have a few units of temporary housing, but that the units stay full all the time and as soon as a family moves out another family is ready to take its place, and that these cannot be used for emergency housing as such, but only for families who meet normal requirements for Public Housing.

Mr. Alexander then called on Mr. Duane Beck of the Social Aspects Panel. Mr. Beck stated that the Housing Resources Committee should take the problem of emergency housing up with the Community Chest, whose Exectuve Board would meet June 13.

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Mr. Alexander then asked the Social Aspects Panel look into the problem of displaced families and the need for emergency housing.

Mr. Alexander then called on Mr. Dave Palmer of the Housing Locations Panel.

Mr. Palmer brought up the matter of the J. P. Stephens and Company. Mr. Palmer stated that the J. P. Stephens and Company, a cotton mill that has been shut down, are going to make the tenants that live in the houses, owned by the mill, move out; that it is rumored, they are going to cut the tenants utilities off if they do not move by a certain time and it is also rumored that the houses will be demolished after the tenants have left. A meeting is being set up now with representatives of the City of Atlanta and the J. P. Stephens and Company.

Mr. Archer Smith then made a motion that a Resolution be sent to the J. P. Stephens and Company. The motion was seconded and, after further discussion, unanimously adopted. The Resolution reads as follows:

"RESOLVED: That the Housing Resources Committee attempt, through its Social Aspects Panel, to secure temporary housing on an emergency basis for dispossessed families, and more particularly, to attempt to locate housing for all tenants in need of such of J. P. Stephens and Company, who are, or are about to be, dispossessed by reason of the closing of said plant, including the possibility of finding someone interested and able to lease the homes, being vacated at the J. P. Stephens plant, to people in need of emergency housing on a temporary basis."

Mr. Dave Palmer then made a motion that a Resolution be sent to the Community Chest to involve the Chest in the problem of emergency housing. The motion was seconded and after further discussion, unanimously adopted.

Mr. Johnny Johnson, Director of Model Cities, stated that every year money is appropriated to cope with emergency needs and that the HRC should support the efforts of the Community Chest in order to have the funds available for emergency needs, such as this.

Mr. Bob Winn, Chairman of the Construction and Design Panel made a motion which was seconded and unanimously adopted that the HRC send a Resolution to the Community Chest stating:

"That the Housing Resources Committee respectfully requests the Executive Board of the Community Chest to include, for the period of 1970 and following years, funds for emergency housing and other emergencies that it deems proper."

(This Resolution was transmitted in writing by the Chairman, to the Community Chest Executive Board before it met on June 13.)

Chairman Alexander then called on Mr. Bob Winn, Chairman of the Construction and Design Panel, to report on the study for Model Cities made by Eric Hill and Associates, "Lowering the Cost of Housing: Research on Strategy and Policy".

Mr. Winn stated that the Construction and Design Panel held a meeting on May 28, 1969, at Georgia Tech, concerning the study prepared by Eric Hill and Associates, but as yet his Panel has not been able to get full copies of the report; had received only a summary. Mr. Winn announced that there will be another meeting of the Construction and Design Panel on June 25th, and that Mr. Dismuke of Eric Hill and Associates will also be at the meeting, to make a special presentation of the report, and at this time the Construction and Design Panel will study the report in detail and report back to the Committee after the meeting with Eric Hill and Associates. Mr. Winn also stated that the Construction and Design Panel would designate Mr. Otis Thorpe to coordinate and work closely with Mr. Johnny Johnson in the Model Cities program.

The Chairman then called on the Chairmen of other Panels for reports. There was no additional reports to be given at this time.

Mr. Richard Harvey, Chairman of the Public Relations Panel, commented that there should be a guide from the Committee as a whole as to how much do we want to stress meeting the housing goals inside as compared with outside the City Limits.

Mr. Winn then invited Mr. Harvey to attend the meeting on June 25, 1969, with the Construction and Design Panel.

Chairman Alexander stated that different times will be set up for each of the Panels to be given a specific task to work on and report back to the Executive Committee and that each member would be notified as to the time and place of such meeting.

Chairman Alexander then called on Malcolm D. Jones to comment on the tentative schedule for assembling the 1970 Neighborhood Development Program application.

Mr. Jones stated that the Housing Resources Committee will definitely be involved in the City's application for the 1970 Neighborhood Development Program and that he had so notified the Planning Department, in writing and asked that he be notified of any meetings involving this program, in order that we might participate therein.

Mr. Jones then commented on the Housing Resources Participation in the preparation of submittals of material for recertification of the Workable Program for 1969. He stated that the material for the

recertification is due in the Planning Department on June 16, 1969, and that he will have the Chairman look over what is being presented to the Planning Department and ask the Chairman make any necessary changes or modifications therein; that time is insufficient to permit referring the material to the Executive Committee for review and consideration.

Mr. Jones also commented on the most recently revised Summary - Status of Accelerated Low-Income Housing Program, May 15, 1969. This Summary report contains a comparison with the May 15, 1968 report, the highlights of which are as follows: As of May 1969, 4,839 units have been completed, whereas in May 1968, 2,031 units had been completed. In 1969 there were 7,253 units Under Construction and in 1968 there were 5,108 units Under Construction; and In Planning for 1969, there are 7,903 units, and in 1968 there were 7,151 units In Planning. This made a total In Sight for May 1969 of 19,995 units. The total In Sight for May 1968 was 14,290 units. For 1969 the Leasing Program has 1,015 and for 1968 there were 231 units. For a total of 21,013 units for 1969 and 14,571 units for 1968. The 21,013 units are an increase of 4,213 above the overall goal. In 1968 the 14,571 units were a deficit of 2,223 units of the overall goal. Being Considered in all categories are 3,535 units for May 1969; and in May 1968 there were 4,481 units Being Considered (all categories).

Col. Jones commented that the Public Housing is behind in its overall goal and that to meet the required goal the City will have to request an additional reservation of 1,236 units.

Mr. Alexander pointed out that we are now approximately half way through our 5 year program and that the Public Housing figure is now approximately half of the overall goal.

Mr. Alexander asked Col. Jones why there was such an increase in Private Development?

Col. Jones responded that he usually does not have this information, until he gets the reports from the Building Department on its Building Permits issued each month and for this reason, earlier in the program we did not have information on, and therefore did not reflect units under Private Development that were "In Planning".

Col. Jones commented on the units rehabilitated by the Housing Code Division and explained that there have been 17,124 units so rehabilitated; that these units do not increase the number of housing units available, but do increase the supply of standard units.

Mr. Persells commented on a Status Report made by the Housing Authority as of June 1968. (Copy attached to file copy of minutes.)

In Management	10,826
Under Construction	1,315
In Planning	2,549
In Reservation	1,824
TOTAL	16,514

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The Chairman then asked if there was any other business? As there was none, the meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Malcolm D. Jones
Malcolm D. Jones
Housing Coordinator

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Encls: As stated (with file copy only)