

*Office of the Mayor*

ATLANTA, GEORGIA

PHONE JA. 2-4463

Linda Price

*Personnel Requisition  
sent on  
December 6, 1967*

# Office of the Mayor

## TELEPHONE MESSAGE

To \_\_\_\_\_

Name \_\_\_\_\_

Telephone No. \_\_\_\_\_

- Wants you to call                       Is here to see you  
 Returned your call                       Came by to see you  
 Left the following message:

Mr Richard Arana  
45 W 2nd St  
801 - 19th St New  
Was by the HQ  
20425

Date: \_\_\_\_\_ Time \_\_\_\_\_ a. m. / p. m.

By \_\_\_\_\_

*Office of the Mayor*

ROUTE SLIP

TO: Betty

FROM: Ivan Allen, Jr.

- For your information
- Please refer to the attached correspondence and make the necessary reply.
- Advise me the status of the attached.

*This is good informat  
we should remember*

**A REPORT**  
**To The Citizens of Atlanta**  
**On**  
**URBAN RENEWAL**

**During**  
**1961**

**URBAN RENEWAL DEPARTMENT**  
**CITY OF ATLANTA**  
**BY**  
**MALCOLM D. JONES, DIRECTOR**

**PUBLISHED BY**  
**CITIZENS ADVISORY COMMITTEE**  
**FOR URBAN RENEWAL**  
**J. ARCH AVARY, JR., CHAIRMAN**

# **CITY OF ATLANTA**

**Ivan Allen, Jr., Mayor**

## **BOARD OF ALDERMEN**

Sam Massell, Jr., President

**FIRST WARD:** James E. Jackson; Robert S. Dennis

**SECOND WARD:** E. A. Gilliam; R. E. Lee Field

**THIRD WARD:** Wm. T. Knight; James E. Vickers

**FOURTH WARD:** Douglas Wood; Charles Leftwich

**FIFTH WARD:** John A. White; G. Everett Millican

**SIXTH WARD:** Richard C. Freeman; Cecil Turner

**SEVENTH WARD:** Jack Summers; Milton G. Farris

**EIGHTH WARD:** Rodney M. Cook; Douglas L. Fowlkes

## **URBAN RENEWAL COMMITTEE**

G. Everett Millican, Chairman

John A. White, Vice Chairman

A. E. Gilliam                  Rodney M. Cook

## **BETTER HOUSING COMMISSION**

B. A. Martin, Chairman

C. Talmadge Hardeman      Dr. Sidney L. Davis

Sam I. Cooper                  R. A. Thompson

## **URBAN RENEWAL DEPARTMENT**

Malcolm D. Jones, Director

Joseph A. Rabun, Assistant Director

Willis L. Buckner, Rehabilitation Specialist

Oliver M. Ownby, Environmental Improvement Div.

James A. Smith, Relocation Housing Div.

## **HOUSING AUTHORITY**

John O. Chiles, Chairman

Dr. Allen D. Albert, Jr., Edwin L. Sterne  
Vice Chairman

Frank G. Etheridge          Charles E. Thwaite, Jr.

M. B. Satterfield, Executive Director

Earl H. Metzger, Director of Redevelopment

## **CITIZENS ADVISORY COMMITTEE FOR URBAN RENEWAL**

J. Arch Avary, Chairman

W. L. Ramsey, Executive Secretary

# URBAN RENEWAL DEPARTMENT

City of Atlanta

## REPORT FOR 1961

### I. PURPOSE, FUNCTIONS AND RESPONSIBILITIES

The primary purpose of this report is to bring to the citizens of Atlanta a better concept of Urban Renewal, why we have it, how it works, who is responsible for it, what has been accomplished to date, principal needs for the future and suggestions for accomplishing them.

The Urban Renewal Department performs four major functions, the first and foremost of which is prescribed in ordinance establishing the Department, adopted July 1, 1957 which states, "The functions of this department shall be to study the Urban Renewal requirements of the City of Atlanta, to determine ways and means for their accomplishment and to provide and facilitate timely coordination and orderly development of Urban Renewal plans, projects and other related activities throughout the city . . . and to make recommendations for facilitating progress on Urban Renewal in the City of Atlanta. . ."

In carrying out this function the Urban Renewal Department serves as the staff of the Urban Renewal Committee of the Board of Aldermen and performs the principal coordinating activities on Urban Renewal matters with other Departments and Agencies. This work is performed by the Director, Assistant Director, Rehabilitation Specialist and Secretary.

The second function assigned this Department, as of July 1, 1959, is enforcement of the Housing and Slum Clearance Code of the City of Atlanta. For this purpose the Department is now authorized a Chief Inspector, 8 Field Inspectors and 2 Clerks.

The third function is the city-wide responsibility for providing relocation housing assistance for families displaced by Governmental action, including expressway acquisition, and for issuance of certificates of eligibility to displaced families for purchase of FHA insured mortgage homes under the 221 Program. A relocation Housing Officer and Secretary perform this function.

The fourth and most recently assigned function, since August 1, 1960, is responsibility for enforcement of the City Ordinance requiring that demolitions be accomplished within a prescribed time limit after issuance of demolition permit and that resulting debris, litter and rubble be removed from the premises. This function is performed by the Environmental Improvement Division, in addition to Housing Code enforcement.

The Urban Renewal Department, with advice and assistance of other Departments, especially the Planning Department, initiates and makes recommendations to the Urban Renewal Committee of the Board of Aldermen for new Urban Renewal Projects, reviews Urban Renewal Plans for the Urban Renewal Committee and when appropriate initiates changes in boundaries of existing Projects.

Survey, planning and execution of the City's current Urban Renewal Projects, after selection, designation and adoption of the Projects by the City, has been delegated by Ordinance to the Housing Authority of the City of Atlanta, as the City's Agent.

However, the establishment of broad policies for operation of the entire Urban Renewal program and responsibility for insuring that they are carried out is a duty and function of the City (the Mayor and Board of Aldermen) executed through its Urban Renewal Committee. This responsibility should not and cannot be delegated.

## II. SUMMARY—EXISTING URBAN RENEWAL PROJECTS:

Atlanta's five Urban Renewal Projects now comprise 1303 acres, originally contained 2,971 substandard residential structures to be demolished, 1500 dwellings to be rehabilitated, will require 4,545 families to move and after redevelopment will house 7,598 families in safe, decent and sanitary standard housing (a gain of 969 families) above the number that were in the areas originally. The net project cost of the first five projects will be roughly \$27,000,000, of which the local share is \$9,000,000, with \$18,000,000 being borne by the Federal Government.

Of the local share, all but \$1,500,000 in cash, the total 1957 Urban Renewal Bond funds, is being provided by non-cash grants in aid by other departments for capital improvements which will serve the areas. \$4,500,000 of this amount is being provided by the Board of Education in the form of school construction.

Taxes (city and county) derived from the areas before the projects started was \$160,000 annually; after redevelopment is complete the value of newly constructed taxable property in the areas is conservatively estimated to be \$125,000,000, producing in real estate taxes alone \$1,600,000 annually, an increase of ten fold.

The first three (center of town) projects were adopted in February, 1956, and the two outlying projects, for relocation purposes, were adopted in August, 1957. Final plans for Butler, Rawson-Washington and Thomasville Projects were approved July, 1959, and for University and Rockdale June, 1960. Execution is considered to have started in Butler, Rawson-Washington and Thomasville Projects January 1, 1960, and in University and Rockdale January 1, 1961. The redevelopment phase is five years for all projects.

By year end 1961, some 2400 substandard properties had been acquired by the Housing Authority at an expenditure of \$17,000,000. 70% of all parcels to be acquired, have been purchased or are under condemnation; all property in the Thomasville Project had been acquired or was in the process of condemnation; over 1,000 substandard structures had been demolished and their occupants rehoused in standard dwellings; 431 dwelling units in the Urban Renewal Projects had been brought up to standards required by the Housing Code and 673 additional units were in the process of being rehabilitated. Six parcels, consisting of 69.43 acres, or 7.5% of the Urban Renewal tracts, have already been sold for redevelopment valued at \$12,068,350. This includes a \$3,250,000, 21 story, luxury apartment building; a 1,000 pupil elementary school, an 8 story Holiday Motel; 596 medium priced rental apartment units; and 100 units of single family 221 sales housing.

### III. PRINCIPAL ACCOMPLISHMENTS OF THE URBAN RENEWAL DEPARTMENT:

#### **Housing Code Enforcement:**

In order to make the Housing Code felt throughout the entire city, the Environmental Improvement Division has devoted its efforts during 1961 primarily to the worst property in the block or neighborhood basis. However, in addition to city-wide coverage, conservation areas in salvagable, residential neighborhoods have now been selected for concentrated effort in 1962 on a house-by-house basis. This should result in substantial increased production during 1962.



A SUMMARY OF HOUSING CODE ENFORCEMENT  
ACTIVITIES FOLLOWS:

As of December 31, 1961

		695	82	Sept. Dec. '59
*/6. Major Repairs:	Cases	793	544	1960
		1509	1046	1961
	Units	3628	1307	1959
		3063	2270	1961
/4. Demolitions:	Cases	111	51	1960
		326	205	1961
	Units	271	216	1960
		712	407	1961
/3. Minor Deficiencies: (Usually clean up of premises)		201	130	1959
		306	329	1960
		974	410	1961
/2. Properties Inspected in Conservation Areas			747	
/2. Cases referred to other Departments			121	1960
			207	1961
/2. Demolition Permits complied			387	
/2. Court cases for non-compliance with Demolition Permits			(9)	
/3. Cases considered by Better Housing Commission			(137)	1960
			(325)	1961
Units Placarded (with approval of B.H.O.)			(242)	1960
			(675)	1961
Families required to move— for demolitions			(192)	1960
Families required to move for other reasons			(465)	1961
			(7)	
/6. Court Cases for Housing Code violations (all won)			36	1960
			47	1961

\*NOTES:

Where no dates are indicated, figures pertain to 1961 operations only.  
 Figures in ( ) also included under other items.  
 /6. Requires average of 6 inspections each.  
 /4. Requires average of 4 inspections each.  
 /3. Requires average of 3 inspections each.  
 /2. Requires average of 2 inspections each.  
 At year end, Inspectors were carrying an average work load of approximately 225 uncompleted cases each.

The above was accomplished with only 4 Inspectors in 1959 and 1960; in 1961 with 6-1/3 Inspectors; 8 Inspectors are now authorized.

The Better Housing Commission has considered 462 slow moving and difficult cases in an effort to resolve them without court action; and has authorized the placarding of 917 dwelling units.

**Relocation Housing:**

During 1961, 620 certificates of eligibility (23 to Whites and 597 to Negroes) were issued by the Relocation Housing Division to displaced families for the purchase of FHA insured mortgage homes built by private enterprise. A total of 3,210 certificates (306 to Whites and 2904 to Negroes)

have been issued under this program to date. Since this program started in 1958, building permits have been issued for construction within the City of Atlanta for 2,889 single family, 221 houses (1072 for Whites and 1817 for Negroes). All but 100 of these have been completed and all but 137 of the completed houses have been sold and occupied. This program alone represents \$29,000,000 in new construction in Atlanta.

The Relocation Housing office of this Department has relocated 58 displaced families in private rentals and referred 340 families to Public Housing.

#### **Fight Blight:**

During April, 1961, the Urban Renewal Department, with the assistance of other Departments and agencies, promoted and spear-headed a very successful city-wide FIGHT BLIGHT campaign. This was closely tied in with and supported by the Women's Chamber of Commerce in connection with its annual Clean Up, Paint Up, Fix Up Campaign.

#### **Exhibits:**

During the week of August 21-26, 1961, this Department participated with other City Departments in providing displays at Lenox Square for the "Salute to Atlanta." The Department also had a very substantial and informative Urban Renewal display at the Southeastern Fair.

#### **Recertification of Workable Program:**

The Department prepared, with assistance of material furnished by other Departments and Agencies, Atlanta's annual report for Recertification of Progress in Community Improvement (Workable Program). The principal comments by the Federal Government in its Recertification of the Workable Program (to January 1, 1963) were:

- (1) That progress in Housing Code enforcement is good, but the City badly needs additional Inspectors and suggestion was made that building permit fees might be increased to finance the cost of the Housing Code enforcement service; and
- (2) That activities of the Citizens Advisory Committee for Urban Renewal be more comprehensive and positive in the role of actually accomplishing community improvements.

**Apartment Improvement:**

Inspection and upgrading major medium rental apartment developments has been undertaken by the Rehabilitation Specialist of the Department.

**Revision of Housing Code:**

A comprehensive revision of the Housing Code is currently being undertaken, designed to clarify and strengthen certain provisions of the Code, based on our 2½ years actual experience in Code Enforcement.

**IV. OTHER MAJOR URBAN RENEWAL  
REPORTS AND RELATED PROJECTS:  
EFF****Buttermilk Bottoms:**

The 160 acre Buttermilk Bottoms tract has, since November, 1960, been designated and adopted by the Mayor and Board of Aldermen as a future Urban Renewal Project. This area has long been considered by many as Atlanta's future Number 1 Urban Renewal Project.

**West End:**

A General Neighborhood Renewal Plan study is underway in a 650 acre area of the "West End": to be completed in June, 1962. It is anticipated that a \$1,500,000 Urban Renewal Project will develop in at least 10% of the area being studied.

**Transportation Plaza:**

A Feasibility Study for future Urban Renewal Projects is being made by the Planning Department in the 500 acre tract known as "Transportation Plaza," which includes the area between Whitehall-Spring Streets and Northside Drive, from McDaniel Street to North Avenue.

**Georgia State College:**

An Urban Renewal Project for expansion of Georgia State College along Decatur Street, between Central Avenue and Piedmont Avenue, is already definitely underway, with the entire local share of the cost of the project being borne by Georgia State College and the State Board of Regents.

**Howard School:**

Application has been prepared for submittal to the Federal Government for a small Urban Project

sponsored by the School Department primarily for expansion of Howard High School. The Board of Education has committed itself to defray all but \$17,500 of the cost of the local share of this project.

**East Atlanta:**

An application is being prepared by the Housing Authority for a 110 acre Urban Renewal Project in East Atlanta in the Mayson Avenue-Hardee Street area. About half of this project is contemplated for rehabilitation. There is also sufficient vacant land in this project to provide location within the project for construction of additional public housing units required, before any demolition takes place within the project area.

**Bond Issue:**

Since 1958 the Urban Renewal Department has been working consistently for adoption of a Long Range Program for future Urban Renewal Projects, has developed such a proposal for consideration by the Urban Renewal Committee and is prepared to present and support the proposal before the Bond Commission. This proposal is for six year program, 1962-7, and, in addition to the projects listed above, includes five other badly needed projects. Two of these are proposed as "companion" projects to complement others. The local share of this proposed six year program amounts to \$8,000,000. This includes a \$1,000,000 revolving fund for non-Federal-assisted projects. This amount is not excessive, when compared with the needs of the City, and is in keeping with the financial effort being made in Urban Renewal by other cities of comparable size.

**Relocation Housing:**

Other developments in progress, not a direct part of but closely related to Urban Renewal, are the 650 unit Field Road Public Housing Project for Negroes and 250 units of high-rise Public Housing for Elderly (Whites) now underway on Ashby Street, just South of the Joel Chandler Harris Public Housing Project. Also commitment has been made in the Eastern sector of the Butler Street Urban Renewal Project for 200 units of high-rise Public Housing for the Elderly (Negroes).

**V. CITIZENS PARTICIPATION:**

The highlight of citizen participation during 1961 was the enthusiastic and effective part played by neighborhood groups, business associations,

trade organizations, clubs and individual citizens in Atlanta's first FIGHT BLIGHT Campaign. The Citizens Advisory Committee for Urban Renewal was particularly helpful in a clerical, financial and advisory capacity. Throughout the year the Acting Director of the Citizens Advisory Committee published and distributed to its membership a very informative weekly newsletter. The Citizens Advisory Committee also provided for publication of the 1960 Report of the Urban Renewal Department, and has offered to publish this report. It has also been very active through the courtesy of the Trust Company of Georgia in arranging informative talks and tours on Urban Renewal for various citizen groups.

The Chamber of Commerce has listed progress in Urban Renewal as one of its seven major objectives during 1962. The first edition of "Atlanta" (January, 1962, edition), a publication sponsored by the "Forward Atlanta" movement of the Chamber of Commerce, contained as its primary feature an excellent article on Urban Renewal.

The Central Atlanta Association and the newly organized Uptown Association have both strongly endorsed and adopted policy supporting Urban Renewal.

The League of Women Voters published during 1961 a special edition of its "FACTS" pamphlet devoted exclusively to Urban Renewal. Both this organization and the Voters Guild prominently featured Urban Renewal in their educational campaigns for voters during the 1961 Primary and General Election. All local candidates for re-election during the 1961 Mayor and Board of Aldermen campaign endorsed and promised support for Urban Renewal.

The local press, radio and television have consistently supported and assisted the Urban Renewal Program.

#### VI. SPECIAL NEEDS FOR THE FUTURE:

(a) According to the 1960 census, there are 40,000 dwelling units within the City of Atlanta that are dilapidated or deteriorating. These represent areas of the City six times as extensive as our current Urban Renewal Projects. It takes little imagination to see the need for Housing Code Enforcement and Urban Renewal clearance projects in these areas.

(b) A Long Range Program for future Urban Renewal Projects, with some degree of acceptance for future development, is essential to planning areas for Housing Code Enforcement, taking full

advantage of capital improvements by other Departments for Urban Renewal credit purposes and for controlling, or at least influencing, interim developments in various critical areas of the City.

(c) Adequate provision for financing such a program on a continuing basis is a must, if Urban Renewal is to serve the purpose intended in Atlanta, and which it is capable of doing, if given adequate financial support. The City simply cannot afford to fail to take advantage of the opportunity now offered, through the Urban Renewal Program, to rid itself of its extensive festering slums.

(d) Future substantial Urban Renewal Projects cannot be undertaken, however, without simultaneously providing for additional Public Housing to accommodate those displaced families whose income is too low to buy or rent standard dwelling units in the open market.

(e) The adoption by the City of Minimum Standards for existing commercial and industrial properties, similar to those now in the Housing Code for residential structures, is essential if we are to eliminate slums and upgrade neighborhoods.

(f) Violations of the Housing Code are so numerous and extensive, it is doubtful that material progress can be made in corrective measures until the Courts adopt the policy of fining offenders on first notice and summons for Housing Code violations, in much the same manner as is now followed in Traffic Court for traffic violations.

(g) The Sanitary, Health and Fire Departments have been and can continue to contribute tremendously to Environmental Improvement throughout the City by assisting in enforcing clean up of premises and removal of accumulations of trash and litter from occupied properties and vacant lots. This will, at the same time, improve sanitary and health conditions and reduce fire hazards.

(h) Improvement of apartment zoning regulations would greatly assist, from an Environmental Improvement standpoint, prevention of future slums, through new construction .

(i) Greater restrictions and controls on operators of junk yards and salvage dumps throughout the City is very much needed. A requirement for screening *existing* establishments in this category with a woven redwood fence, similar to that now required for *new* establishments would be a

tremendous benefit to the City in its Environmental Improvement effort.

(j) Thorough rehabilitation through Housing Code enforcement is the backbone of the City-wide Urban Renewal effort. Increased emphasis *now* on this phase, with additional Housing Code Inspectors, is far cheaper and more practical for the City than clearance and redevelopment *later*, except in those areas which are already so badly deteriorated that it is not economically feasible to rehabilitate them.

(k) The need urgently exists for some appropriate incentives, probably tax concessions, to encourage private enterprise to redevelop, at no cost to the City, slum areas in accordance with plans and appropriate controls established and approved by the City.

#### VII. IN APPRECIATION:

The Urban Renewal Department is especially appreciative of assistance and cooperation rendered during 1961 in the overall Urban Renewal effort by the following on various and special occasions, for which space herein does not permit detailed recognition.

Various Departments of the City of Atlanta (especially the Planning and Construction Departments):

Housing Authority of the City of Atlanta  
Board of Education  
Atlanta-Fulton County Joint Planning Board  
State Highway Department  
Fulton County Health Department  
Federal Agencies  
Citizens Advisory Committee for Urban Renewal  
Municipal Court  
Better Housing Commission  
Atlanta Chamber of Commerce  
Women's Chamber of Commerce  
Central Atlanta Association  
Uptown Association  
Atlanta Real Estate Board  
Fulton County Grand Juries  
Grand Jurors Association  
Voters Guild  
League of Women Voters  
Atlanta Urban League  
Atlanta newspapers and local radio and television stations  
Trust Company of Georgia  
And host of organizations, clubs and individual friends and supporters

The Urban Renewal Department especially

wishes to acknowledge the valuable services and consistent support given this Department and the Urban Renewal Program by two former members of the Urban Renewal Committee, Alderman Jesse Draper and W. A. "Bill" Sims, who chose not to stand for re-election in the 1961 political campaign.



CLARENCE D. COLEMAN

**NATIONAL URBAN LEAGUE**  
SOUTHERN REGIONAL OFFICE  
78 MARIETTA ST., N. W.  
ATLANTA, GA. 30303  
688-8778



JOSEPH G. MADDOX  
PRESIDENT

MADDOX REALTY, INC.  
3252 PEACHTREE ROAD, N.E.  
ATLANTA, GEORGIA 30305

BUS. 261-4628  
RES. 237-8744

*Office of the Mayor*

ATLANTA, GEORGIA

PHONE JA. 2-4463

Ivan Allen, Jr., Mayor

526 - 5113

*Joe Muddas*

*Muddas Party 6*

## Six Seminars on Nonprofit Sponsored Housing

Urban America, in cooperation with the Federal Housing Administration, is presenting six regional seminars on nonprofit sponsored housing. These seminars are designed to acquaint representatives of not-for-profit organizations and professionals working with them with the specifics of programs available for sponsoring lower income housing. These programs include:

The below market interest rate, Section 221(d)(3) program, designed for families with incomes in excess of limitations for low rent public housing;

The market rate of interest, Section 221(d)(3) Program with rents supplemented by a Federal grant, designed for families of low income, and A new below market rate of interest program, Section 221(h)(1), which enables nonprofit groups to sponsor housing that is rehabilitated and sold to low income families.

Because of the complexities in utilizing these programs, because of the need to have well-informed nonprofit sponsors, and because of the problems inherent in managing properties for lower income families, it was felt that regional seminars describing and discussing these programs and the management of housing for lower income families would be of value to not-for-profit groups. Information on these programs will be presented by those who have successfully developed and are managing a nonprofit sponsored project, as well as representatives of FHA and Urban America.

Urban America, a national, nonprofit organization headquartered in Washington, D. C., is dedicated to improving the quality of life in the nation's cities. It represents a merger of the Action Council for Better Cities and the American Planning and Civic Association. The Nonprofit Housing Center of Urban America provides technical assistance to not-for-profit sponsors of lower income housing and helps communities organize revolving development funds and nonprofit housing development corporations. The center is financed by the Ford Foundation and the Episcopal, Methodist, United Presbyterian, and United Church of Christ churches.

## Seminar 4 Region 3 Program Hotel Dinkler Plaza, Atlanta

Thursday, September 7

- 8:00 a.m. Registration
- 9:00 a.m. Welcoming Remarks  
John M. Longo, Deputy Director  
Nonprofit Housing Center  
Urban America, Inc.  
Edward H. Baxter  
Regional Administrator, Department  
of Housing and Urban Development  
Region 3
- 9:15 a.m. Case Study:  
Allen Temple Developments, Inc.  
Atlanta, Georgia  
151 Units, Sec. 221(d)(3) Project  
1.4 Million Mortgage  
Participants:  
Sponsor: Dr. John A. Middleton  
Rev. A. D. Powell  
Allen Temple A.M.E. Church of  
Atlanta, Inc.  
Attorney: McCready Johnston  
Johnston and Calhoun  
General Contractor: Robert McIvor  
DeSoto Construction Company  
Architect: Milton Prassas, A.I.A.  
Mortgagee: James M. Meyerholtz  
Trust Company of Georgia  
FHA Evaluation & Processing:  
Ralph Johnston, Chief Underwriter  
Atlanta Office, FHA  
Commentator: Harold L. Kramer  
Assistant Director  
Nonprofit Housing Center  
Urban America, Inc.
- 12:00 p.m. Luncheon

- 1:30 p.m. Rent Supplement Housing Program  
Harold Albright  
Assistant Regional Administrator for  
FHA, HUD Region 3  
John F. Thigpen  
Director, Atlanta Insuring Office
- 4:30 p.m. Development Funds and  
Housing Development Corporations  
Milton P. Webster, Deputy Director  
Nonprofit Housing Center  
Urban America, Inc.
- 5:30 p.m. Reception
- 6:00 p.m. Dinner  
Speaker: Haley Sofge  
Executive Director  
Metropolitan Dade County  
Department of Housing and  
Urban Development  
Miami, Florida  
Topic: "The Housing Gap—an  
Opportunity for Nonprofit Groups"

Friday, September 8

- 9:00 a.m. Management of Lower Income  
Housing  
Q. V. Williamson  
Q. V. Williamson & Co.  
Atlanta, Georgia
- 10:30 a.m. Housing and Community Services:  
The Bicentennial Story  
Larry Krell, Director  
The Bicentennial Corporation  
St. Louis, Missouri
- 1:00 p.m. Project Consultation with  
Urban America and FHA staff  
  
Urban America, Inc.  
1717 Massachusetts Avenue, N.W.  
Washington, D.C. 20036  
(202) 265-2224

*Housing Resources Committee*



BUS. JA. 2-4463-320<sup>430</sup>  
RES. CE. 3-4166

*Hope you can attend*

MALCOLM D. JONES

SUPERVISOR OF INSPECTION SERVICES  
DEPARTMENT OF BUILDINGS  
CITY OF ATLANTA  
~~8TH FLOOR~~, CITY HALL  
1204

# Office of the Mayor

## TELEPHONE MESSAGE

To Des

Name Col. Jones

Telephone No. 4 430

- Wants you to call       Is here to see you  
 Returned your call       Came by to see you  
 Left the following message:

Charles Weltner suggested  
at their last mtg. that  
this resolution be passed  
in an effort to strengthen  
the Mayor's position when  
he testifies on Thursday.

Col. Jones wants to discuss  
this with you.

Date: 7/11 Time 11:30 a. m. / p. m.

By f

DEPARTMENT OF BUILDINGS  
SUPERVISOR OF INSPECTION SERVICES

~~800 CITY HALL~~

ATLANTA, GEORGIA 30303

Housing Resources Committee  
Room 1204, City Hall

Mayor Ivan Allen, Jr.

Recommended Price Reductions  
on 221 lots in Thomasville U. R. Project

No reductions on single lots

Group of 10 lots      Reduce \$100 per lot

Group of 20 lots      Reduce \$150 per lot

Group of 30 lots      Reduce \$200 per lot

Group of 50 lots      Reduce \$250 per lot

Group of 100 lots     Reduce \$300 per lot

All lots at one time   Reduce \$350 per lot



DEPARTMENT OF BUILDINGS

CITY HALL - 1204 Floor

ATLANTA 3, GEORGIA

Supervisor of Inspection Services

DATE April 24, 1967

MEMORANDUM TO: ✓ Mayor Allen  
Cecil A. Alexander

The attached report containing 71 proposals reflects the current status (6 months operation) of the accelerated low and medium cost housing program in Atlanta.

Special attention is invited to the Summary (last page of the report) and to attached supplemental report on Problem Areas.

I suggest that the contents of the "Summary" only be released to the Press.

  
Malcolm D. Jones  
Supervisor of Inspection Services

Enclosures: Report dated April 20, 1967.  
Supplemental Report on Problem Areas.

cc: Mr. R. Earl Landers  
Mr. Dan E. Sweat, Jr.

*Office of the Mayor*

ATLANTA, GEORGIA

PHONE 522-4463

From Betty Robinson

*From  
Col. Jones*

DEPARTMENT OF BUILDINGS

CITY HALL - 8th Floor

ATLANTA 3, GEORGIA

Supervisor of Inspection Services

DATE Feb. 22, 1967

MEMORANDUM TO: Mayor Allen

Information in the attached report has been obtained from discussions with FHA, Promoters, Sponsors and Builders, plus reports from the Housing Authority and Building Dept.

This report contains a total of 59 separate proposals. New proposals and known changes since previous report (Jan. 18) are reflected in this report.

In order for the report to be meaningful, proposals (numbered items) have been classified as follows:

- F - Reasonably Firm
- P - Probable
- C - Being Considered
- D - Doubtful

and a tabulated summary has been added (see last page of report).

A brief proposed release to the Press is attached.

Enclosures: Report  
Proposed Release

  
Malcolm D. Jones  
Supervisor of Inspection Services

CC: Mr. Cecil A. Alexander, Mr. R. Earl Landers and Mr. Dan E. Sweat, Jr.

# CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

December 5, 1967



**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 Allen

Enclosed is copy of resignation of my secretary, Mrs. Sharon Crawford, Stenographer Clerk, SR 34, effective December 31, 1967.

Recommend that the resignation be accepted in good standing, as of close of business December 31, 1967.

Request that Personnel be asked to furnish a qualified replacement effective December 26, 1967, in order to provide a four day overlap for training purposes before departure of my present secretary.

Malcolm D. Jones  
Supervisor of Inspection Services

MDJ/slc

Encl: Resignation

cc: Director of Personnel

December 29, 1967

*file*

MEMORANDUM

To: Mr. Cecil A. Alexander, Chairman  
Housing Resources Committee

From: Malcolm Jones

Re: your memorandum to Mayor Allen (copy of which was provided me) pertaining to the property at 495 Hunter Street (Item 8, Minutes of Fulton County Industrial Authority Meeting, October 26, 1967).

I have inspected this property. It is an 8-unit, 2-story, jumbo brick veneer apartment building, located in what might be considered a general slum environment. It is just west of the vacant north-west corner of the intersection of West Hunter Street and Northside Drive. Access to the building by automobile is through this vacant lot. It also has access to Hunter Street by concrete steps. There is not provision for off-street parking, except in the vacant lot in front of the building. The premises of this property and surrounding property are badly in need of cleaning up.

There is a narrow concrete porch across the front of all apartments on the first floor and a similar concrete on steel frame walk across the front of all units at the second floor level. The building contains two 4-bedroom units, which rent for \$85.00 per month each, and six 2-bedroom units which rent for \$70.00 per month each. Water is included in the rental. The tenants pay extra for gas and electricity. Three units on the first floor and one unit on the second floor were vacant, but locked up, at time of my inspection. The building is constructed on concrete slab with uncovered concrete floors on all units of the first floor; second floor units have wooden floors. All units have adequate front and rear entrances. The building appears to be structurally sound but in need of normal maintainance.

The greatest deficiency in the units of this building is that there are no closets or kitchen cabinets in any of the apartments. The interior condition of the apartments is generally good. Closets and kitchen cabinets

To: Mr. Cecil A. Alexander, Chairman, Housing Resources Committee  
Page: 2  
December 29, 1967

could both be feasibly installed at moderate cost. Except for the lack of these two features and normal maintenance required of any rental apartment building, I see no reason why these units should be demolished. They are certainly needed in our housing inventory and should remain in use until such time as the building needs to be demolished to make way for a more substantial development.

This would provide an ideal typical project for the initial venture by a non-profit Housing Development Corporation, if we had one.

The vacant lot immediately in front of this apartment building is approximately 180' by 180' and has a sign on it "For Sale or Lease - Zoned Commercial, VPI Corporation, 422-2000, 2340 Roswell Road, Marietta."

This is the corner on which until recently the City was discouraging development because the Planning Department was trying to keep it reserved for an interchange between Hunter Street and Northside Drive.

If the interchange is not to take place at this location, I think that we should attempt to get that entire corner, plus perhaps the remainder of the land in the block bounded by Hunter Street, Maple Street, Carter Street, and Northside Drive developed for a low-income 221d(3) high-rise apartment. The latest zoning map shows this block already zoned A-2 (which is contrary to the sign now displayed on the vacant corner).

I feel that this corner is probably the most practical location in the general area of Vine City and the University Center Urban Renewal Project for erection of a high-rise apartment building for occupancy by adults only. It need not be Public Housing, as I am now convinced there would be a sufficient market in this locality to justify development of a high-rise apartment building by private enterprise, for occupancy by adults.

\* In summary, I feel that the building in question definitely contributes to low-income housing inventory; that it should not be demolished, but closets and kitchen cabinets should be installed in all units and routine maintenance accomplished and maintained, to include the cleaning of the premises. I also suggest that our Committee make a special effort to get private enterprise interested in development of a multi-family high-rise apartment at this general location.

✓ cc: Mayor Ivan Allen, Jr.

CITY OF ATLANTA  
HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

December 27, 1967



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

Dear HRC Executive Group Member:

Mr. Alexander has asked me to inform you that in view of the Annual Meeting of the full membership of the Housing Resources Committee held December 14, the regular scheduled meeting of the HRC Executive Group for Thursday, January 4 will not be held. It is contemplated that there will not be a meeting in January of the Executive Group of the Committee.

The next regular meeting of the Executive Group is scheduled for Thursday, February 1 at 10:00 a.m. in Committee Room #2, Second Floor, City Hall. Please mark that date on your calendar as we would like to have a full attendance of the Executive Group on that time.

Each Panel of the Committee will be called upon at the next meeting for a brief report on the Panel's activities during 1967. Hope to see you on February 1.

Sincerely,

A handwritten signature in cursive script that reads "Malcolm D. Jones".

Malcolm D. Jones  
Supervisor of Inspection Services

## MINUTES

### ANNUAL MEETING, HOUSING RESOURCES COMMITTEE

December 14, 1967

Annual meeting of the full membership of the Housing Resources Committee was held December 14, 1967 at 3:30 p.m. in Committee Room #2, City Hall.

Each member of the Committee and a number of guests, including representatives of the Federal Government, other Agencies, City Departments, several Promoters, Developers, Builders and members of the News Media were invited. All members of the Board of Aldermen were invited. (Copy of invitational notice is attached to the file copy of these minutes).

27 members attended the meeting and 25 other invited guests also attended. Lists of those invited, with attendance indicated, is also attached to the file copy of these minutes.

Agenda of the meeting is attached to the file copy of these minutes.

Chairman Alexander called the meeting to order promptly at 3:30 p.m. and explained the general purpose of the meeting, emphasizing that this was the first general meeting of the entire membership of the Committee and was called primarily for the purpose of reviewing the progress of the Housing Resources Committee during the first year of existence and to consider the Committee's future course of action.

Mr. Alexander then thanked the Mayor for his support, the Atlanta Housing Authority, FHA, HUD, Urban America who has given the funds to keep Mr. Gates with us, the business community, especially the Chamber of Commerce, the Press (including radio and television), the Developers, the Planning, Construction, Parks, Water, School and Building Departments and then last, but certainly not least, the Members of this Committee. Mr. Alexander then called on Mayor Allen to address the Committee.

Mayor Allen spoke extemporaneously warmly greeting the Committee members and guests and made very enthusiastic comments as to the work of the Committee and the progress attained during the first year of the Accelerated Low-income Housing Program in Atlanta.

Mayor Allen was highly complimentary of the work of the Committee, saying that it had made a good start and he vowed that the City's 1971 low-income housing goals would be met.



He cited the steadily decreasing number of housing units of all types constructed in Atlanta from 1963 through 1966, pointing out that 9,129 units were permitted in 1963 whereas only 2,382 units of all types were permitted during 1966. He pointed out that during 1967 (through October) permits for 4,162 units had been issued and he gave credit in a large measure to the Housing Resources Committee for reversal of the trend.

He was also very complimentary of the efforts of the Housing Authority in the overall low-income housing program and expressed appreciation to the Federal Agencies for their cooperation in support of the program and to the Developers and others who are making the projects materialize. Copy of Mayor Allen's comments is attached to the file copy of these minutes.

Copies of the Annual Report of the Housing Resources Committee, including comments of the Committee's Consultant, Mr. W. W. Gates, and a Summary of the Status of the Accelerated Low-income Housing Program, were provided each person who attended the meeting. Following the meeting, copies were mailed each person invited, but who did not attend the meeting. The Annual Report was generally self-explanatory, with a list of contents shown on the first page of the report.

Because of the self-explanatory nature of the report, it was not discussed in detail at the meeting. However, Chairman Alexander did call on Malcolm Jones to explain the principal changes which had taken place in the program since November 15, 1967 (the date of the Summary).

Mr. Jones explained that the "In Planning" category (6,614 units) shown in the Summary included 2,230 units, involving approximately 175 acres, still awaiting the outcome of rezoning, plus 650 additional units shown in that category, which had been proposed for Turnkey development but for which the rezoning petition was denied by the Board of Aldermen November 20. He also explained that included in the 2,230 units, the rezoning for 450 units of Public Housing under the Turnkey development on the Browntown site had been deferred by the Board of Aldermen until July 1, 1968 and another 180 units under the 221 d (3) program, proposed by the Butler Street Y.M.C.A. had also been deferred indefinitely.

On the other side of the picture Mr. Jones pointed out that 450 additional units of Public Housing were allocated December 12 for development on land being turned over to the City of Atlanta by the Federal Government (Federal Honor Farm Number 1).

Mr. Jones also pointed out that units shown as rehabilitated since November 15, 1966 (7,278 through the Housing Code Division, 212 through the Housing Authority and 30 by private enterprise) are in addition to the other tabulated figures shown in the report which are for new construction.

Chairman Alexander then addressed the Committee, thanking the members for their work and assistance during the past year and expressed regret over the loss of two prominent members of the Committee, Mr. Charles O. Emmerich and Dr. Rufus Clement, who died during the year.

Mr. Alexander then brought out several points which he considered especially important to success of the program, and addressed the Committee as follows:

"The No. 1 problem is availability of land zoned for housing. We are running out. Our record to date is good - for this we must thank Mayor Allen, the Aldermanic Board for the sites they approved in the face of opposition, the Atlanta Housing Authority, the Planning Commission and the City Building Department. I personally want to thank this Committee for its support and hard work.

Also a word of sincere thanks to the Press, T.V. and Radio for the support given. Finally, a word of praise for the Developers who have moved into this program and stuck with it through many adversities.

I want to make the following proposals:

1. A meeting once a month including all of those interested in the problem of low-income housing. I would like to invite the following to join us once a month to discuss the problems:

Dan Sweat, representing the Mayor  
 Alderman Rodney Cook, Chairman, Planning and Development Committee  
 Alderman John Flanigen, Chairman, Zoning Committee  
 Collier B. Gladin, Planning Commission  
 Jim Crawford, Chairman, Planning Commission  
 Les Persells, Atlanta Housing Authority  
 Ed Sterne, Chairman, Atlanta Housing Authority  
 Mr. Sommerville, Chairman, CACUR  
 Mr. Thigpen, FHA

Representing the Housing Resources Committee will be Colonel Jones, the Chairman of the Land Acquisition Committee and your Chairman. From time to time other members of the Committee will be asked to come. It is hoped that this monthly meeting will present an opportunity to compare progress, problems and plan for the future. A formal invitation will be sent out shortly.

2. We are firmly dedicated to the principle that efforts should continue to place housing in all sectors of the City. I wish to recognize and compliment SWAP for its effort to stabilize housing in one portion of the City. However, the prime goal of this Committee must be to build new and renovate old housing. The geography of the city and the cost of land are factors that dictate locations beyond the best intentions of us all. It is my strongly held opinion that the elimination of slums is the only sure protection for all sectors of the city.

3. I believe that the efforts to rehabilitate and rebuild our worst slum areas through Urban Renewal must move ahead.

4. I believe that the Central City must be a cross section of the economic life of our city. At the same time low-income housing is being provided, medium and high income housing should be encouraged.

5. I urge those who are considering the overall Housing Development Corporation Fund for Atlanta to continue their efforts to put this fund into operation at the earliest moment.

6. It is my hope that areas of appropriate size be planned as a cross section of housing. That areas combine Public Housing and 221 units as well as units conventionally financed. This should make the units more acceptable to the surrounding area, create a healthier environment and indicate that Public Housing will not necessarily blight a neighborhood.

7. It is necessary that the public facilities in a neighborhood be considered in the placement of housing. In order to speed up the erection of schools and parks we are looking into the possibility of the developer providing the facilities and leasing them to the designated public authority.

8. It is necessary to coordinate the social problems in all areas of low-income housing. We offer our services to the Atlanta Housing Authority and FHA to help in these areas.

9. We offer our help and cooperation to all the Housing Authorities located in the Atlanta area; to Marietta, Decatur, East Point, College Park, Lithonia, Forest Park and DeKalb County. We are convinced that housing is and must be a problem of concern to the entire metropolitan area.

10. We urge that the land use map now under study by the Planning Commission be the basis of an amended Zoning Ordinance for the City. Not only in housing, but in all areas of our City's development, it has become evident that a new apportionment of land is necessary.

Before closing, I wish to mention and recognize one particular group in Atlanta which has promise of very worthwhile accomplishments in non-profit housing ventures; the Interfaith Group, a non-denominational group composed of representatives from several churches which have recently combined their efforts and formed a Non-Profit Housing Development Corporation. It is a little early yet to assess results, but I have hopes that this group may develop some very worthwhile accomplishments in the non-profit housing field."

Chairman Alexander then opened the meeting to comments from the floor and discussion by members of the Committee. Specific items covered during the discussion included the following:

(a) Mr. Palmer asked for explanation of the proposed Housing Development Corporation; this was explained by Chairman Alexander.

(b) Mr. Stevens commented on the problems involved in relocating families in the City's lowest income brackets, pointing out that many of them were unable to pay even the rents required under the 221 d (3) non-profit program. Mr. Persells pointed out that Public Housing is for this purpose and that the rents charged for a Public Housing unit were prescribed and are only about 20% of the families take home income and that for tenants on Public Welfare, additional payments for rent were included in the welfare disbursements; that minimum rents for Public Housing in Atlanta are about \$26 per month.

(c) In further response to this item Mr. Alexander pointed out that rents in non-profit developments are affected by the following: (1) Land costs; (2) Restrictions on prefabs - codes; (3) Rent supplement - substantial subsidies; and (4) Availability of adequate jobs for tenants.

(d) Mr. Millican commented on the lack of corresponding developments for low-income housing in neighboring cities and counties. He pointed out that if Atlanta continues to build low-income housing and the other surrounding areas do not (with few exceptions), he saw no opportunity for the City of Atlanta to ever catch up; that we would continue to attract the poor and jobless from the surrounding areas and concentrate them within the City of Atlanta. In partial response to this Mr. Persells pointed out that in order to discourage this the Housing Authority has recently adopted a policy requiring a year's residence within the City Limits of Atlanta, before applicants become eligible for Public Housing.

(e) Mr. Alexander pointed out that the CIP requirements and the goals toward which this Committee is working for the 5 year program are intended for replacement housing only (for those displaced by governmental action) and does not include any increase due to normal growth and in migration.

(f) Mr. Saporta commented on the need for review and revision of the building codes in the City of Atlanta to permit the advantages of reduced costs through improved materials and advanced technologies, now being reflected in prefabrication.

(g) Mr. Alston suggested that the difficulty being encountered in obtaining available sites for low-income housing might be overcome by using greater densities on land that is available.

(h) Rev. Boarders commented that he did not think that the City should place any restrictions on length of residency in the City of Atlanta for Public Housing applicants; that he felt the City was capable and able to house all comers and should encourage them to come into the City of Atlanta, regardless of lack of jobs and education; that these could and should be provided by Atlanta after they get here. Mr. Millican commented that he did not agree with some of the suggestions offered by Rev. Boarders.

(i) Dr. Jackson, Chairman of the Social Problems Panel, HRC, commented on the importance of social consideration in the planning and development of all low-income housing projects.

(j) Mr. Weltner, former Chairman of the Legal Panel, HRC, commented on the personal efforts and hard work of Chairman Alexander as being largely responsible for the success and progress of the City's accomplishments in the low-income housing field during the past year and made a motion that such be recognized by the Committee as a whole and the adoption of a resolution expressing these sentiments and thanking Chairman Alexander for his personal efforts and able leadership. The motion was seconded and carried unanimously.

(k) Mr. Saporta pointed out that within a 10 minutes walk of City Hall there is at least 1½ million square feet of building space, previously used by industry and warehousing, which is now vacant and serving no useful purpose. He suggested that it would be well for consideration to be given to developing some means of utilizing this available space for low-income housing.

(l) Mr. Carter of the Community Relations Commission staff pointed out that many good substantial houses are being demolished in the path of Expressway construction, particularly in the densely developed area in the eastern part of the City. He commented on how wasteful this appears to be in utilization of standard housing and suggested that some plan be developed for relocating many of these structures in other areas rather than demolishing them. Mr. Alexander commented that this was an excellent idea and that from a practical standpoint he saw no reason why such could not be done.

As the allotted time for the meeting had expired the meeting was adjourned at 4:45 p.m.

Respectfully submitted,

*Malcolm D. Jones*

Malcolm D. Jones  
Supervisor of Inspection Services

Encls:           1. Invitational notice.  
(with file       2. List of those invited.  
copy only)     3. Agenda.  
                  4. Mayor Allen's comments.  
                  5. Annual Report, with two enclosures.

MERRY CHRISTMAS and HAPPY NEW YEAR

August 3, 1967

HOUSING RESOURCES COMMITTEE  
General Functions

1. To promote low-cost housing and facilitate its construction in Atlanta on an accelerated basis.
2. To bring together the various interests needed to produce housing.
3. To insure that the human factors in housing are given full play.
4. To inform the public of the housing problem in Atlanta.

(The Housing Resources Committee office is located in City Hall, Room 1204. It maintains liaison with builders and developers, acts as a clearing house for information pertaining to low-cost housing, to include listing of available sites and interested developers, coordinates committee activities and keeps the Mayor informed as to progress of the program.)

Functions of Housing Resources Committee Panels

Suggested Functions for the Committee Panels  
(Not necessarily limited to the following).  
Panels are encouraged to use own initiative.

Legal

- a. To investigate and make available information on laws governing Federal, State and City, related to housing.
- b. To review existing local laws governing housing and make recommendations for improvements.
- c. To make specific recommendations regarding code enforcement.
- d. To act as legal resource to the Committee as a whole.

Construction and Design

- a. To review present codes and construction practices in order to recommend improvements in terms of expediting and making housing more economical.
- b. To investigate new methods of producing housing with special attention to prefabrication.
- c. To seek out and encourage contractors and architects interested in low-cost housing design.
- d. To recommend methods of making rehabilitation of existing housing feasible and profitable.

Finance and Non-profit Funds

- a. To seek out and make available pertinent information relative to financing of housing.
- b. To encourage money sources to make funds available for financing low-cost housing.
- c. To seek and recommend new ways to finance low cost housing.
- d. To compile information regarding non-profit funds.
- e. To compile information relative to Federal participation in non-profit funds.
- f. To aid in the establishment of non-profit funds for low cost housing and to promote and interest sponsors in the program.
- g. To counsel with those controlling existing and or new funds.
- h. To promote creation of a non-profit Housing Development Corporation in Atlanta.

Public Housing

- a. To aid the Housing Authority in the completion of its Public Housing program.
- b. To seek out and report on new methods of financing and producing public housing across the country.
- c. To familiarize themselves with the Atlanta public housing program and to visit all existing projects.
- d. To encourage provision for adequate social services activities in public housing.
- e. To make recommendations regarding future public housing.

Land

- a. To determine available land resources for low-cost housing and make recommendations thereon.
- b. To seek out and catalogue land available for low-cost housing.
- c. To keep in touch with realtors concerning available land.
- d. To recommend neighborhoods for concentrated rehabilitation efforts.

Social Problems

- a. To provide for temporary housing as needed, for people being displaced either for rehabilitation or resettlement.
- b. To coordinate housing with agencies involved in the depressed areas, such as the Community Chest, Community Council and EOA.
- c. To enlist assistance groups such as churches, garden clubs, and civic clubs in problems related to housing.
- d. To look for gaps in the housing program which are not being met by any existing or projected programs.
- e. To seek means of providing positive assistance to home owners in Housing Code enforcement cases, on a city-wide basis, where dire hardship is involved.
- f. To seek ways of involving residents of depressed areas in self-help programs.

Business Participation

- a. To seek out and interest large local and national corporations in demonstration housing projects and or building low-cost housing or rehabilitating existing housing in the Atlanta area.
- b. To encourage local business firms to actively participate in and assist the low-cost housing program.
- c. To encourage business participation in education of low-cost housing residents in assuming occupant responsibilities for maintaining in good condition the dwellings and premeses in which they reside.

Public Information

- a. To disseminate through the public media, as a Public Service, talks, written material, and information relating to the low-cost housing problems in Atlanta.
- b. Thru articles, editorials, panel discussions and spot announcements to emphasize special features and problems of the program, as determined by the Executive Group of the HRC, and to suggest solutions.



*Mayor Allen*

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

November 30, 1967

Miss Mary Uehlein  
233 Winding Way  
Camp Hill, Pennsylvania 17011

Dear Miss Uehlein:

Your letter of November 26 addressed to Mayor Allen requesting material on housing in Atlanta has been referred to me for reply.

I am glad to see your interest in housing, as it is a very important factor in current living in metropolitan areas. However, housing responsibility in Atlanta, as in many other American cities, for all practical purposes, currently is limited to the boundaries of the City Limits.

Enclosed is a copy of a report on Urban Renewal in Atlanta during 1961. The Urban Renewal Department has since been abolished. Also enclosed are copies of functions of the Housing Resources Committee and latest Summary report of the current low-income housing program being sponsored by the Housing Resources Committee. I believe that these documents will provide some of the information which you are seeking and will be helpful to you.

With best wishes for success on your research paper on housing.

Sincerely,

Malcolm D. Jones  
Supervisor of Inspection Services

MDJ/slc

Encls: As stated

cc: Mayor Ivan Allen

*File*

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

December 1, 1967

Mr. Collier B. Gladin  
Director of Planning  
Planning Department  
7th Floor, City Hall  
68 Mitchell St., S. W.  
Atlanta, Georgia 30303

Dear Collier:


Enclosed is extract from Atlanta's CIP report indicating statistical data requirements in categories by number of bedrooms and rental ranges (also by number of bedrooms for owner housing) and numbers of units required in the Public Housing or Rent Supplement, 221 d (3) below market rate interest, 221 d (3) market rate interest and 221 d (2) categories. Members of your Department have emphasized the necessity for keeping statistical records on the low-income housing program, by project, in accordance with the criteria established in the CIP report.

Also enclosed is copy of letter from the Administrative Assistant advising that Mr. Johnny G. Johnson of your Department would accumulate and furnish required statistical information to this Committee, pertaining to the low-income housing program.

Therefore we request that statistical information to meet the requirements of the CIP, as indicated in the attached extract, be obtained and provided this Committee on the following:

- (a) Each of the developments shown on the attached Low-income Housing Inventory report dates November 15, 1967;
- (b) Completed projects shown in previous similar report of August 31, 1967, copy of which has been provided the Planning Department; and
- (c) Future low-income housing projects which will be reflected in subsequent revisions of the attached report.

Sincerely,

  
Cecil A. Alexander, Chairman  
Housing Resources Committee

Mr. Collier B. Gladin

Page 2

December 1, 1967

Encls: 1. Extract from CIP report.  
2. Copy of letter dated October 6, 1967.  
3. Copy of Low-income Housing Inventory report dated November 15, 1967.

cc: Mr. R. Earl Landers  
Mr. Dan E. Sweat

EXTRACT  
from  
ATLANTA'S COMMUNITY IMPROVEMENT PROGRAM REPORT

SECTION TWO: DEVELOPING AN AFFIRMATIVE RELOCATION PROGRAM

\* \* \*

RESOLVING EXISTING HOUSING IMBALANCES (Preliminary)

Applying the estimates and assumptions of the foregoing discussion, the following critical 1965 Atlanta housing imbalances can be estimated. Such estimates would reflect only 1965 needs, not achievability, future growth, or additional rehabilitation or demolition above the 17,000 dilapidated and major repair housing units. It is, then, a theoretical starting point in 1965.

Table 44

ESTIMATES OF HOUSING ASSISTANCE NEEDED TO RESOLVE CRITICAL INCOME/HOUSING COST DEFICIENCIES AND MAJOR SLUM CONDITION DEFICIENCIES, ATLANTA HOUSING STOCK, 1965\*

Rental Housing Units	7,400	Units in 0-\$55 per month range
	4,708	Units in \$55-\$80 per month range
	<u>642</u>	Units in \$80-\$115 per month range
	12,750	Rental Housing Units
Owner Housing Units	<u>4,250</u>	Owner units, estimated 90% low-cost
	17,000	Housing Units

\*Reflects absolute 1965 deficiencies only

The housing units needed, as reflected in Table 44, could be provided by the following programs: an estimated 8,800 in rent supplement or public housing; an estimated 3,308 in "221 d (3)" below market rate, an estimated 642 in "221 d (3)" market rate; and an estimated 4,250 with the "221 d (2)" program. An approximate breakdown in housing units needed by sizes would be:

Table 45

ESTIMATES OF MINIMUM HOUSING UNIT SIZES NEEDED TO RESOLVE 1965 ATLANTA HOUSING STOCK CRITICAL DEFICIENCIES

8,800 Units Public Housing or Rent Supplement

4,488	1 bedroom units
2,112	2 bedroom units
1,144	3 bedroom units
<u>1,056</u>	4 or more bedroom units
8,800	

3,308 Units of 221 d (3) Below Market Rate Interest

1,687	1 bedroom units
794	2 bedroom units
430	3 bedroom units
397	4 or more bedroom units
<u>3,308</u>	

642 Units of 221 d (3) Market Rate Interest

327	1 bedroom units
154	2 bedroom units
84	3 bedroom units
77	4 or more bedroom units
<u>642</u>	

4,250 Units of 221 d (2) Owner Housing

2,167	1 bedroom units
1,020	2 bedroom units
553	3 bedroom units
510	4 or more bedroom units
<u>4,250</u>	

Atlanta must accelerate its low cost housing programs if a beginning is to be made in resolving the internal existing housing imbalances.

Atlanta must realize the majority of our people now living in substandard housing are also living in substandard housing they cannot reasonably afford. Preliminary projections\* indicate that the households needing assistance in finding decent housing will sharply increase in the future. It is estimated that 26,478 households will require housing assistance in 1975 and 23,043 will require similar assistance in 1983.

Resolving existing imbalances will not be simple. Redevelopment must be systematically programmed over a suitable length of time. The creation of new housing to correct the imbalance of today (much less, the future) would require a net acreage of 708 acres for multi-family units at 18 units per acre and 850 net acres for single family housing units at 5 units per acre. Both of these densities are, according to local custom, relatively high. However, in view of the raw acreage needed (30% should be added for streets, community facilities, parks, etc.) much higher densities may have to be considered.

The answer to the question of how to resolve housing imbalances lies within the question of how to begin. The beginning of an accelerated redevelopment program dictates a more efficient and coordinated effort in housing and redevelopment planning. Such improvements to the planning program will take time to initiate - at least one year. In the meantime, the provision of relocation housing to meet the displacement expected within the next two years will be necessary.

\*Economic estimates preliminary to the forthcoming "Housing Marketability Study".

Initially, then, a "crash" program to provide low income housing will be needed. This crash program should be geared to providing on-the-ground low cost housing for an expected 1967-68 displacement of 4,800 families from public projects now underway along with an additional expectation of 4,900 families needing housing assistance as a result of four new high priority urban renewal projects recently proposed.\*

The contemplated breakdown of this immediate ("crash" program) need is: 2,425 owner housing units at a modest cost of from \$12,500 to \$17,500 and 7,275 rental units. The rental unit breakdown for this "crash" two-year program is expected to be: 4,220 units in the \$55 or less rental range; 2,620 units in the \$55 to \$80 rental range and 432 units in the \$80 to \$115 per month rental range. About 4,850 of these units are expected to be one-bedroom units; 2,350 two-bedroom; 1,300 three-bedroom; and, 1,200 four or more bedroom.

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\*New urban renewal projects proposed for accelerated action are: the East Atlanta Project with 1,072 families to be displaced; the Vine City project with 2,324 families to be displaced; the Cooper-Glen project with 1,983 families to be displaced; and the Plunkettown project with 98 families to be displaced.

Mr. Collier B. Gladin  
Page 2  
December 1, 1967

Encls: 1. Extract from CIP report.  
2. Copy of letter dated October 6, 1967.  
3. Copy of Low-income Housing Inventory report dated November 15, 1967.

cc: Mr. R. Earl Landers  
Mr. Dan E. Sweet

Mr. Collier E. Gladin  
Page 2  
December 1, 1967

Encls: 1. Extract from GIP report.  
2. Copy of letter dated October 6, 1967.  
3. Copy of Low-income Housing Inventory report dated November 15, 1967.

cc: Mr. R. Earl Landers  
Mr. Dan E. Sweet



Exec Group Committee  
Meeting Sept 12

October 6, 1967

Mr. Cecil Alexander, Chairman  
Housing Resources Committee  
12th Floor - City Hall  
Atlanta, Georgia 30303

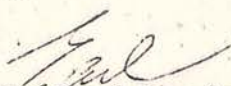
Dear Cecil:

Reference is made to your letter of September 18, 1967 addressed to Ivan Allen, Jr., Mayor, requesting an additional clerk for the purpose of updating housing information in line with the requirements of the CIP report.

We feel that it is the responsibility of the City Planning Department to accumulate and furnish housing information required by your committee and we, therefore, referred your letter to Collier Gladin, Director of the City Planning Department. Collier has advised us that he has recently acquired the services of Mr. Johnny C. Johnson as a member of his planning staff for the purpose of conducting research in the field of low and moderate cost housing. He has assigned Mr. Johnson the responsibility of thoroughly studying the problem and maintaining statistical information in connection therewith.

In view of the action taken by our Planning Department, we feel that providing the Housing Resources Committee with this additional clerical assistance would be a duplication of effort.

Sincerely yours,

  
R. Earl Landers  
Administrative Assistant

REL:lp

1 (C) CC: Colonel Malcolm Jones ✓  
Mr. Collier Gladin  
Mr. Dan Sweat

# FOR YOUR INFORMATION

PUBLIC HOUSING PANEL  
HOUSING RESOURCES COMMITTEE

SEPTEMBER 28, 1967

A handwritten signature in blue ink, appearing to be 'Jill', is written in the upper right corner of the document.

PROPOSAL FOR SPEEDING UP PUBLIC HOUSING UNDER THE TURNKEY PROGRAM

## BACKGROUND

The Public Housing Panel of the Housing Resources Committee has held several meetings in an effort to obtain additional Public Housing to meet the requirements of the Mayor's accelerated low-income housing program and has been thwarted in most of its efforts to date through neighborhood objections, Zoning, difficulty in identifying sites that would satisfy the Housing and Urban Development Administrations' regulations relating to building Public Housing in racially identifiable areas, inadequate sewage systems, uncoordinated planning that results in undue taxation of existing schools, recreation and other vital community facilities, high cost of most available land, which makes low-income housing thereon not economically feasible and other reasons.

The current policy of the Housing Authority is to depend exclusively on private developers to propose sites for development under the Turnkey program. Many sites have been proposed but have been turned down or rejected because of one or more of the above indicated obstacles.

As a result, of the 4200 units of new Public Housing allocated to the City of Atlanta, only two small Turnkey projects thus far appear firm; one in the northwest of 250 units and one in the southeast of 220 units. Neither of these have yet broken ground and the program is almost a year old. Without a rapid upsurge in Public Housing, it will be virtually impossible to meet the goals set last November 15, by Mayor Allen for 9800 additional low and moderate income housing units during 1967-68, for replacement purposes.

The City of Atlanta is thus faced with a serious crisis that deserves the combined effort of the Mayor, the Housing Resources Committee, the Housing Authority and all Departments of the City involved in housing sites and necessary community facilities which must already exist or be made available simultaneously with construction of the housing. A solution to this proposal also requires the support of the leaders of the business community, civic, social and religious groups, and the citizenry at large.

To date, individual projects have been proposed independently without relation to other proposals and have been knocked down separately, thus preventing many people, who need low-income housing the most, from getting it. It appears that this will continue to be the case, unless a determined, massive effort is made promptly to strive to get approval of locations for the entire remaining current City allocation of approximately 3730 Public Housing units under the Turnkey program.

#### PANEL POSITION

The Public Housing Sub-Committee feels that the production of low-income housing should come first as a top priority in meeting the needs of its citizenry and all resources of the city of Atlanta, public and private, should be marshalled to meet the demands of the Housing crisis.

#### EFFORTS BY PANEL

In a special effort to overcome these problems, the Public Housing Panel of the Housing Resources Committee has held meetings with the leadership of several organizations and obtained their agreement to cooperate in a determined city-wide effort to locate the required Public Housing units under the Turnkey program on available land distributed throughout on a basis that will fairly equalize Public Housing units in every section of the city. The

Panel and its members have had discussions with representatives from the following organizations: Atlanta Summit Leadership Conference, Atlanta Branch, National Association for Advancement of Colored People (NAACP), and the Atlanta Committee for Cooperative Action (ACCA). A major consideration for agreement to this proposal expressed by some of the organizational representatives was the request that the committee pursue a course of action that would assure a policy of equal employment opportunity by the Atlanta Housing Authority.

Subsequently, the Public Housing Panel proposes the following, subject to conditions explained herein:

PROPOSAL

A. The Housing Authority to call on Promoters and Developers for submission of Turnkey proposals as quickly as possible, to include small developments on scattered sites, so long as a total of 200 or more units are proposed within a reasonable geographical area (for example, a 5 block square area, or equivalent).

B. Determined effort be made by the Housing Authority and the Housing Resources Committee to get proposed sites distributed throughout all sectors of the city on an equitable basis. By this, it is meant that new housing should be built first in those sections of the city where little or no Public Housing exist and continue on this basis until housing is equitable disbursed.

C. Where adequate distribution is not proposed by private developers, the Housing Authority be requested to purchase land in appropriate locations and resell it to Developers at no profit.

D. Appropriate Departments of the City, under specific direction from the Mayor, to work around the clock in a diligent effort to check out proposed sites and to arrange for necessary and appropriate community facilities to support the proposed developments.

E. Rezoning petitions on all selected proposed sites which require rezoning to be submitted at one time and a Public Hearing on all of them be held at the same time, about November 15, (anniversary date of the Mayor's Housing Conference).

F. Concerted effort to be made by the City, Housing Authority, Housing Resources Committee and other responsible agencies to create public support for the proposal among Civic Clubs, League of Women Voters, Chamber of Commerce, Womens Chamber of Commerce, Real Estate Boards, Home Builders Association, Builders Supply Associations, Trade and Labor organizations, etc., who would be urged to have representation in force at the Public Hearing with spokesmen selected in advance to voice support for the proposals, at the Public Hearing.

RECOMMENDATION

The above has been discussed with a representative group of members of the Executive Group of the Housing Resources Committee, who were unanimous in their support of this idea.

We therefore recommend the approval and active support by the Mayor and his launching of this program and that directions be given to appropriate committees for implementation.

Respectfully submitted,

Public Housing Panel  
Housing Resources Committee

**RECEIVED**

**SEP 28 1967**

**FINCH, ALEXANDER, BARNES,  
ROTHSCHILD & PASCHAL  
ATLANTA, GEORGIA**

*Free - Housing resources*



# CITY OF ATLANTA

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

December 1, 1967

## MEMORANDUM

To: Mayor Ivan Allen, Jr.

From: Malcolm Jones

Re: the attached pertaining to the 45 acre tract on Bankhead Highway rezoned October 16 for 540 units of Public Housing under the Turnkey Program.

Mr. Ray Hanson says the report is partially true; that due to recent Federal cutbacks on spending, his regional allocation has been used up, but Washington holds several thousand units yet in its hip pocket for special allocations; that he is getting off a special request to Washington Monday for additional allocations which will definitely include the Bankhead Highway site and he has reason to believe it will be approved; that after his request gets to Washington, if he has any trouble breaking the allocations loose, he may call on you to lend a helping hand.

The Hollywood Road site and the Gilbert Road-Flynn Road site are not affected by this situation.

Respectfully,

*Malcolm Jones*  
Malcolm D. Jones

MDJ:fy

Enclosure: Note

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

November 21, 1967

Mr. Collier B. Gladin  
Director of Planning  
Planning Department  
7th Floor, City Hall  
68 Mitchell St., S. W.  
Atlanta, Georgia 30303

Dear Collier:

In our efforts to coordinate low-income housing proposals as effectively as possible, this Committee will appreciate your Department informing our office, Rm. 1204, City Hall, when rezoning petitions are initially filed on any potential low-income housing site.

In addition, we request that the Planning Department promptly determine the adequacy of essential Community Facilities for the proposed development, prior to presentation to the Planning Board. If facilities are inadequate, to coordinate with departments or agencies involved with view to arranging for their adequacy by the time the proposed development is expected to be completed and occupied.

In the event that ample Community Facilities cannot be provided, or if the Planning Department intends to recommend against approval of the project for any reason, request that the Housing Resources Committee be notified before the petition is presented to the Planning Board for consideration.

Sincerely,

Cecil A. Alexander, Chairman  
Housing Resources Committee

cc: Mr. Dan E. Sweat  
Mayor Ivan Allen ✓



Finch Alexander Barnes Rothschild & Paschal

November 13, 1967

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

Dear Ivan:

Via this letter I am asking Colonel Jones to look at the property on 495 Hunter Street to see if it would fit into our housing needs.

Cordially,

Cecil A. Alexander

vb

cc: Mr. Malcolm D. Jones

James H. Finch, F.A.I.A.  
Cecil A. Alexander, F.A.I.A.  
Miller D. Barnes, A.I.A.  
Bernard B. Rothschild, F.A.I.A. F.C.S.I.  
Garaker D. Paschal, A.I.A.  
ASSOCIATES  
Robert D. Ahlstrand, R.A.  
Sidney S. Daniell, R.A.  
Ira Grayboff  
Thomas G. Joyce, A.I.A.  
H. King McCain, N.S.P.E.  
John J. McDonough, P.E.  
William L. Pulgram, A.I.A.  
John Steinichen, A.I.A.

Architects Engineers Interior Designers  
44 Broad Street N.W. Atlanta, Georgia 30303 Phone 688-3313  
State National Bank Bldg., Huntsville, Ala. 35801 Phone 539-9648

## MINUTES

### EXECUTIVE GROUP, HOUSING RESOURCES COMMITTEE

November 2, 1967

The Executive Group of the Housing Resources Committee met at 10:00 a.m., November 2, 1967, in Committee Room #2, City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee  
Mr. Archer D. Smith, Chairman, Legal Panel  
Mr. Robert Winn, representing Dr. Edwin Harrison, Chairman, Construction and Design Panel  
Mrs. Sujette Crank, representing Dean William S. Jackson, Chairman, Social Problems Panel  
Mr. Malcolm D. Jones, Director  
Mr. W. W. Gates, Consultant

Also present were invited guests, including:

Mr. Dan E. Sweat Jr., Director of Governmental Liaison  
Mr. Hall Ware, Attorney, Assisting the Finance and Non-Profit Funds Panel  
Mr. J. H. Robinson, Community Development Coordinator  
Mr. J. C. Johnson, City Planner  
Mrs. Xernona Clayton and Mr. Noyes Collinson, both of American Friends Service Committee, representing SWAP  
Representatives of the Press

The Chairman, Mr. Cecil A. Alexander, presided. Minutes of the October 23, 1967, joint meeting with the Planning Department were briefly reviewed. Mr. Alexander expressed his intention of appointing a small Committee to review the "Joint" report recently released, to recommend position which this Committee should take with respect to some features of the report; that although some members of this Committee had participated in preliminary discussions during preparation of the report, but due to pressure of time, no member of this Committee had an opportunity to review the report before it was released.

Mr. Alexander also reported on a recent meeting with representatives of the Department of Housing and Urban Development. A tract of land containing approximately 95 acres near the Federal Penitentiary and now being used as the prison farm was discussed. It was indicated that this land could be transferred to the City of Atlanta for a housing site, if suitable development plans for use of the land are submitted by the City for HUD's approval.

Mr. Alexander reported that he had received a communication from the City stating that the additional temporary Clerk position, requested by the HRC to assemble information in the form called for by the CIP on low-income housing developments, would not be provided, but instead the Planning Department had recently employed a person to obtain and provide this Committee with such information.

Mr. Ware reported that the Finance and Non-profit Funds Panel is to meet soon with Mr. John Sibley and the Board of Directors of Atlanta Civic Enterprises and representatives of EOA to determine their attitude toward the formation and financing of the proposed non-profit Atlanta Housing Development Corporation.

Mr. Gates commented on the progress being made in Atlanta by non-profit housing sponsors on housing projects for low and moderate income groups. He also distributed a list of the sponsors who are actively participating and those who have expressed a desire to do so. It was noted that several church sponsors are in need of assistance in providing seed money. It was also pointed out that All Saints Episcopal Church is interested in becoming a sponsor and that it has available funds. Mr. Alexander commented on the Interfaith group and stated that they have applied for a non-profit corporation charter. He also advised that the Loridan Foundation is assisting in the financing of a proposed project sponsored by the Butler Street YMCA.

Mr. Alexander discussed the Urban Coalition and suggested participation by the HRC.

Mr. Dan Sweat explained the functions of the Urban Coalition Committee and its present composition. He expressed a desire that the Housing Resources Committee keep the channels of communication open on housing matters with the Urban Coalition Committee and anticipated that the HRC would become the housing arm and spokesman on housing matters of the local Urban Coalition. It was moved, seconded and motion adopted that this Committee will act accordingly.

Mr. Jones presented a summary of rezoning (Principal Sites) for Low-income Housing during 1967 and emphasized the importance which zoning plays in the overall Low-income Housing program.

Mr. Smith offered the services of the Legal Panel to assist on Zoning matters and pointed out that although he favors a City-wide approach on rezoning through up-dating of the City's Land-Use Plan, rather than rezoning of specific sites for individual projects, still that the latter is the only way in which rezoning is being accomplished at the present time, and that we cannot afford to wait, but must take advantage of opportunities, as they develop on a day-to-day basis, and assist in getting individual sites, which are suitable and appropriate, rezoned if we are to meet the goals established for this Committee.

Mr. Alexander proposed calling a special meeting to consider appropriate activities and procedures for this Committee on matters pertaining to rezoning of tracts for the Low-income Housing Program. He suggested inviting such people to the meeting as the Chairman of the Aldermanic Zoning Committee, (Chairman of the Planning Board) and the Director of Planning.

Mr. Smith also reported the names of two additional attorneys who have met with and are working with his Panel; he also advised that tax abatement on housing projects is not now legal in Georgia and agreed to look into the legal aspects of homestead exemption on co-ops and the feasibility of developers providing essential Community Facilities, such as schools or outfall sewers, needed for their projects and leasing such facilities to the City until such time as public funds could be provided with which to purchase such improvements from the developers.

Mr. Jones presented and discussed in some detail a list of Proposed Procedures to assist the Low-income Housing Program (which can be initiated now). He pointed out that none of the proposed procedures are, or should be, controversial and that if implemented, should provide considerable assistance to the low-income housing program (copy attached to these minutes). He pointed out that several of the proposals have already been recently initiated. Due to the small representation at this meeting, no formal action by the Committee on these proposals was requested or taken.

During discussion the need for some Emergency Housing in Atlanta was brought out (as one of the No. 1 problems of the City) and the need of an agency to administer it. Mr. Alexander proposed sending letters on the matter simultaneously to EOA, the Housing Authority and the Y's.

Mr. Jones also presented a Summary Report on the Status of the Accelerated Low-income Housing Program, as of October 30, 1967. (Copy attached to these minutes). He pointed out several of the principal features of the report and explained that in order to be more meaningful, the several categories of units contained in previous reports have been changed now to show those Completed, Under Construction, In Planning, Being Considered and those proposed, but which Did Not Materialize. The Summary also shows the number of units in the first three categories which are being developed as Public Housing, under the FHA 221 program and under Private Development (conventional financing). It also shows the comparison and progress made in each category with the 1967-8 goals established in the Mayor's Housing Conference when the accelerated program was initiated Nov. 15, 1966.

In addition to the figures shown for new construction, the report reflects accomplishments which have been made in rehabilitation of existing units, which is considerable. The report also includes a separate Summary of Public Housing in Atlanta and pertinent notes related to the Low-income Housing Program.

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Mr. Alexander commented on two additional features:

(1) The necessity for speeding up of the City's long range zoning plans in connection with revision of the Land-Use Plan, to include adequate sites for low-income housing; and

(2) The submission of a package deal of several sites in various parts of the City for simultaneous consideration of rezoning for low-income housing.

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As there was no other business, the meeting adjourned at 12:00 noon.

Respectfully submitted,

  
Malcolm D. Jones  
Supervisor of Inspection Services

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Local Non-Profit Housing Sponsors  
Urban Coalition  
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Proposed Procedures to Assist the Low-income Housing Program  
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October 23, 1967

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Mr. Cecil A. Alexander, Chairman, Housing Resources Committee  
Mr. F. C. Terrell, representing Mr. Wallace L. Lee, member, Land Acquisition Panel  
Mr. Clayton R. Yates, member, Land Acquisition Panel  
Mr. J. A. Alston, member, Land Acquisition Panel  
Mr. W. W. Gates, Consultant

Also present were invited guests, including:

Mr. George W. Kennedy, Jr., Chairman, Chamber of Commerce, Housing and Redevelopment Committee  
Mr. Dan E. Sweat Jr., Director of Governmental Liaison

Planning Director, Collier Gladin, presided.

Mr. Gladin stated that he and the members of his staff were very happy to have an opportunity to meet with the Housing Resources Committee and discuss mutual problems. He stated that every effort would be made in the future to work with the Housing Resources Committee.

Mr. Gladin briefly explained the progress being made by his Department in producing a new Land-Use map. He presented a map showing progress to date, but explained that many changes would necessarily have to be made before the map is completed and approved by other city officials.

Mr. Gladin also stated that consideration should be given to higher densities for low-income housing, including use of high rise.

Mr. Pierce Mahoney of the Planning Department explained the proposed Land-Use map in detail and also exhibited a second map indicating projections to 1983. He stated that the locations of the proposed rapid transit system stations have not been determined and this could be one item that would involve possible changes.

City Planner, J. C. Johnson distributed a list of possible sites for low-income housing prepared by the Planning Department on October 23, 1967.

He stated that in his opinion a package of 10 to 15 possible low-income housing sites distributed throughout the City should be submitted at one time for zoning consideration, rather than individual requests for each property. He stated that the package approach would hopefully aid in surmounting neighborhood and Federal objections such as have been encountered in connection with individual parcel zoning.

He explained that Mayor Ivan Allen's goal of 16,800 low-cost units in five years has been slowed by objections of residents and the Federal government, high land costs and difficulty in getting zoning changes.

Johnson said most of the sites the planners are considering aren't zoned for apartment units.

Residents on numerous occasions have appeared before the Aldermanic Zoning Committee to beat back requests for zoning changes that would permit low-cost housing in their neighborhoods.

Mr. Johnson said that he hoped the Housing Resources Committee, the Citizens Advisory Committee on Urban Renewal, the Atlanta Chamber of Commerce Housing Committee or some similar group would pursue the package idea, develop it and submit it to the proper zoning authorities.

He stated that the list distributed was incomplete and that probably a number of additional areas could be added.

Mr. Johnson submitted a proposed development plan, using the old Ball Park site on Ponce de Leon Avenue as an illustration of how a site might be developed for mixed uses including high rise apartments, shopping areas, etc.

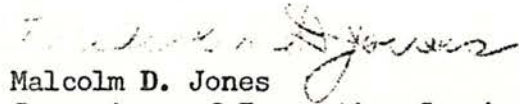
Mr. Gates, HRC Committee Consultant, provided members of the Planning Department with a list of 22 Proposed Sites, dated October 10, 1967, which owners or those having control, have voluntarily listed with the HRC for sale for use in the low-income Housing Program. Only 4 of these sites are zoned A-1 however.

Mr. Cecil Alexander, Chairman of the Housing Resources Committee stated that there appears to be an excess of land in the City presently zoned for industrial use and suggested that study be given to determine if some of this land should be released for use as apartment sites.

Mr. Alexander also stressed the urgent need for an overall Land-Use plan which would make additional apartment sites available.

The meeting adjourned at 12:15 p.m.

Respectfully submitted,

  
Malcolm D. Jones  
Supervisor of Inspection Services

Encls:           Invitational Notice.  
(with original   Possible Sites for Low-income Housing, dated October 23, 1967.  
only)           Proposed Sites offered for the Low-income Housing Program  
dated October 10, 1967.

*File*

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Johnson said most of the sites the planners are considering aren't zoned for apartment units.

Residents on numerous occasions have appeared before the Aldermanic Zoning Committee to beat back requests for zoning changes that would permit low-cost housing in their neighborhoods.

Mr. Johnson said that he hoped the Housing Resources Committee, the Citizens Advisory Committee on Urban Renewal, the Atlanta Chamber of Commerce Housing Committee or some similar group would pursue the package idea, develop it and submit it to the proper zoning authorities.

He stated that the list distributed was incomplete and that probably a number of additional areas could be added.

Mr. Johnson submitted a proposed development plan, using the old Ball Park site on Ponce de Leon Avenue as an illustration of how a site might be developed for mixed uses including high rise apartments, shopping areas, etc.


Mr. Gates, HRC Committee Consultant, provided members of the Planning Department with a list of 22 Proposed Sites, dated October 10, 1967, which owners or those having control, have voluntarily listed with the HRC for sale for use in the low-income Housing Program. Only 4 of these sites are zoned A-1 however.

Mr. Cecil Alexander, Chairman of the Housing Resources Committee stated that there appears to be an excess of land in the City presently zoned for industrial use and suggested that study be given to determine if some of this land should be released for use as apartment sites.

Mr. Alexander also stressed the urgent need for an overall Land-Use plan which would make additional apartment sites available.

The meeting adjourned at 12:15 p.m.

Respectfully submitted,

  
Malcolm D. Jones  
Supervisor of Inspection Services

Encls:            Invitational Notice.  
(with original    Possible Sites for Low-income Housing, dated October 23, 1967.  
only)            Proposed Sites offered for the Low-income Housing Program  
dated October 10, 1967.

*Handwritten scribble*

November 1, 1967

MEMORANDUM

TO : Cecil Alexander

FROM : Ivan Allen, Jr.

Robert Watkins, Sr., (telephone TR 3-1492) is very interested in what we are doing on the Housing Resources Committee.

I wish you would consider putting him on many committee where it might appropriately serve.

IAJr:am



HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

October 30, 1967

Reverend S. A. Baker, Pastor  
Mount Vernon Baptist Church  
441 Hunter Street, N. W.  
Atlanta, Georgia 30313

Dear Reverend Baker:

Your letter of October 23, 1967 to Mayor Ivan Allen, indicating that your church wishes to participate as nonprofit Sponsor in the low-income housing program, has been referred to this office.

I wish to commend you and your Board for your willingness and desire to participate in the low-income housing program.

On Thursday, November 2 of this week Mr. W. W. Gates, Consultant to the Housing Resources Committee on the low-income housing program will be in this office. I therefore suggest that you and Chairman W. S. Harris arrange to meet with Mr. Gates and me in this office some time Thursday afternoon November 2; I suggest at 4 o'clock. If you can meet with us at that time, please call this office, 522-4463 Ext. 430 and advise in order that we may reserve the above indicated date on our calendars to discuss with you pertinent matters pertaining to the low-income housing program.

Very truly yours,

Malcolm D. Jones  
Supervisor of Inspection Services

MDJ/slc

cc: Mayor Allen

Proposed Procedures to Assist the Low-income  
Housing Program

(Which Can Be Initiated Now)

1. The Mayor, assisted by the Chairman, Housing Resources Committee, to explain to the members of the Board of Aldermen the seriousness of the current situation and the need for the accelerated program, together with the principal problems involved, and to urge their cooperation and assistance in carrying out the program.
2. Until such time as Public Housing facilities can be obtained and operated by the Housing Authority in adjacent unincorporated areas, request the Housing Authority to adopt the policy that applicants not be assigned to Public Housing until after they have established legal residence within the City Limits of Atlanta for at least one year.
3. A Non-profit Housing Development Corporation be formed as soon as possible and provided with ample revolving funds (suggest at least \$100,000 public funds and \$900,000 to be obtained through private loans) with which to acquire and bank land, for ultimate disposition without profit, for development of low-income housing and to otherwise participate in the low-income housing program.
4. The Planning Department to effect as soon as possible a comprehensive revision of Zoning whereby amounts and locations of land zoned or qualified for rezoning for multi-family low-income housing will more adequately meet the City's needs for such housing.
5. The City to expedite applications for its future proposed Urban Renewal Projects in order to make additional land available for low-income housing, but to execute redevelopment of such project areas on a section-by-section basis only, in order to minimize displacement at any one time. Plunkettown and East Atlanta would provide excellent locations, although Plunkettown has previously been considered primarily for industrial development. Effort should be made to provide for extension of low-income housing development in Plunkettown, southward into Clayton County where the major portion of the area needing renewal already lies.
6. Establish policy that determined effort be made to locate some low-income housing in each Ward of the City, recognizing that the bulk of such housing will of necessity have to go in areas where land is available at prices which make low-income housing development economically feasible. Aldermen in respective Wards to be urged to work with Planning Department, Housing Authority and Housing Resources Committee in determining locations and number of units considered appropriate for their Ward.

7. The Housing Authority be requested to adopt a policy of trying to locate a sizable portion of its future Public Housing, Turnkey or otherwise, on small and medium sized scattered tracts, ranging from 4 to 200 units each, within general areas of the City to be selected, in coordination between the Housing Authority, Planning Department and Housing Resources Committee.

8. Establish a centrally located Housing Referral Service (to be operated perhaps under EOA) to assist people in finding dwellings within their means, particularly those people not displaced by governmental action and those who cannot qualify, or will have difficulty in qualifying, for Public Housing. Such service to utilize private enterprise housing to the fullest extent and to have under its control a limited number of housing units which can be used for emergency housing for not to exceed a 90 day period for any one family.

9. To encourage in any way possible greater interest by developers in construction of single family sales housing for those in the medium income bracket; and rehabilitation by private enterprise of existing housing, under 221 (h) or otherwise, for rental purposes.

10. The City Building, Plumbing and Electrical Codes to be revised to permit installation in certain designated areas of well designed prefabricated dwelling units, using proven and generally accepted materials, as assembled in the factories; to be installed on minimum lot size of 5,000 square feet.

11. Provide tax incentives (if necessary through legislative action) substantially as follows to builders and developers of low-income housing units which will rent or sell in the private market in the \$45 to \$65 per month range: utilities not included.

<u>No. Bedrooms</u>	<u>Rental or Purchase Range</u>	<u>Tax Abatement %</u>	<u>No. Years</u>
1 Bedroom or Efficiency	\$45.00-55.00	100	1st year
		75	2nd year
		50	3rd year
		25	4th year
		10	5th year
		None	Thereafter
2 Bedrooms	\$55.00-65.00	Same as above	

12. Establish a positive and intensive program (classes), through EOA or other source, in depressed areas of the City for education of low-income tenants in proper conservation (care and maintenance) of dwellings and premises which they occupy.

13. The City to continue to actively work for reinstatement of the Rent Supplement Program, in substantially the same form as previously authorized.

14. The Housing Authority to take an active roll, both in the neighborhoods involved and politically, in selection of sites for Public Housing and in support of rezoning petitions on sites considered suitable for Public Housing under the Turnkey program.

15. Sponsors of sites proposed for rezoning for the low-income housing program to be encouraged by the Land-Use Control (Zoning) Division of the Planning Department and the Housing Resources Committee to seek and actively try to obtain general neighborhood concurrence at least two weeks before the rezoning signs are placed on the property involved.

16. On all sites proposed for low-income housing, the Planning Department to promptly determine the adequacy of Community Facilities for the proposed development, and prior to presentation to the Planning Board; if inadequate, to coordinate with Departments or Agencies involved with view to arranging for their adequacy by the time the development is completed and occupied. In the event such facilities cannot be provided, to notify the Housing Resources Committee before the Planning Board considers the proposal.

17. In order to assist the Planning Board and the Zoning Committee, the Housing Authority to submit to them written recommendations on all sites on agendas proposed for rezoning for Public Housing; and the Housing Resources Committee to submit recommendations on all sites on agendas proposed for rezoning for low-income housing under either the Turnkey or 221 d (3) programs.

18. The Housing Authority be requested to expand its Public Housing program, particularly leasing and purchase, into the adjacent unincorporated areas.

## SUMMARY

STATUS OF ACCELERATED LOW-INCOME HOUSING PROGRAM  
(Commenced Nov. 15, 1967)

2 yr. Program, 1967-8

<u>Status</u>	<u>No. Units</u>	1967-8 Goals	59% (5586) Public Housing	13% (1274) FHA 221	30% (2940) Pvt. Development (Conventional)	(0) Elderly
Completed (new const.)	1,254		---	(373)	(881)	---
Under Construction	*3,176		(790)	(393)	(1993)	---
In Planning	<u>6,190</u>		<u>(2010)</u>	<u>(3836)</u>	<u>(48)</u>	<u>(296)</u>
Total In Sight	**10,620		**(2800)	(4602)	(2922)	(296)
		Deficit-	2786	+3328	-18	+296

Being Considered 5,210 Of which (2,167) are doubtful. FHA is currently considering 1,125 of these.

Did Not Materialize 7,166, Of which 5,806 units proposed, were shown in the previous report and 1,360 additional units are accounted for in this report, as Lost. (The majority of these losses are due to disapprovals on locations and zoning.)

\*Most of these, should be available by end of 1968.

\*\*Includes 1,140 units of P.H. being developed by the Housing Authority + 1,660 units on 4 sites proposed under Turnkey for P.H.

In addition, 162 units have been leased for P.H. and leasing of 451 additional units for P.H. is being negotiated.

In addition, 6,315 units have been rehabilitated through the Housing Code Division, 212 units by the H.A. in the West End U.R. Project and 30 units voluntarily by private enterprise. FHA has received applications for rehabilitation of 167 housing 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 units " " " " \$15,000, " " "

See NOTES (last page).

- Encls: 1. Summary of Public Housing in Atlanta  
2. Inventory of Projects and Living Units (Private and Public) (With office copies only)  
3. Notes

Respectfully Submitted,

*Malcolm D. Jones*  
Malcolm D. Jones

Supervisor of Inspection Services

## SUMMARY OF PUBLIC HOUSING IN ATLANTA

8874

Existing Units in operation - filled.

1140

Units in Development stage, as follows:

( 650)

Units under construction off McDaniel St., in Rawson-Washington U. R. Project (scheduled for completion in '68)

(248) ~~by~~ July '68(402) ~~by~~ Dec. '68

( 140)

Units under construction in Perry Homes Extension - South of Procter Creek.

(78) 3 Bedroom

(46) 4 Bedroom

(16) 5 Bedroom

Bids opened March 7, 1967. Permit issued May '67.  
Estimate 18 months to construct.

( 350)

Units planned for Thomasville U. R. Project

( 40) 1 Bedroom (16 for elderly)

(120) 2 Bedroom

( 80) 3 Bedroom

( 80) 4 Bedroom

( 30) 5 Bedroom

In hands of architect. To advertise in Fall.

2- $\frac{1}{2}$ -3 months additional before construction can start.

12 months, at least, additional for construction.

Will try to have part delivered before final.

4200

Units allocated - Proposed Turnkey; (1660) tentatively pledged on 4 sites approved by HUD.  
(Only 1010 of these units are firm).

( 500)

(Of this allocation are approved for leasing program).

300

Units allocated for leasing program. (Leasing is only possibility for additional Public Housing units in occupancy during 1967: can only be turned over for Public Housing occupancy as become vacant).

( 162)

Units under lease

(65 units, Murphy Apts.; 48 units, Tennessean Commons; 31 units, Sims Maddox's Apts. at Capitol and Vinara, require rehabilitation; 18 units on Dargan Place.)

Negotiations under way for leasing 451 additional units.

5640

14,514

Total Potential

## NOTES

- A. Uni-structure - Daniel W. Gaskin; Magnolia Corporations - David S. Wolff; and Mod (Knox Mobile Homes), W. F. Gilmore, are all very much interested in installing prefab mobile homes in Atlanta as manufactured. They have thus far been prevented from doing so because of local Code requirements. These still appear to be the best possibility for getting low-cost single family homes in Atlanta. No interest in this field has been shown by private enterprise through conventional Construction. Southern Stress-Plus, Inc. - John D. Johnson recently exhibited at Lenox Square a patented panel (assembled on site) prefab house to sell, installed on purchasers lot, as follows: 1 BRm - \$5,000.00; 2 BRm - \$5,800.00; 3 BRm - \$6,600.00.
- B. Proposed locations for low cost housing are being coordinated with the Planning Dept., for adequacy of Communtiy Facilities, existing or proposed. Proposals are also reviewed periodically with the School Dept. for adequacy of school facilities.
- C. The Foundation for Cooperative Housing, which developed Eastwyck Village and Cambridge Square (both in DeKalb County), are sponsoring the 200 unit London Town House development in Atlanta (Item F-5).
- D. 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 program on small scattered sites. Thus far, 555 single family houses (Item F-12) and 2,440 units in duplexes and relatively small apartment developments, all under conventional financing, are in this category.
- E. No proposal has yet been made for construction of units (even efficiency or 1 bedroom) to rent or sell for as low as \$50.00 per month. The City's greatest need is in the \$30.00 - \$50.00 per month-rental purchase range.
- F. Attorney Blackwell in Decatur has proposed a concrete 3bedroom, 1 bath, 1,000 sq. ft. house which he claims can sell for \$6,000, plus land costs, incl. heating and air conditioning equipment.
- G. National Homes Corp. of Lafayette, Inc. placed on the market Feb. 1, 1967, a 800 - 900 S.F. (O.S. dimensions) 3 bedroom, prefabricated, preassembled panel, single family house plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp, to sell under FHA 221 d (2). Price includes plumbing, electrical, heating units, stove & refrigerator. House can be completely assembled in 85 man hours; 53 of these (with conventional plumbing) are being erected (pre-sold) in the Thomasville Urban Renewal Area. Approx. 800 sq. ft. house is priced at \$12,200, 900 sq. ft. house is priced at \$12,600. Adrian Homes Corp. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possibly tapping fees (See Item C-10 for others).
- H. Saul Gray is one of five partners in a Corporation which owns 280 new units off Bankhead at Elbridge St., which he wants to sell, + a potential development on the site for 512 additional units. Area is already zoned A-1.
- I. Rehabilitation by Housing Code Division of Building Department on Boulevard in Bedford-Pine U. R. Project (approximately 700 units involved) commenced February 1. The U. R. project is still in survey and planning stage. A list is available in Housing Resources Committee office of 103 units on Boulevard which the owners stated they wish to sell, rather than rehabilitate. This list has been made available to the H.A. and to a National concern interested in developing a Rehabilitation Demonstration project in that area.
- J. Ralph L. Dickey of Atlanta has proposed a non-profit revolving fund enterprise to acquire substandard housing, renovate it and resell, primarily through private enterprise. CACUR recently decided to form a non-profit corporation to rehabilitate existing units under 221 (h). Morris Brown College is another such sponsor.
- K. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).

CITY OF ATLANTA  
HOUSING RESOURCES COMMITTEE



Room 1204, City Hall

October 27, 1967

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

Dear Committee Member:

The regular monthly meeting of the Executive Group, HRC, will be held at 10:00 a.m., Thursday, November 2, in Committee Room #2, Second Floor, City Hall.

We hope that you can attend this meeting. Please come prepared to discuss the Atlanta Urban Coalition and to vote on whether the Housing Resources Committee should become a member.

A return address postal card is enclosed for your convenience in letting us know whether you will be able to attend the meeting on November 2.

Sincerely,

A handwritten signature in blue ink that reads "Malcolm D. Jones".

Malcolm D. Jones  
Supervisor of Inspection Services

MDJ/slc

Encl: Return address postal card.



*7. 4 20 1967*

October 25, 1967

Reverend S. A. Baker  
Mount Vernon Baptist Church  
441 Hunter Street, N. W.  
Atlanta, Georgia 30313

Dear Reverend Baker:

This will acknowledge receipt of your letter of October 23rd expressing the concern of the Mount Vernon Baptist Church in relieving low income housing shortage.

I am most grateful for your interest and I am asking Colonel Malcolm Jones of the City's Housing Resources Committee, to communicate with you and Chairman W. S. Harris.

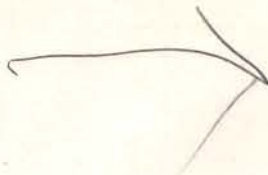
Sincerely yours,

Ivan Allen, Jr.  
Mayor

IAJr/br

CC: Colonel Jones

*File*



HOUSING RESOURCES COMMITTEE

September 27, 1967

Proposed Procedures to Assist the Low-income  
Housing Program

(Which Can Be Initiated Now)

1. The Mayor, assisted by the Chairman, Housing Resources Committee, to explain to the members of the Board of Aldermen the seriousness of the current situation and the need for the accelerated program, together with the principal problems involved, and to urge their cooperation and assistance in carrying out the program.
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## HOUSING RESOURCES COMMITTEE

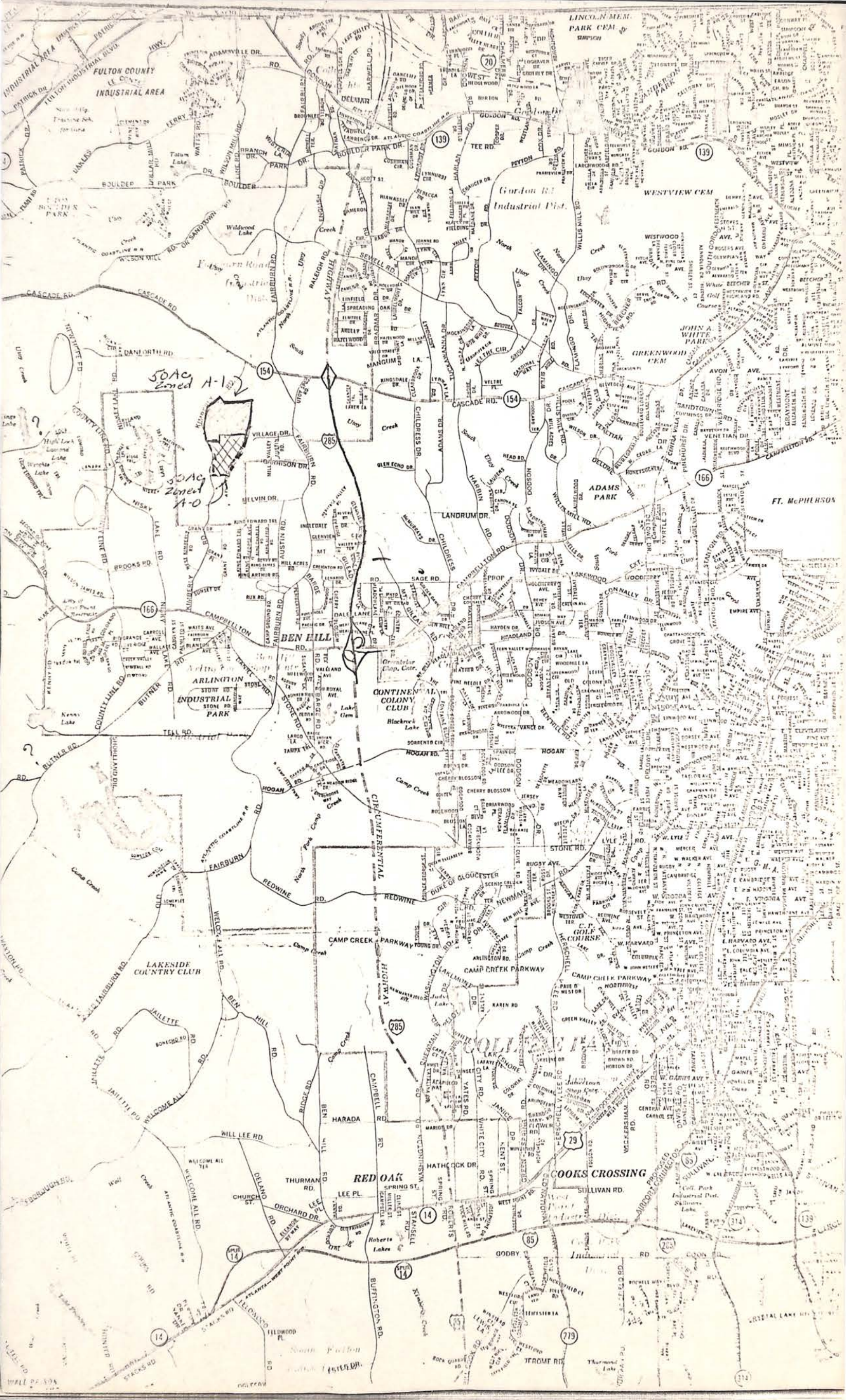
Room 1204, City Hall

## Proposed Sites

Which owners, or those having control, wish to sell for the Low-income Housing Program.

<u>Location</u>	<u>Acres</u>	<u>Zoning</u>	<u>Controlled by</u>
West of Wilson Mill Rd. S.W. Opposite City Park	27	R-5	Rev. R. J. Jackson, Morehouse College Tel. 523-2250
East of Bolton Rd. N.W. South of Bankhead N. of Sandy Creek Adjacent to I-285	10	A-1	Robert P. Matthews Tel. 351-4980 (Deceased)
South side of Ponce de Leon East of Moreland (For Elderly)	3	A-L	Robert P. Matthews (Deceased)
E. of Boulevard Dr. N.E. Between Rogers & Warren	4 $\frac{1}{2}$ +	R-5	Robert P. Matthews (Deceased)
S. side of N. Ave. N. W. L.L. 175, 14th Dist. Fulton Co. near 1248 North Ave.	8	R-5	John Gilmer Tel. 874-6320
E. side of Field Rd. N.W. Adjacent to Bowen Homes	6 $\frac{1}{2}$	A-1	John Gilmer
Near Neighborhood Health Center 31 Brownlee Rd. S.W.	4+	?	Mrs. Hickstrone 3349 Oakcliff Rd. S.W. Tel. 524-5847
West of Lyndhurst Dr. S.W. near Utoy Creek	35	R-5 & R-3	Martin P. Cohen 3847 Roswell Rd., N.E. Tel. 261-2987
Elbridge St. N.W. off Bankhead Hwy.	280 units for sale + 17 $\frac{1}{2}$ A	A-1	Rev. Saul Gray 974 Berkshire Road, N.E. Tel. 874-7762 (one of 5 partners)
Adjacent to 255 Harlam Rd. S.W.	3 $\frac{1}{2}$ A		Tel. 755-3238
Gordon Rd. S.W. South Side West of Seven Courts	17A		For Sale sign on property
Fair St. Between Peters St. and North Side Dr.	$\frac{1}{2}$ A		C & S Realty 524-2052 200 Henry Grady Bldg.
Boulder Park Area Annexed Jan. 1, 1967	2 $\frac{1}{2}$ A + 4 A	R-6	Jim Dempsey
East side Empire Dr. S.E. S. of Oak Dr. S.W.	25 A	M-1	Lee P. Fore Vice-President Belleau Inc. 602 Healey Bldg. JA 3-6008

East side Nisky Lake Rd. S.W. N. of Campbellton Rd.	30½	R-5	M. W. Griggs & friends 477 Ivan Hill Circle, S.W. Tel. 755-3182
South of Custer Ave. S.E. at Ellby Rd.	18+	R-5	John R. Hall Adams, Wallis & Hall 3711 Roswell Rd. N.E. Suite 210
N. of Etheridge Dr. N.W. Adjacent to Jackson P'way on East side	16+	A-1	Robert Mathews 351-4980 (Deceased)
Off Cascade Rd. S.W. outside of but near City Limits in Fulton County	63A +37A	Apts.	Robert L. Fine, Attorney In Decatur Tel. 377-6461
Off Boulder Park Dr. S.W. Adjacent to Country Club Estates	38	R-3	Harry Belfor Tel. 524-2323 (Owner - Luther Fraser)
N. of Cambellton Rd. S.W. W. of Nisk Lake Rd. LL 44, Dist. FF	48.25	R-4	Douglas Wood Realty Co. 944 Gordon St. S.W. Tel. 755-3511
E. side Northwest Dr. N.W. S. of Proctor Dr. In LL 258, 17th Dist. 337' & 338' on N.W. Dr.	12.2 + 3.9 (Adjacent)	R-5	Tom Swift Palmer Realty Co. Tel. 233-5486
N.W. Corner Alvin Dr. & Sizemore Ave. N.W.	House & Lot 195' x 285' +2 additional Lots (adjacent) 60' x 195' 75' x 195'		Mrs. L. H. Sluder 6346 Audley Blvd. Lithia Springs, Ga. Tel. 941-1577 (Atlanta Exchange)



FULTON COUNTY  
INDUSTRIAL AREA

LINCOLN MEM  
PARK CEM  
SAWSON

SOAC  
Zoned A-1

SOAC  
Zoned A-0

Gordon Rd  
Industrial Dist.

BEN HILL

CONTINENTAL  
COLONY CLUB

RED OAK

COOKS CROSSING

WALL OF SOA

South Fulton

Thurmond Lake

INDUSTRIAL PARK

HUGHES SPALDING  
WILLIAM K. MEADOW  
CHARLES L. GOWEN  
JAMES M. SIBLEY  
JOHN IZARD  
KIRK M. MCALPIN  
RICHARD A. DENNY, JR.  
WILLIAM H. IZLAR, JR.  
BRADLEY HALE  
ROBERT L. STEED  
HENRY HALL WARE III  
HUGH PETERSON, JR.  
JOHN A. WALLACE  
DAVID L. COKER  
JOHN D. HOPKINS  
A. FELTON JENKINS, JR.  
JACK H. WATSON, JR.  
HORACE H. SIBLEY

ROBT. B. TROUTMAN  
FURMAN SMITH  
HUGHES SPALDING, JR.  
CHARLES H. KIRBO  
POPE B. MCINTIRE  
KENNETH L. HEWITT  
HARRY C. HOWARD  
R. BYRON ATTRIDGE  
ROBERT W. HURST  
ANTHA MULKEY  
DANIEL J. O'CONNOR, JR.  
CHARLES M. KIDD  
JOHN C. STATON, JR.  
FURMAN SMITH, JR.  
G. LEMUEL HEWES  
PHILIP F. ETHERIDGE  
R. WILLIAM IDE III

# KING & SPALDING

TRUST COMPANY OF GEORGIA BUILDING

ATLANTA, GEORGIA 30303

404 525-0481

October 3, 1967

Mr. Malcolm D. Jones  
Housing Resources Committee  
Room 1204, City Hall  
68 Mitchell Street, S. W.  
Atlanta, Georgia 30303

Re: Jurisdiction of Atlanta Housing  
Authority Outside City Limits

Dear Mr. Jones:

Following our telephone conversation of yesterday morning, I made a close check of the Georgia laws on the extra-territorial jurisdiction of the Atlanta Housing Authority, and I also checked out the effect of federal statutes.

With regard to housing operations, under the "Housing Authorities Act", the jurisdiction of an authority is defined as follows in § 69-1119, Ga. Code Ann.:

"(f) 'Area of Operation' in the case of a housing authority of a city, shall include such city and the area within 10 miles of the territorial boundaries thereof, but shall not include any area which lies within the territorial boundaries of any other city unless a resolution shall have been adopted by the governing body of such other city declaring that there is a need for the city housing authority to exercise its powers within the territorial boundaries of such other city. No city, county, regional or consolidated authority shall operate in any area in which an authority already established is operating without the consent by resolution of the authority already operating therein." (Ga. Laws 1937, pp. 210, 212, as amended)



This means that the authority which first begins operating in an area outside the territorial limits of a city under this particular law shall have pre-empted jurisdiction from any other city authority whose extra-territorial jurisdiction would cover the same ground. For instance, if the Atlanta Housing Authority first began operating in an area of Fulton County which was also within 10 miles of the East Point Housing Authority, Atlanta's being there first would keep East Point out.

Although the law in Georgia seems to give the authority absolute right to operate within the unincorporated areas of a county, Mr. James Jones at the H.A.A. informs me that Federal law would require that the Authority have an operating agreement with the county. The Atlanta Housing Authority presently has such an agreement with Fulton County.

As for Urban Redevelopment, or Urban Renewal, the jurisdiction of the Housing Authority is only 5 miles. The Georgia "Urban Redevelopment Law" states in part as follows in § 69-1119, Ga. Code Ann.:

"(r) 'Area of Operation' shall mean the area within the corporate limits of the municipality and the area within 5 miles of such limits, except that it shall not include any area which lies within the territorial boundaries of another incorporated city or town unless a resolution shall have been adopted by the governing body of such other city or town declaring a need therefor." (1937 Ga. Laws, pp. 210-230, as amended)

Of course there are numerous provisions in Georgia law for cooperative agreements between various authorities, including provisions for joint action on occasion. However, the above statutes, plus the reference to the Federal requirements for a cooperation agreement, set out the basic extra-territorial jurisdiction of the Atlanta Housing Authority.

Mr. Malcolm D. Jones

-3-

October 3, 1967

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If I can be of any further help to you, please let me know.

Sincerely,

  
Hugh Peterson, Jr.

HPJr:km

ccs: Mr. M. B. Satterfield  
Executive Director  
Atlanta Housing Authority

Mr. Carlton Garrett  
Director of Finance  
Atlanta Housing Authority

HOUSING RESOURCES COMMITTEE

October 18, 1967

Summary of Rezoning (Principal Sites) for Low-income Housing  
During 1967

<u>Action</u>	<u>No. Sites</u>	<u>Acres</u>	<u>Units</u>
Approved by Zon. Com. and Bd. of Ald.	6	294.5	2878
Denied by Zon. Com. and Bd. of Ald.	4	99.0	1106
Still in the mill. To be Considered by Zon. Com. and Acted on by Bd. of Ald.	11	320.15	3646
Potential Sites Rezoning not appl. for Because of discouragement of applicants.	5	252.7	2508

October 18, 1967

Status of Rezoning (Principal Sites) for Low-income Housing  
During 1967

<u>Location</u>	<u>Program</u>	<u>Acres</u>	<u>Units</u>	<u>Results</u>
<u>APPROVED</u>				
West side of Fairburn Rd. S.W. N. of Holly Family Hospital	221 d (3) Co-op	59	500	Zoning Com. postponed action on June 22 until Sept. 1 Approved by Zon. Com. Sept. 7 Approved by Bd. of Ald. Sept. 18
Between Hollywood Rd. N.W. and Gun Club Rd.	TK or 221 d (3)	20	204	Approved by Bd. Ald. Jan. 3
Gun Club Rd. S. of Alvin Dr.	TK or 221 d (3)	12	150	Approved by Zon. Com. May 3
S.W. corner of Brownlee & Boulder Park Dr.	Conv.	8½	100	Approved by Zon. Com. Sept. 7
Rockdale U. R. Project	221 d (3)	150	1384	Approved by Zon. Com. Aug. 24
Both sides Bankhead Hy. W. of I-285	TK	45	540	Approved by Bd. Ald. Oct. 16
	Total	<u>294.5</u>	<u>2878</u>	
<u>DENIED</u>				
S. of Oak Dr. S.E. West of Brownsmill Rd.	221 d (3) Co-op	20	224	Denied by Bd. of Ald. Apr. 17
Browntown Rd.	TK	51	510	Denied by Bd. of Ald. Aug. 21 Expect to reactivate
S. Side of Simpson Rd. N.W. Between Lincoln Cemetery and Hightower Rd.	221 d (3)	10	120	Denied by Zon. Com. Aug. 24
N. of Bakers Ferry Rd. S.W. Western portion of LL 24 (FF)	Leasing for PH	18	252	Denied by Zon. Com. Sept. 21 (Reduced from 26A)
	Total	<u>99</u>	<u>1106</u>	

October 18, 1967

## Recent Planning Board Actions

<u>Location</u>	<u>Program</u>	<u>Acres</u>	<u>Units</u>	<u>Results</u>
Harwell Rd. N.W. at Oakcliff	221 d (3)	6 $\frac{1}{2}$	80	Denied by Plan. Bd. Aug. 16 *
South of Adamsville Dr. S.E. W. of Gordon Rd. (HRC C-28)	221 d (3)	4	40	Denied by Plan. Bd. Aug. 16 * (Z-67-129-E) To Zon. Com. Oct. 19 <i>Denied by ZC</i>
South & East of Peyton Rd. N. of Utoy Creek (Appl. to rezone an additional 102A in this tract was withdrawn because of opposition of neighborhood & reluctance of Plan. Dept.)	221 d (3)	69	700	Deferred by Plan. Bd. Aug. 16 Approved by Plan. Bd. Sept. 13 * Withdrawn from low-income housing program Oct. 10 Goes before Zon. Com. Oct. 26. <i>Approved by ZC</i>
Both sides Bankhead Hy. West of I-285	TK	45	540	Favorable rec. by Plan. Bd. Aug. 16 * Plan. Dept. to work out details on Com. Facilities (Site Ap. by HA & Ten. Ap. by HUD) To Z. C. Oct. 5 Appvd. by Zon. Com. Oct. 5 & by Bd. of Ald. Oct. 16
N. side of E. Confederate Ave. S.E. at Walker St.	221 d (3)	20	240	Deferred by Plan. Bd. Aug. 16 * (waiting for plans) Denied by Plan. Bd. Sept. 13
W. side of Jackson P'way N.W. Just S. of Proctor Creek (Z-67-144-E)	TK or 221 d (3) Co-op	14.3	150	Deferred by Plan. Bd. Aug. 16 * for submission of plans Deferred again Oct. 11 for further study
East side of Fairburn Rd. S.W. N. of Sewell Rd.	221 d (3) & Housing for Elderly	30	360	Deferred by Plan. Bd. Aug. 16 * for submission of Plans (Site Ap. by HA & Ten. Ap. by HUD) Goes before Plan. Bd. in Oct.
N. side Gordon Rd. West of Adamsville Dr. S.W. (Z-67-144-E)	Conv.	3.5	48	Favorable rec. by Plan. Bd. Oct. 11 *
W. side Hollywood Rd. N.W. Between Browntown Rd. & Magnolia Cemetery (Z-67-200-D)	221 d (3) Non-profit	15	180	Favorable rec. by Plan. Bd. Oct. 11 *
East side of Fairburn Rd. N.W. N. of Sewell Rd. (Z-67-142-E)	221 d (3) Non-profit & Elderly	40	558	Favorable rec. by Plan. Bd. Oct. 11 *
N. of Sewell Rd. N.W. E. of ACL RR	TK	72.85	650	Favorable rec. by Plan. Bd. Oct. 11 *
	Total	<u>320.15</u>	<u>3646</u>	

\*Indicates still in the mill

October 18, 1967

Status of Certain Other Potential Sites  
(Rezoning not applied for, for-reasons indicated)

<u>Location</u>	<u>Program</u>	<u>Acres</u>	<u>Units</u>	<u>Results</u>
E. of Jonesboro Rd. S.E. opposite Macedonia Rd.	TK & 221 d (3)	50 115	584 1000	Rezoning Apl. not filed because Sponsors anticipate strong opposition from Ward Aldermen.
South of Boulder Pk. Dr. near Country Club Estates	221 d (3) or Elderly	38	364	Sponsor reluctant to file rezoning Apl. because of objections of Plan. Dept. and anticipated turn down by Bd. of Ald.
W. of Jackson Parkway N. of Proctor Creek	221 d (3)	10.7	100	Rezoning Apl. deferred at request of Applicant because of discouragement from Plan. Dept.
S. of Oak Dr. S.W. E. of Empire Dr.	221 d (3) Co-op	25	250	Developer discouraged from filing appl. after turn down of adjoining tract by Bd. of Ald. and talking with Ward Aldermen
1 1/4 off DeKalb Ave. N.E. between DeKalb Ave. & McLendon at Hampton Terrace	221 d (3) Rent Suppl.	14	210	Catholic Archdiocese reluctant to get into Zoning fight.
	Total	<u>252.7</u>	<u>2508</u>	

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

October 24, 1967

Memorandum To: Mr. Dan E. Sweat Jr.  
Director of Governmental Liaison

Pursuant to your instructions I attended the Conference yesterday on Turnkey indicated in the attached.

This Regional Conference was held in the Biltmore Exhibit Hall and lasted all day. The meeting was directed by Mr. Arthur Ray Hansen, Assistant Administrator for Housing Assistance. Mr. Ed Baxter, Regional Administrator, HUD welcomed the group. Two representatives from Washington participated in the Conference: Mr. Joseph Bernstein, Associate General Counsel, HAA and Mr. Charles B. Altman, Deputy Director, Technical Division, HAA. The Conference was attended by about 200 representatives including a dozen developers and six bankers.

The morning session consisted of a step by step explanation of accelerated processing procedures contained in newly published HUD - HAA pamphlet 221.1, "Low-Rent Housing Manual", by the Turnkey method.

The accelerated procedure is designed to cover a 28 weeks period, from solicitation to developers by the local Housing Authority to start of construction. It was pointed out that all the procedures are handled through the local Housing Authorities; that the Federal Administration is pushing this program with a goal for construction within the next year of twice the number of Public Housing units constructed in the nation last year; and that priority will be given to those projects which the local Housing Authorities report can be gotten under way within the next 9 months to 1 year. It was explained that although rehabilitation of existing dwellings and construction of new single-family houses and duplexes can be carried out under the Turnkey program, emphasis is being placed on multi-family new construction.

The afternoon session was devoted entirely to questions and answers. It was brought out that participation in the program requires a certified Workable Program by the governmental entity which the local Housing Authority serves.

Perhaps the most significant item of the Conference, from our standpoint, was in response to an anonymous question by me, in which Mr. Bernstein stated that a Turnkey project can be approved outside the City Limits of a city which has a workable program, if the proposed project is within the area in which the Housing Authority of the city has authority to operate (such as within a 10 mile radius of the City Limits, as is the case in Atlanta) even though the government of the area in which the project is located does not have a Workable program, provided that it can be shown that the sponsoring city has need for the project.

Mr. Dan E. Sweat Jr.  
Page 2  
October 24, 1967

It has occurred to me that, if this can be done for the Turnkey program, perhaps it could be done for the 221 d (3) program also.

Malcolm D. Jones  
Supervisor of Inspection Services

MDJ/slc

Encl: Notice from National League of Cities dated September 21, 1967.

cc: ✓ Mayor Allen  
Mr. Cecil A. Alexander





# NATIONAL LEAGUE OF CITIES

*Turnkey*

City Building, 1612 K Street, N.W.  
Washington, D. C. 20006

Representing 14,000 Municipalities in 50 states



PATRICK HEALY  
Executive Director

September 21, 1967

Phone: (202) 628-3440  
Cable: AMERMUN

To: Selected Mayors  
From: Patrick Healy  
Subject: HUD regional meetings on Turnkey public housing

The Department of Housing and Urban Development has asked the National League of Cities to cooperate in a series of regional meetings to explain the "Turnkey" method of public housing. We are writing mayors in each of HUD's six regions to request that they attend the meeting in their area as NLC's representative and report back to us. A statement to our total membership will be prepared from the reports we receive.

Would you please assist us by attending the meeting in your area (see specific meeting on attached list) or designate a member of your staff to attend?

In addition to NLC representatives, invitations to these regional meetings have been extended to members of the American Institute of Architects, Mortgage Bankers Association, National Association of Home Builders, American General Contractors, and National Association of Housing and Redevelopment Officials.

As you know, HUD Secretary Weaver announced last week that efforts would be made to double the annual production of public housing units. The turnkey method is seen as the primary means of accomplishing this goal, because a project can be completed in approximately half the time needed for conventional public housing projects. HUD has asked all local housing authorities to evaluate proposed public housing projects and determine which projects could get into construction within nine months. These projects will then be given a priority. We feel NLC members will want to be fully aware of developments in the use of turnkey public housing.

I hope you or your representative will be able to attend the meeting in your region on behalf of the National League of Cities.

Attachment

*Ask Malcolm Jew*  
*to go*

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MAYOR JUDSON F. WILLIAMS  
El Paso, Texas

HUD Regional Turnkey Meetings

All meetings begin at 9 a.m. ✓

Region IV - Chicago - October 3	Sheraton-Chicago Hotel 505 N. Michigan 7th Floor-Crystal Room Chicago, Illinois
Region V - Fort Worth - October 5	Federal Office Building Room 7A02 819 Taylor Street Fort Worth, Texas
Region I - New York - October 16	Union Carbide Building 270 Park Avenue New York, New York
Region II - Philadelphia - October 18	Bell Telephone Building Auditorium 1 Parkway Philadelphia, Pa.
Region III - Atlanta - October 23	Federal Office Building Room 556 275 Peachtree, Northeast Atlanta, Georgia
Region VI - San Francisco - October 26	Jack Tar Hotel Gas Buggy Room Van Ness Avenue & Geary Street San Francisco, California

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

October 24, 1967

Memorandum To: Mr. Cecil A. Alexander, Chairman  
Housing Resources Committee

Pursuant to your request, I visited today the office of Farmers Home Administration, Department of Agriculture, Room 256 Peachtree-Seventh Building and talked with Mr. S. L. VanLandingham, State Director and Mr. David D. Slappy, Chief, Real Estate Loans. The Farmers Home Administration has no regional organization.

I learned that their program operates only in non-urban oriented rural areas. They do have a 40 unit rental development, "County Line Community", under way in DeKalb County near the Henry County line, in a rural oriented area. The project is being developed by Lincoln Jones. Units in this or other rural areas cannot be rented to urbanites.

The program has a phenomenal record of success. The Atlanta office has lost less than \$100 and has had only one foreclosure.

An Atlanta family may be able to build a home in a rural area under this program, which is limited to only low and moderate income families, which cannot qualify for conventional loans through local lending institutions.

There is no statutory limitation on size or cost of the homes to be built. However from a practical standpoint such homes do not usually exceed about 1400 square feet of living space and maximum mortgages are about \$14,000. Homes are generally within the \$10,000-\$12,000 range. There is no design criteria specified. Interest is 5% straight; 33 year mortgage, which may be as high as 100% of appraised fair value. Loans are insured by the Farmers Home Administration. There is no down payment required. However purchaser must pay for title certificate and recording fees. Mortgage limitations are based on family income, with maximum income considered \$7,000. Payments are on an annual basis, although mortgagors with incomes of less than about \$5,000 per year are required to make monthly payments.

The Farmers Home Administration is willing to accept applications from Atlanta residents who qualify and wish to build a low-cost home in a rural area.

Mr. Cecil A. Alexander  
Page 2  
October 24, 1967

Malcolm D. Jones  
Supervisor of Inspection Services

MDJ/slc

Encl: Pamphlet PA-476, Rural Housing Loans, U. S. Department of Agriculture,  
Farmers Home Administration.

cc: Mr. Dan E. Sweat  
✓ Mayor Allen

October 17, 1967

HOUSING RESOURCES COMMITTEE

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Mr. Stewart Wight, Wight, Couch & Ward, Atlanta Real Estate Board Representative

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Mr. Sujette Crank, Social Director, Neighborhood Services, E.O.A.  
Dr. T. Johnson, Professor of Political Science, Morehouse College  
Dean William Jackson, Atlanta University      Chairman  
Mr. Erwin Stevens, Chairman, Citizens Central Advisory Committee, E.O.A.  
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James L. Townsend, Townsend and Associates

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STAFF

ROOM 1204, CITY HALL

Tel. 522-4463, Ext. 430

Malcolm D. Jones, Director  
W. W. Gates, Consultant  
Mrs. Sharon Crawford, Secretary

October 17, 1967

HOUSING RESOURCES COMMITTEE

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Housing Resources Committee  
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Atlanta, Georgia 30322

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President Emeritus, Morehouse College  
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Fulton County Superior Court  
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Atlanta, Georgia

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Horne-Wilson Company  
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Atlanta, Georgia 30333

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Housing Authority of the City of Atlanta  
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350 Leonard Street, S. W.  
Atlanta, Georgia 30303

Mr. Leonard Reinch, President  
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Mr. Clarence D. Coleman, Regional Director Chairman  
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Mr. Charles F. Palmer, President  
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41 Marietta Street  
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LAND ACQUISITION

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Atlanta, Georgia 30302

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Atlanta, Georgia 30303

Mr. Jim E. Land  
Chief Engineer for Georgia  
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Atlanta, Georgia 30308

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Clark College  
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Atlanta, Georgia 30314

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Mr. J. A. Alston, President  
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Alston Realty Co.  
195 A Auburn Ave. N. E.  
Atlanta, Georgia 30303

Mr. Stewart Wight  
Wight, Couch & Ward  
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Atlanta, Georgia 30303

SOCIAL PROBLEMS

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Community Council of the Atlanta Area, Inc.  
1000 Glenn Building  
Atlanta, Georgia 30303

Mrs. Sujette Crank, Social Director  
Neighborhood Services, E.O.A., Inc.  
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Atlanta, Georgia 30303

Dr. Tobe Johnson  
Professor of Political Science  
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Atlanta, Georgia 30314

Dean William S. Jackson  
School of Social Work  
Atlanta University  
223 Chestnut Street, S. W.  
Atlanta, Georgia 30314

Chairman

Mr. Erwin Stevens, Chairman  
Citizens Central Advisory Committee, E.O.A.  
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Atlanta, Georgia 30314

Mr. Lewis Genker, Attorney  
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Atlanta, Georgia 30309

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Atlanta, Georgia 30305

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Atlanta Life Insurance Company  
118 Auburn Avenue, N. E.  
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The Southern Company  
3390 Peachtree Road, N. E.  
Atlanta, Georgia 30305

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Director, Industrial Relations  
Lockheed Company  
Marietta, Georgia 30060

Mr. Rolland Maxwell, President  
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Atlanta, Georgia 30303

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Townsend and Associates  
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Director of Public Affairs  
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News Director  
WSB-TV  
1601 West Peachtree Street, N. E.  
Atlanta, Georgia 30309

Mr. Jim Wood  
News Director, WAOK  
110 Edgewood Avenue, N. E.  
Atlanta, Georgia 30303

Vice-Chairman

STAFF

ROOM 1204, CITY HALL

Tel. 522-4463, Ext. 430

Malcolm D. Jones Director  
W. W. Gates, Consultant  
Mrs. Sharon Crawford, Secretary

*File*

October 17, 1967

HOUSING RESOURCES COMMITTEE

Mr. Cecil A. Alexander, Chairman  
Housing Resources Committee  
Finch, Alexander, Barnes, Rothschild, and Paschal, Architects  
10th Floor Standard Federal Building  
44 Broad Street, N. W.  
Atlanta, Georgia 30303

Dr. Sanford S. Atwood, Co-Chairman  
Housing Resources Committee  
President, Emory University  
Atlanta, Georgia 30322

Dr. Benjamin E. Mays, Co-Chairman  
Housing Resources Committee  
President Emeritus, Morehouse College  
3316 Pamlico Dr. S. W.  
Atlanta, Georgia 30311

PANELS

LEGAL

Mr. Charles L. Weltner, Attorney  
The First National Bank, Suite 2943  
2 Peachtree Street  
Atlanta, Georgia 30303

Mr. Donald Hollowell, Regional Director  
Equal Employment Opportunity Commission  
1776 Peachtree Street, N. W.  
Atlanta, Georgia 30309

Honorable Luther Alverson, Judge  
Fulton County Superior Court  
136 Pryor Street, S. W.  
Atlanta, Georgia 30303

Mr. Archer D. Smith III, Attorney  
Harmon and Thackston  
1944 National Bank of Georgia Bldg.  
Atlanta, Georgia

Chairman

Mr. Norman L. Underwood, Attorney  
Sanders, Hester and Holley  
1001 Commerce Building  
Atlanta, Georgia

CONSTRUCTION AND DESIGN

Dr. Edwin Harrison, President  
Georgia Institute of Technology  
225 North Avenue, N. W.  
Atlanta, Georgia 30313

Chairman

Mr. Herman J. Russell, Contractor  
504 Fair Street, S. W.  
Atlanta, Georgia 30313

Mr. Moreland Smith, Director  
Urban Planning Project  
Southern Regional Council, Inc.  
5 Forsyth Street, N. W.  
Atlanta, Georgia 30303

Vice-Chairman

Rev. John A. Middleton, President  
Morris Brown College  
673 Hunter Street, N. W.  
Atlanta, Georgia 30314

Mr. Henry F. Alexander, Builder  
2439 Fernleaf Court, N. W.  
Atlanta, Georgia 30318

Mr. James Moore, President  
Atlanta Labor Council  
15 Peachtree Street, N. E.  
Room 208  
Atlanta, Georgia 30303

FINANCE AND NON-PROFIT FUNDS'

Dean Harding B. Young  
Atlanta University  
223 Chestnut Street, S. W.  
Atlanta, Georgia 30314

Mr. Lee Burge, President  
Retail Credit Company  
P. O. Box 4081  
Atlanta, Georgia 30302

Chairman

Mr. Butler T. Henderson  
Morehouse College  
223 Chestnut Street, S. W.  
Atlanta, Georgia 30314



FINANCE AND NON-PROFIT FUNDS (continued)

Mr. Mills B. Lane, Jr., President  
The Citizens and Southern National Bank  
P. O. Box 4899  
Atlanta, Georgia 30303

Mr. Joseph Earle Birnie, President  
The National Bank of Georgia  
Peachtree at Five Points  
Atlanta, Georgia 30303

Mr. Augustus H. Sterne, President  
The Trust Company of Georgia  
36 Edgewood Avenue, N. E.  
Atlanta, Georgia 30303

Mr. Gordon Jones, President  
The Fulton National Bank  
P. O. Box 4387  
Atlanta, Georgia 30302

Vice-Chairman

Mr. A. B. Padgett, Trust Officer  
Trust Company of Georgia  
P. O. Box 4418  
Atlanta, Georgia 30302

Mr. Hamilton Douglas, Jr., Attorney  
National Bank of Georgia Building  
Atlanta, Georgia

Rev. William Holmes Borders, Pastor  
Wheat Street Baptist Church  
1426 Mozley Drive, S. W.  
Atlanta, Georgia

Dr. Rufus Clement, President  
Atlanta University  
223 Chestnut Street, S. W.  
Atlanta, Georgia 30314

Mr. John Wilson, President  
Horne-Wilson Company  
163 Peters Street, S. W.  
Atlanta, Georgia 30313

Mr. Albert Love  
Executive Vice President  
The McCall Corporation  
P. O. Box 1000  
Doraville, Georgia 30040

Mr. Scott Houston, Jr., Executive Director  
Wesley Woods Apartments  
P. O. Box 15468  
Atlanta, Georgia 30333

PUBLIC HOUSING

Mr. Edwin L. Sterne, Chairman  
Housing Authority of the City of Atlanta  
639 Trust Company of Georgia Building  
Atlanta, Georgia 30303

Dr. Albert Manley, President  
Spelman College  
350 Leonard Street, S. W.  
Atlanta, Georgia 30303

Mr. Leonard Reinch, President  
Cox Broadcasting Company  
1601 West Peachtree Street, N. E.  
Atlanta, Georgia

Mr. Clarence D. Coleman, Regional Director Chairman  
National Urban League  
136 Marietta Street, N. W., Suite 242  
Atlanta, Georgia 30303

Mr. Charles F. Palmer, President  
Palmer, Inc., Palmer Building  
41 Marietta Street  
Atlanta, Georgia 30303

LAND ACQUISITION

Mr. Wallace L. Lee, President  
Atlanta Gas Light Company  
P. O. Box 4569  
Atlanta, Georgia 30302

Mr. Clayton R. Yates, President  
Yates-Milton Stores  
228 Auburn Avenue, N. E.  
Atlanta, Georgia 30303

Mr. Jim E. Land  
Chief Engineer for Georgia  
Southern Bell Telephone & Telegraph Company  
805 Peachtree Street, N. E.  
Atlanta, Georgia 30308

Dr. Vivian Henderson, President Acting Chairman  
Clark College  
240 Chestnut Street, S. W.  
Atlanta, Georgia 30314

LAND ACQUISITION (continued)

Mr. J. A. Alston, President  
Empire Real Estate Board  
Alston Realty Co.  
195 A Auburn Ave. N. E.  
Atlanta, Georgia 30303

Mr. Stewart Wight  
Wight, Couch & Ward  
15 Peachtree Bldg., Room 822  
Atlanta, Georgia 30303

SOCIAL PROBLEMS

Mr. Duane Beck, Executive Director  
Community Council of the Atlanta Area, Inc.  
1000 Glenn Building  
Atlanta, Georgia 30303

Mrs. Sujette Crank, Social Director  
Neighborhood Services, E.O.A., Inc.  
101 Marietta Street  
Atlanta, Georgia 30303

Dr. Tobe Johnson  
Professor of Political Science  
Morehouse College  
223 Chestnut Street, S. W.  
Atlanta, Georgia 30314

Dean William S. Jackson  
School of Social Work  
Atlanta University  
223 Chestnut Street, S. W.  
Atlanta, Georgia 30314

Chairman

Mr. Erwin Stevens, Chairman  
Citizens Central Advisory Committee, E.O.A.  
799 Parsons Street, S. W.  
Atlanta, Georgia 30314

Mr. Lewis Genker, Attorney  
2045 Manchester, N. E.  
Atlanta, Georgia 30309

BUSINESS PARTICIPATION

Mr. Virgil Milton  
3626 Tuxedo Road, N. W.  
Atlanta, Georgia 30305

Chairman

Mr. Edward L. Simon, Auditor  
Atlanta Life Insurance Company  
118 Auburn Avenue, N. E.  
Atlanta, Georgia 30303

Vice-Chairman

Mr. Harlee Branch, President  
The Southern Company  
3390 Peachtree Road, N. E.  
Atlanta, Georgia 30305

Mr. C. Arthur Jenkins  
Director, Industrial Relations  
Lockheed Company  
Marietta, Georgia 30060

Mr. Rolland Maxwell, President  
Davison's Department Stores  
180 Peachtree Street, N. W.  
Atlanta, Georgia 30303

PUBLIC INFORMATION

Mr. James L. Townsend  
Townsend and Associates  
1014 Healey Bldg.  
Atlanta, Georgia

Mr. Dale Clark  
Director of Public Affairs  
WAGA-TV  
1551 Briarcliff Road, N. E.  
Atlanta, Georgia 30306

Chairman

Mr. Ray Moore  
News Director  
WSB-TV  
1601 West Peachtree Street, N. E.  
Atlanta, Georgia 30309

Mr. Jim Wood  
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Vice-Chairman

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W. W. Gates, Consultant  
Mrs. Sharon Crawford, Secretary

October 17, 1967

HOUSING RESOURCES COMMITTEE

Cecil A. Alexander, Architect, Chairman  
Dr. Sanford S. Atwood, President, Emory University, Co-Chairman  
Dr. Benjamin E. Mays, President Emeritus, Morehouse College, Co-Chairman

PANELS

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Donald Hollowell, Regional Director, Equal Employment Opportunity Commission  
Honorable Luther Alverson, Judge, Fulton County Superior Court  
Mr. Archer D. Smith III, Attorney, Harmon and Thackston  
Mr. Norman L. Underwood, Attorney, Sanders, Hestor and Holley

Construction and Design

Dr. Edwin Harrison, President, Georgia Institute of Technology, Chairman  
Herman Russell, Contractor  
Moreland Smith, Director of Urban Planning Project, Southern Regional  
Council, Inc. Vice-Chairman  
Rev. John A. Middleton, President, Morris Brown College  
Henry F. Alexander, Builder  
James Moore, President, Atlanta Labor Council

Finance and Non-Profit Funds

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Lee Burge, President, Retail Credit Chairman  
Butler T. Henderson, Morehouse College  
Mills B. Lane, Jr., President, Citizens and Southern National Bank  
A. H. Sterne, President, The Trust Company of Georgia  
Gordon Jones, President, The Fulton National Bank Vice-Chairman  
Joseph Earle Birnie, President, The National Bank of Georgia  
A. B. Padgett, Trust Officer, Trust Company of Georgia  
Hamilton Douglas, Attorney  
Rev. William Holmes Borders, Pastor, Wheat Street Baptist Church  
Dr. Rufus Clement, President, Horne Wilson Company  
Albert Love, Executive Vice President, The McCall Corporation  
Scott Houston, Jr., Executive Director, Wesley Woods Apartments  
John Wilson, President, Horne-Wilson Company

### Public Housing

Edwin L. Sterne, Chairman, Housing Authority of the City of Atlanta  
Dr. Albert Manley, President, Spelman College  
Leonard Reinch, President, Cox Broadcasting Company  
Clarence Coleman, Regional Director, National Urban League Chairman  
Charles F. Palmer, President, Palmer, Inc.

### Land Acquisition

W. L. Lee, President, Atlanta Gas Light Company  
C. R. Yates, President, Yates-Milton Stores  
Dr. Vivian Henderson, President, Clark College Acting Chairman  
Jim E. Land, Chief Engineer for Georgia, Southern Bell Telephone  
& Telegraph Co.  
Mr. J. A. Alston, President, Empire Real Estate Board, Alston Realty Co.  
Mr. Stewart Wight, Wight, Couch & Ward, Atlanta Real Estate Board Representative

### Social Problems

Duane Beck, Director, Community Council of the Atlanta Area, Inc.  
Mr. Sujette Crank, Social Director, Neighborhood Services, E.O.A.  
Dr. T. Johnson, Professor of Political Science, Morehouse College  
Dean William Jackson, Atlanta University Chairman  
Mr. Erwin Stevens, Chairman, Citizens Central Advisory Committee, E.O.A.  
Mr. Lewis Cenko, Attorney

### Business Participation

Virgil Milton, Retired Atlanta Group Manager, Sears, Roebuck & Company  
Chairman  
E. L. Simon, Auditor, Atlanta Life Insurance Company, Vice-Chairman  
Harlee Branch, President, The Southern Company  
C. A. "Art" Jenkins, Director of Industrial Relations, Lockheed  
Rolland Maxwell, President, Davison's Department Stores

### Public Information

James L. Townsend, Townsend and Associates

Public Information (continued)

Dale Clark, Director of Public Affairs, WAGA-TV Chairman  
Ray Moore, News Director, WSB-TV  
Jim Wood, News Director, WOAK Vice-Chairman

STAFF

ROOM 1204, CITY HALL

Tel. 522-4463, Ext. 430

Malcolm D. Jones, Director  
W. W. Gates, Consultant  
Mrs. Sharon Crawford, Secretary



December 4, 1967

Col. Malcolm D. Jones  
Room 1204, City Hall  
Atlanta, Georgia

Dear Col. Jones:

This is to give you notice that I wish to resign from my position effective December 31, 1967. I feel that this should give you a sufficient amount of time to locate a replacement.

My decision to resign is based on the fact that my husband disapproves of my working. He feels that I do not need to work since I am pregnant.

Sincerely,

*Mrs. Sharon Crawford*

Mrs. Sharon Crawford



## SIMMONS CONSTRUCTION

GENERAL CONTRACTORS

CORP.

629 F. STREET, N.W.

WASHINGTON, D.C.

20004 628-5793

HOME OFFICE

October 16, 1967

Mr. Malcolm D. Jones  
 Supervisor of Inspection Services  
 1204 City Hall  
 Atlanta, Georgia

Dear Mr. Jones:

I wish to apologize for taking so long to thank you for such a warm welcome to your city to establish a branch office for the sole purpose of rehabilitation.

Due to the long drawn out red tape, I have secured the necessary paper work that is required to come to your city and open up a branch office.

I will be in Atlanta on or about the 23rd of October, and will be temporarily stopping at Mr. Alexander's office, 208 Auburn Avenue. Any information or suggestions that you would deem necessary for me to establish the office and proceed immediate operations, I will be more than grateful to you and by doing so, I am confident that I can be of great assistance to the unemployment problem in your city and state.

Once again, I thank you very much and will you please be kind enough to thank the Honorable Mayor for me.

Very truly yours,

SIMMONS CONSTRUCTION CORPORATION

Ivery Simmons, President

IS/dh

*Mayor Allen*



# CITY OF ATLANTA

## HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

October 17, 1967

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

Dear Committee Member:

Our Chairman, Mr. Cecil A. Alexander, has especially requested an additional meeting of certain representatives of the Housing Resources Committee with the Planning and Development Committee to discuss specific locations for rezoning for low-income housing in connection with the city-wide Land-Use study now being developed by the Planning Department.

This meeting has been scheduled for 11:00 a.m., Monday, October 23 in Committee Room #2, Second Floor, City Hall. We hope that you can attend this meeting.

Sincerely,

A handwritten signature in cursive script that reads "Malcolm D. Jones".

Malcolm D. Jones  
Supervisor of Inspection Services

MDJ/sll

Mr. R. Earl Landers



CITY OF ATLANTA  
HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

October 17, 1967

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  
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Sincerely,

Malcolm D. Jones  
Supervisor of Inspection Services

MDJ/sll

AGENDA

Housing Resources Committee

Executive Group Meeting 10:00 a.m. September 12, 1967

Committee Rm. No. 2

1. Call to Order and General Comments - Chairman
2. Summary Report on Status of Low-income Housing Program - Jones
3. (a) Low-income Housing Requirements - Extract from CIP - Jones  
(b) Action by HRC - Chairman
4. (a) Consideration of Land Suitably Zoned for Low-income Housing - Jones  
(b) Discussion and Determination by HRC of Recommended Procedures to Assist Program (for Joint Meeting with Planning and Development Committee Sept. 29) - Chairman
5. Requests from Sponsors for Support on 3 Rezoning Petitions before Zoning Committee - Jones
6. Accelerated Procedure - Multi-family Processing by FHA - Gates
7. 5% Donation by Nonprofit Sponsors Proposed for Rent Supplement Projects - Special Notice from Urban America
8. Panel Reports - Chairman
9. Other Business (Comments on Urban America Seminar) - Chairman

MINUTES

HOUSING RESOURCES COMMITTEE EXECUTIVE GROUP MEETING

September 12, 1967

The Executive Group of the Housing Resources Committee met at 10:00 a.m., September 12, 1967, in Committee Room #2, City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee  
Dr. Benjamin E. Mays, Co-Chairman, Housing Resources Committee  
Mr. Archer D. Smith, representing Mr. Charles L. Weltner, Acting Chairman,  
Legal Panel  
Mr. Henry L. Hills, representing Mr. Lee Burge, Chairman, Finance and  
Non-Profit Funds Panel  
Mr. John Wilson, member, Finance and Non-Profit Funds Panel  
Mr. Charles F. Palmer, representing Mr. Clarence D. Coleman, Chairman,  
Public Housing Panel  
Mr. F. C. Terrell, representing Mr. Wallace L. Lee, member, Land Acquisition  
Panel  
Dr. Vivian Henderson, Acting Chairman, Land Acquisition Panel  
Mr. J. A. Alston, member, Land Acquisition Panel  
Mr. Stewart Wight, member, Land Acquisition Panel  
Dean William S. Jackson, Chairman, Social Problems Panel  
Mr. Edward S. Simon, Vice-Chairman, Business Participation Panel  
Mr. Dale Clark, Chairman, Public Information Panel  
Mr. Malcolm D. Jones, Director

Also present at the meeting were:

Mr. William S. Holland, Executive Director, CACUR  
Mr. Lester A. Persells, Associate Executive Director, Housing Authority

Mr. Alexander opened the meeting with comments pertaining to the program and then called on Mr. Jones to present the current status report of the program.

Mr. Jones stated that his office was in the process of retyping the low-income housing inventory report but had only the summary ready for this meeting (Item 2 on the agenda and document 2 in the folder which had been presented to Executive Group members). He explained that included in the inventory are apartment units being developed under conventional financing which do not cost more than \$10,000 per unit to construct, \$12,000 for each side of a duplex and \$15,000 for a single family house. He explained that the last page of the summary contains notes, some of which are especially significant. He explained that Item A of the notes gives a comparison of the status of the program on August 31, as compared with the previous report of June 28 and stated that on the whole we have lost ground in this program since the previous report two months ago.

He then called attention to the extract from the CIP report pertaining to low-income housing requirements (Item 3 on the agenda and in the folder). He also pointed out that we are not really building low-cost housing in public housing but low-income housing.

He also explained Item 4(a) on the agenda and the corresponding document in the folder passed out to Committee members, pertaining to available land suitably zoned for the low-income housing program.

At this point Mr. Alexander explained that Mr. Jones' office was understaffed to handle the statistical data required by the CIP and proposed that from here on out when someone goes to the Building Department for a permit we should try to get the Permit Desk to list what the rent on the units will be and number of bedrooms per unit; that there is no way we can require this legally; and that another thing that we need to do is to also go back to the developers now in the program and get more specific information on their plans. He proposed for this purpose that the City provide a Clerk to the Committee for not less than 3 months. He stated that he felt the structures being built are reasonably good and that his feelings are that a great deal more interest should be put in the lowest rental-purchase ranges; that we can get more in that price range from the prefabricated housing; that the carrying charges on these per month is important and we should find out what it is; that to meet the really tough part of the program means going to the City for additional help. He also asked for comments from members of the Committee.

Mr. Clark said he would support asking for more help; that he also saw a news report for housing that would rent for \$50 to \$70 per month, under the Farmers Association program; that it is in DeKalb County, and is called City Line.

Mr. Alexander stated that is a good start to get low-cost housing in the counties.

Another member stated that the Farmers Association program is also a part of the FHA program.

Mr. Palmer inquired as to the definition of low-cost housing?

Mr. Jones replied that it is essentially a matter of interpretation.

Mr. Alexander stated that is was from \$0 to \$55 per month.

Mr. Palmer commented "And they want low-income housing built under private enterprise?"

Mr. Alexander replied it is thought of now primarily as a Turnkey development.

Mr. Jones added "And even Rent Supplement".

Mr. Alexander again proposed asking the City for a Clerk and developing a form for the Building Department to get filled out at the time permits are obtained and stated that we will have to talk to Mr. Wofford about that.

A motion was made that the matter be left in Mr. Jones' hands, Mr. Yates seconded it. The matter was dropped there.

Mr. Alexander then explained that the roll of this Committee in zoning matters is not an open and shut case as to how to make recommendations to the Board of Aldermen; that we have been taking this on as a extracurricular roll to assist the developers in this program; that this has been done in several instances, but no members of this Committee have been asked to go around looking at these sites to recommend those which we consider reasonable.

Mr. Jones explained that this is what he and Mr. Gates have been attempting to do; that they have been out with the sponsors and actually looked at most of the sites and have only listed and encouraged those which they felt were practical and desirable; that in a several instances they have discouraged sponsors from submitting sites which they felt were impracticable or unsuitable.

Mr. Alexander continued that his feeling is that we should try to aid and assist the builders in this program but that we have no power to change what is going on and that we are having our proposals turned down one by one for various reasons. He stated that the approach which he felt we should take is to issue a general statement about the housing program, its needs, and the shortage of land that is now suitably zoned and to work toward getting a rezoning of the entire City, with due consideration for low-income housing needs; that as for working with the developers we should be governed by what we see is acceptable to the Board of Aldermen and the Building Department in granting permits; and further to come to some conclusion about the problems. He stated that we should also help the developers arrange meetings with the Aldermen, Departments involved and anyone who wants to talk to them about deficiencies in Community Facilities related to the housing program, which in some instances have been legitimate, such as parks, transportation, traffic, schools etc. He further stated that at the same time the urgency of this program has seemed to escape some people; that one thing which we also need is to emphasize the requirement for additional low-income housing in the neighboring cities and counties and make it clear that we are not trying to create a haven here in Atlanta for the whole country to come to and move in on this program; that this may happen, but we should try to avoid it. He stated that the CIP requirement is for replacement of houses and apartments that are unfit for human habitation. He then called upon Mr. Jones for comments.

Mr. Jones stated he feels that it we do not take a position to actively support the developers who have proposed good projects and which appear reasonable, he did not know who would; that he was personally inclined to feel that we can do a service if we as a Committee take a position on such projects; that he does not think however that many areas will be built in the City which already have a surplus of community facilities; that he has hoped that we can supply facilities such as parks, schools, playgrounds etc. simultaneous with the development of the housing projects, by relying on other Agencies and other Departments;



that those details should be checked into carefully and coordination made to provide these services as adequately as we can. He said that he felt personally that a statement from the Housing Resources Committee on each of the projects proposed for low-income housing would be helpful to the Planning Board and the Zoning Committee when they make their decisions. He pointed out difficulties which we have had in getting sites approved up to that point and explained that he and Mr. Gates (the Committee Consultant) have attempted to look at each proposed site but have been unable to follow through on all details such as checking on the adequacy of community facilities etc.; that in several instances he and Mr. Gates have discouraged sponsors for this reason or that; such as ground too rough, facilities not available etc. and that as a result, several of the sites originally proposed have never come up for rezoning. He further stated that he was inclined to feel that on those proposals for Turnkey development that it would even be well for the Planning Board and the Zoning Committee to know whether or not the Housing Authority considered the sites as favorable and suitable.

One member commented that perhaps the whole City needs to be rezoned.

Mr. Alexander replied it seemed to him that we must create additional land through purchases for the city-wide approach; that when the individual developer comes along, there should be a body looking to the interest of the whole city and it appeared to him that these things have thus far been considered only by the Board of Aldermen; that he wonders whether this is doing the program the best service? He stated that consulting with the Planning Board is also very much in order, presumably.

In referring to Item 4(a) on the agenda and the corresponding marked document in the folder, Dr. Henderson inquired if this material is what his Committee had asked for?

Mr. Jones stated that this is what the Planning Department provided in response to his panel's request; that when we got it, it came in two forms: a zoning map of the City with vacant land areas superimposed on it in orange; and a report of total land in the various zoning categories and vacant land by Land Lot and District.

Mr. Jones further explained that the Planning Department is now making a comprehensive Land-Use study to go before the Board of Aldermen with some proposed changes in the overall land-use of the City; that he felt the best thing this Committee could do now is to get its recommendations presented to the Planning and Development Committee; that we have a Joint Meeting scheduled for the 29th of September.

Mr. Alexander then told Dr. Henderson that he should meet with Mr. Jones to go over the material provided by the Planning Department, but that in trying to resolve this thing we are still short on land and those two should come up with a proposal, say in September, as to the number of acres needed and its distribution.

Dr. Henderson asked approximately how many acres does that involve?

Mr. Jones replied that the maximum density authorized for garden type apartments is 16 units per acre, but that the Housing Authority has been trying to hold that down to about 12 units per acre.

Mr. Persells stated that was correct; that 3, 4, and 5 bedroom units, which the Housing Authority particularly needs, results in reduction of the density below 16 units per acre.

Mr. Jones explained we had one project which has been approved by FHA at 16 units per acre, but it is in an Urban Renewal project; that we had a developer recently drop a project because he had bought the land expecting to develop it at the maximum authorized density of 16 units per acre and that in preliminary discussions, FHA suggested 10 units per acre.

Mr. Alexander stated that it is open to debate about how many total acres would be required; that our experience to date indicates that no more than 1/3 of the land appropriately zoned actually gets into the low-income housing program, due to turndowns by HUD, FHA, neighborhoods etc.; that to date only about 1/3 of the land zoned has found its way into this program.

Mr. Alexander stated that there appears to be a need to rezone the City at large; that there were 51 zoning petitions on the agenda recently for one meeting of the Planning Board.

Mr. Jones explained that the current zoning was especially planned for industry; that many areas were originally planned but never used as industrial, which development will not occur in the foreseeable future, and that the same applies to much of the land now zoned residential (single family development) whereas the immediate need of the City now is for low-income multi-family housing.

Mr. Persells explained that the Housing Authority has gone back over the land to consider additional parcels which could be used for the low-income housing category where changes seem to be reasonable.

\* \* \*

Mr. Alexander stated the builders have claimed that FHA procedures were holding them up; that Atlanta is one of the City's in which FHA now claims that it can process an application in less than 2 weeks; that this is a change in attitude, but the 221 d (3) program does not come within the direct line of FHA's principal insuring policy.

Mr. Alexander asked Mr. Clark if the report prepared by Mr. Gates on the accelerated procedure for multi-family processing by FHA could be carried to the press (Item 6 on the agenda, with copies in the folders) Mr. Clark indicated that it would probably be better for this type of announcement to be made by the local FHA office rather than from this Committee.

Mr. Alexander then referred to Item 7 on the agenda pertaining to the proposal in the Rent Supplement program to require nonprofit sponsors to put up 5% equity (in effect a donation); that the reason the attempt to put this thing in, is the theory that if nonprofit sponsors are financially involved in the success of their project that they will have more permanent interest in it; that Urban America's feeling is, if this is done the Rent Supplement program will die before it gets an opportunity to grow; and Urban America has suggested that those interested send telegrams to their Senators and to Senator Warren Magnuson suggesting that this approach of requiring the 5% equity will defeat the purpose of the program; that what he would like to do is to get an authorization from the Committee to sign a telegram in support of this position and to urge consideration of this matter in the final preparation of the bill.

A motion was made by Mr. Palmer, seconded and unanimously adopted asking Mr. Alexander to send such telegrams to appropriate Senators.

Mr. Clark asked if the 5% donation is a known step or a new development.

Mr. Alexander stated that it is new; that the thinking is that the nonprofit sponsor is not supposed to be getting any profit back from the project and it is asking too much of him to put up 5% equity donation to the project. Mr. Alexander also said that to give the other side of it is, that in 221 d (3) nonprofit projects one can borrow up to a 102% of the project cost and this is what you are competing with, in a sense.

Mr. Persells asked Mr. Alexander to explain the 102%.

Mr. Alexander explained what the extra 2% takes care of.

\* \* \*

Mr. Alexander again asked for and received unanimous consent to request the City for a Clerk for at least 3 months.

Mr. Alexander then called for brief reports from the Panel Chairmen.

Legal Panel - Mr. Archer Smith made a very interesting presentation of his case study and the significance of the Shaffer vs. City of Atlanta Housing Code Case, which he announced was coming up for hearing the next day.

Construction and Design Panel - As no one was present to represent this panel, Mr. Alexander explained a project which that panel was working on involving Building Codes and a System study.

Finance and Nonprofit Funds Panel - Mr. Alexander explained that this panel is working on creation of a Nonprofit Housing Development Corporation. He also mentioned the favorable comments made at the Urban America Seminar by a local banker pertaining to loans made through his bank to sponsors of nonprofit projects.

Business Participation Panel - Mr. Alexander commented briefly on his recent conference in Washington with Secretary Weaver and FHA Administrator, Brownstein, pertaining to bringing "Big Business" into the low-income housing field.

Public Information Panel - Mr. Clark commented on the ill-fated Browntown Road rezoning attempt and to a nonprofit sponsor project which is being promoted locally by the Interfaith Group of the Unitarian Universalist Congregation.

Social Problems Panel - Dean Jackson explained that the average annual income for Negroes in Atlanta is \$3600 and that the number one question is the adequacy of the number of bedrooms in rental units.

Mr. Alexander then called on Mr. David T. Edwards, sponsor of a rezoning petition for an 18 acre site on the West side of Atlanta, North of Bakers Ferry Road, S. W. (LL 24, 14th Dist. FF) to present his proposal (one of three in Item 5 on the agenda). Mr. Edwards made a good and convincing presentation. From questions asked and comments made by some members of the Committee, the Committee appeared receptive to Mr. Edwards' proposal. Formal action by the Committee however was not called for by the Chairman to endorse this project to the Zoning Committee, as had previously been requested by Mr. Edwards, as well as similar requests from sponsors of two other projects which the Committee had previously endorsed to the Planning Board. This was for reasons explained earlier in the meeting. Subsequently however, the Chairman of the Planning Board was requested to pass on to the Zoning Committee, with the Planning Boards' recommendations, a letter which had previously been written by the Committee to the Planning Board endorsing those two projects.

The meeting was adjourned at 12 noon.

*Malcolm D. Jones*  
 Malcolm D. Jones  
 Supervisor of Inspection Services

Encls: Agenda  
 Documents contained in folder provided every member present (with file copy only).