

ROGERS C. B. MORTON  
FIRST DISTRICT, MARYLAND

COMMITTEES:  
MERCHANT MARINE AND FISHERIES  
INTERIOR AND INSULAR AFFAIRS

Congress of the United States  
House of Representatives  
Washington, D.C. 20515

January 28, 1969

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

Dear Mayor Allen:

Thank you very much for your recent letter and I appreciate the opportunity which you offer to visit your city.

I plan to be out of the country on the dates of the tour of Atlanta. However, sometime I hope to have the chance to come to Atlanta to see the problems of the inner city.

Best regards.

Yours sincerely,



Rogers C.B. Morton  
Member of Congress

RCBM/jw  
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**Congress of the United States**  
**House of Representatives**  
**Washington, D.C. 20515**

January 28, 1969

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

Dear Mr. Mayor:

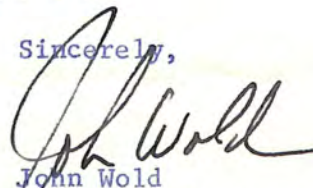
I appreciate very much your good letter of January 20, with respect to the program of visits to the large inner city of America.

I am very interested in this invitation, but I do not believe that I can take advantage of this opportunity to visit your city.

I am optimistic about the prospects for visiting either Boston or New York later in the year, and I will be interested in reading the reports of my colleagues who do visit your city.

With every good wish I am

Sincerely,



John Wold  
Member of Congress

JSW: dbd



HOUSING RESOURCES COMMITTEE

January 9, 1969

Mr. Cary S. Hooks, Director  
Federal Housing Administration  
230 Peachtree Street, N.W.  
Atlanta, Georgia 30303

Dear Cary:

It has come to my attention that in one of the Sub-Committee reports enclosed with the Housing Resources Committee Second Annual Report, December 12, 1968, in referring to the Federal Aviation Agency (F.A.A.) a typographical error was made in the statement "December 2, 1968, the F.H.A. has not answered the City's letter regarding average price for the houses". The reference was actually to F.A.A. rather than to F.H.A. All copies of the report in this office have been corrected.

We wish to apologize to you for this typographical error. I am well aware of the extensive assistance and excellent cooperation which your office has given the City on the matter to which the reference was made and I wish to take this opportunity to thank you, not only for your help on this matter but, also for your habitual cooperation with the Housing Resources Committee in the low-income housing field.

Sincerely,

Cecil A. Alexander  
Chairman

CAA/MDJ/mc

cc: Mayor Ivan Allen, Jr. ✓  
Mr. Edward H. Baxter  
Mr. Lee Burge  
Mr. Robert C. Watkins



*Joyce  
Blair  
on call*

# CITY OF ATLANTA



August 22, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman  
Housing Resources Committee  
MALCOLM D. JONES  
Housing Coordinator

Dear Members: Housing Resources Committee; and  
Low-Income Housing Coordinating Group

The September meeting of the Housing Resources Committee and the Low-Income Housing Coordinating Group will be held Thursday, September 4, 3:00-5:00 P.M. in Committee Room 2, Second Floor, City Hall.

This is a full membership meeting of the HRC and it is hoped that all members will attend.

This is a special meeting to which all the announced Candidates for Mayor have been invited by the Public Relations Panel to meet with us to state their positions on low-rent Public Housing and Federal assisted moderate income housing.

We suggest that each Panel Chairman of the HRC compile a list of several questions for presentation to respective candidates. It would be well to specify which questions are to be addressed to which candidates. Please get these lists of questions into the Housing Resources Committee Office by Thursday, August 28 and we will endeavor to get these questions to the respective candidates by August 30, in order that we may receive more comprehensive answers from the candidates.

Other interesting developments, pertaining to Operation Breakthrough will also be explained at this time.

This should be a very interesting meeting and we look forward to seeing each of you on September 4.

Sincerely,

A handwritten signature in cursive script that reads "Cecil A. Alexander".

Cecil A. Alexander, Chairman  
Housing Resources Committee

CAA/mc



## MINUTES

### Housing Resources Committee

August 14, 1969

The regular monthly meeting of the Housing Resources Committee was held at 10:30 A. M., Thursday, August 14, 1969, in Committee Room 2, Second Floor, City Hall.

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

Chairman Alexander opened the meeting by welcoming all members and guests.

He then stated that Mr. Butler Henderson, member of the Business Participation and Finance Panel has been designated to serve on the Citizens Advisory Committee of the Housing Authority and that he is working with the residents of all the low-income neighborhoods; and that he is also representing the HRC in this capacity.

The first item on the Agenda was the reports from the Panels on their 1969 proposals and plans. The Chairman called first on Mr. Ed Benson of the Construction and Design Panel.

Mr. Benson stated that the Construction and Design Panel on November 1st will present a 90-Day Report on implementing recommendations of the Eric Hill and Associates Report in the Model Cities area. Some of the recommendations are as follows:

1. Investigation of Code variances related to industrialized housing systems.
2. Recommend Public Relations activity.

The Chairman then called on Mrs. Dorothy Gibson, Chairman of the Social Aspects Panel.

Mrs. Gibson stated that the J. P. Stevens and Company are doing quite well on the placement of housing for the remaining families. She also stated that she attended a School Meeting and found out that the residents of Perry Homes do not want any more Public Housing units in this area because the schools are too crowded.



She also commented that most of the residents of some of the worst slum areas in the City had rather stay and live in the terrible conditions of these neighborhoods than to move into Public Housing.

Col. Malcolm Jones then added that on July 28th a small Housing Assistance Office was established on the grounds of the Mill property. On that date, 48 families had not been relocated. To this date, 27 of those families have been relocated. Of the remaining 21 families, 6 have been approved for Public Housing or have located housing elsewhere. As of Friday, August 8, only 15 families had not made plans for relocating.

The Chairman then called on Mr. Robert Watkins, Executive Director of the Greater Atlanta Housing Development Corporation, and asked him if his Corporation had found a way to buy and move these houses.

Mr. Watkins stated that he is working with the Atlanta Junior Chamber of Commerce trying to find a suitable site for these houses to be moved.

The Chairman then asked Mr. Watkins if there was any specific date that these houses had to be moved before they would be destroyed?

Mr. Watkins answered that the J. P. Stevens and Company would not tear down the houses as long as his Corporation was looking for a place to move these houses. He then stated that the Atlanta Junior Chamber of Commerce had hired some real estate agents to help them select a suitable site.

Col. Jones then added that the J. P. Stevens and Company had set no specific date to get these buildings moved, but the timing would have to be reasonably soon.

Col. Jones stated that the Atlanta J. C.'s have an eye on Rockdale as a possible site for relocating the J. P. Stevens and Company houses; that Mr. Bill Ogan has approached Mr. Dave Rosen, who was awarded contract for development of the Rockdale Urban Renewal project, in an effort to get some of the Rockdale site. Also that the J. C.'s are looking at the area just south of Rockdale on both sides of Grove Park Place as a possible site. Land Agent records show this area is owned by the City of Atlanta (Construction and Parks Department) and a parcel of about 8 acres which was deeded some time ago by the City to Open Door Inc. for the purpose of constructing a charitable home, which did not materialize.

The Chairman then called on Mr. Richard Harvey, Chairman of the Public Relations Panel, to make a report of his Panel.



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Mr. Harvey stated that letters had been sent to the Mayor Candidates to meet with the full Committee on September 4th from 3:00-5:00 P.M. in Committee Room 2, Second Floor, City Hall. Mr. Harvey stated that all of the Candidates have accepted, except one. He further stated that the Candidates will have 10 minutes to present their views and a 10 minute question and answer period

The Chairman then suggested that all of the Chairmen of the different HRC Panels should send their questions to the Housing Resources Committee Office at least a week before the meeting so that the questions could be sent to the respective Candidates, in order to receive more comprehensive answers from the Candidates.

The Chairman then called on Mr. Freeman Hutton of the Legal Panel.

Mr. Freeman Hutton stated that his Panel was still working closely with Mr. Pete Latimer, School Board Attorney, in attempting to get legislation enacted which would permit the School Board to lease school facilities which might be built by developers, in connection with Housing projects in order that the housing and school facilities would be available for use at the same time.

He also stated that his Panel is still working on perfecting a proposal originally made by Legal Panel member, Mr. Charles L. Weltner, that an adequate Housing staff be established as a separate housing department to provide the necessary statistical, research and professional services needed for Atlanta's overall housing program.

The Chairman then called on Dr. Benjamin E. Mays, Chairman of the Housing Locations Panel, to present a Position Paper of his Panel to the entire Committee.

Dr. Mays presented the main points of the Position Paper to the Committee members.

An amendment was suggested by Mr. Lester H. Persells, Executive Director of the Atlanta Housing Authority, that items d. and e. of the Position Paper of the Housing Locations Panel should be combined.

A motion was then made by Dr. Mays that the Position Paper be adopted, with the recommendation that items d. and e. be combined, Dr. Sidney Davis seconded the motion which was then unanimously adopted. (Encl. 1)

The Chairman then called on Col. Jones to present a proposed Resolution on action on the NDP Program for 1970. Col. Jones passed out copies of the proposed Resolution (Encl. 2) which was unanimously adopted.



Mr. Bruce Gruber, a representative of Interfaith, asked if all the area in areas such as Plunkettown, etc. were owned by the residents of these areas.

The Chairman answered by stating that some of the land is owned by the residents who still live in these areas and that some of the land is owned by people who were residents in these areas but have moved out and have done nothing about their property.

Dr. Mays stated some of the Emory Medical Students have set up a clinic in the Plunkettown area to try to help those people in every way that they can. He also stated that the people in Plunkettown are a little unreceptive, because they have been promised so much for so long and nothing has been done.

Mr. Charles Stinson, Director of the Community Services, Atlanta Urban League, stated that 40% of the residents in Plunkettown do own their property; 20% own land, but do not live in the Plunkettown area; and that the majority of the residents want to leave the Plunkettown area.

The Chairman then called on Mr. Jack Linville, Planning Department and Mr. Charles Stinson, Director of the Community Services, Atlanta Urban League, to make a joint briefing of the Southwest Atlanta Zoning Study prepared essentially by Georgia Tech Planning Students under Professor Rupnow, working with various citizens groups of the area.

It was assumed that the dominating influence governing the study was the desire of single-family home owners in the area to limit apartment developments and to keep out low-income housing. The plan as proposed made no specific provision for low-income housing development, but provided for limited apartment developments along the northern periphery only and an extremely small amount of existing R-5 zoning, suitable for low-income single-family housing development. The plan further proposed that the two largest apartment zoned tracts in this area be rezoned for single-family (much of those areas under consideration is not suitable for single-family development). Although the Housing Resources Committee had originally offered its services and assistance in the development of this project, this Committee was not called upon to participate in this project.

The Chairman then discussed in some detail Operation Breakthrough explaining the principal elements involved and incentives being offered by HUD to Cities which may be selected for Prototype housing sites and the general advantages of such selection.

A staff paper prepared in the HRC Office pertaining the significant features involved was distributed to members of the Committee. (Encl. 3)

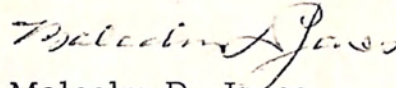


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After considerable discussion, motion was made by Mr. Bob Watkins, seconded and unaminously adopted recommending that the City make application for a Prototype housing site and enter wholeheartedly into Operation Breakthrough.

The meeting was adjourned at 12:00 P. M.

Respectfully submitted,



Malcolm D. Jones  
Housing Coordinator

mc

- Encls:
1. Position Paper - Housing Locations Panel
  2. Resolution - NDP Program for 1970
  3. HRC Staff Paper on Operation Breakthrough



Position Paper

HOUSING LOCATIONS PANEL

Housing Resources Committee

For families in the lowest income brackets, \$3,000 and below, which is generally considered poverty level, low-rent Public Housing has to date been the only current means of providing standard housing.

Other Federal assisted programs, such as the FHA 221 d(2) (Single-family home ownership); the 221 d(3) (Thus far the work horse of the multi-family low-income housing program); and the 235, 235 (j) and 236 programs authorized in the 1968 Housing Act, are all designed to provide standard housing for those families whose incomes are just above the Public Housing level but not sufficient to enable them to compete for standard housing in the private enterprise open market, as it is now constituted.

Recent survey, conducted by a private group, showed that more than 80% of the existing and projected Public Housing units in the Atlanta Metropolitan area are located within the City of Atlanta. Furthermore, the FHA 221 d(3) moderate income housing program is prohibited by Federal law from going in any area that does not have a certified Workable Program. (None of the Counties in the Atlanta Metropolitan area have certified Workable Programs.) This restriction however does not apply to the FHA 235 or 236 moderate income housing programs authorized by the 1968 Housing Act.

Since the metropolitan area outside the Atlanta City Limits provides job opportunities and employment for such a large portion of the Atlanta Metropolitan population and constitutes the primary base for the growth of the Metropolitan area, it is only just and reasonable that low-rent Public Housing units and Federally



Page Two

assisted moderate income housing be more equitably distributed beyond the City Limits of Atlanta.

At the present time, in Atlanta's current housing program, locations are needed for 2,261 Public Housing units to meet reservations already requested by the City and approved by the Housing Assistance Administration of HUD. Also, Federal reservations and sites are needed for an additional 1,936 Public Housing units in order to meet the City's 5-year goal in this important category.

Under existing Federal policies, the Housing Authority of the City of Atlanta is authorized to produce (build, buy or lease) and operate Public Housing units within 10 miles distance of Atlanta City Limits, provided the locations are not within the jurisdiction of another legally constituted Housing Authority and if the governing body of the administrative jurisdiction in which the developments are to be located consents and agrees to provide the necessary community facilities.

Since the FHA 235 and 236 housing programs do not require Workable Programs nor formal agreement by the local administrative bodies to provide community facilities, there is an opportunity under these programs for developments to be located in almost any administrative jurisdiction within the Atlanta Metropolitan area.

We, members of the Housing Locations Panel of the Housing Resources Committee, believe that adequate physical sites exist (but not without serious problems as to availability), both within the City Limits of Atlanta and in the unincorporated areas of adjacent counties, to meet current and future low-income housing needs, without detriment to any group or neighborhood. However,



many tests such as zoning, government agency approval, price, utilities, and availability must be passed. These tests greatly limit site acquisition. We also feel that not all future Public Housing units or Federally assisted moderate income housing should be located within the City of Atlanta.

We further feel that within the City of Atlanta, Public Housing should be dispersed and that Public Housing developments outside the City should be located near sources of employment for the occupants, in developments of not to exceed 200-300 units each.

We also believe that home ownership for both moderate and low-income families should be encouraged, where ever possible and that private enterprise should continually be encouraged to produce needed housing in all categories. We welcome all efforts to produce housing through private enterprise and hope that ways and means will be found to create housing through this traditional method.

We further feel that Atlanta urgently needs a comprehensive review of the Zoning Ordinance and complete rezoning of the entire City (not done since 1954) in order to best meet the City's needs in many fields, to include adequate provision for low-income housing of all categories.

Since residential construction is largely channeled cost-wise in economic strata, through requirements on minimum lot sizes authorized for respective Zoning Districts, thereby limiting upper brackets on construction costs which are practical for the various categories, it follows that apartment zoning might just as logically also have several categories, with some particular categories geared to low-rent Public Housing and to Federally assisted housing programs, such as the FHA 221 d(3), 235 and 236.



We therefore recommend and urge the following:

- a. Prompt mutual cooperation and assistance of public bodies in the Atlanta Metropolitan area in providing adequate sites for low-income housing, including Public Housing, preferably in small developments not exceeding 200-300 units each, distributed throughout the Atlanta Metropolitan area and insofar as feasible, in reasonable proximity to sources of employment for the occupants.
- b. That home ownership projects be sponsored and encouraged where ever possible for both moderate and low-income families.
- c. That private enterprise seek to enter the field of low-income housing.
- d. That a comprehensive review and rezoning of the entire City of Atlanta be made as soon as possible to meet the constantly expanding needs of the City; and  
  
That consideration be given to establishing separate apartment zoning categories for Federal assisted multi-family housing developments.
- e. That the Housing Authority of the City of Atlanta actively seek appropriate locations, both within and outside the City Limits of Atlanta, with view to establishment and operation of Public Housing developments thereon in groups of not to exceed 200-300 units each.
- f. That the Housing Locations Panel of the Housing Resources Committee meet and confer with County Commissioners of adjoining counties, encouraging their cooperation and active participation in locating some low-rent Public Housing units and moderate income housing developments in appropriate locations within their respective jurisdiction.



SIGNED:

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## RESOLUTION

by the

Housing Resources Committee

SUPPORTING THE NEED FOR HIGHLY CRITICAL DEPRESSED AREAS, INCLUDING LIGHTNING AND PLUNKETTOWN, IN THE NEXT NDP APPLICATION FOR EXECUTION IN 1970.

WHEREAS, There are several highly critical and relatively limited depressed areas in Atlanta of extremely substandard housing, such as PLUNKETTOWN, LIGHTNING, HUFF ROAD and SPRING AVENUE, N. W. ; and

WHEREAS, The most appropriate and feasible approach toward elimination of the substandard conditions in these areas in clearance and redevelopment of these areas through the NDP program; and

WHEREAS, Potential non-cash grants-in-aid credits for the above stated areas are very limited; and

WHEREAS, The substandard physical conditions in these areas are of such long standing with little real effort made in the past to correct them; and

WHEREAS, The City cannot eliminate its principal areas of substandard conditions and inferior dwellings until these areas have been brought under NDP treatment; and

WHEREAS, The City of Atlanta has a surplus of approximately \$2.2 million in non-cash grants-in-aid credits in the Conventional Urban Renewal program.

NOW THEREFORE, BE IT RESOLVED by the Housing Resources

Committee:

- a. That the Planning and Development Committee of the Board of Aldermen be and are hereby requested to include the specific areas listed above, in the City's NDP application for Execution in 1970; and
- b. That the Mayor and Board of Aldermen be and are hereby requested to approve the inclusion of these areas for Execution in the next NDP application of the City of Atlanta; and
- c. That although we encourage and appreciate the efforts of other neighborhoods to improve their areas through the NDP program, if we are to eliminate the worst slums in the City, additional and less deteriorated areas should not be placed in priority above the areas listed in this Resolution, for inclusion in the next NDP application for execution in 1970, but rather that special efforts be made to also include such worthy areas.
- d. That the Federal Government (HUD) be formally requested by the Mayor to authorize utilization of a reasonable portion of Atlanta's surplus credits in its conventional Urban Renewal program to help meet the local share of NDP activity in these particular areas.



## HOUSING RESOURCES COMMITTEE

August 5, 1969

Subject: Operation Breakthrough

### INFORMATIONAL DATA

This is a HUD sponsored housing project designed to create a working partnership of Federal, State and local governments, labor, industry, the financial community, home builders and consumers.

One prototype site is to be selected in each HUD Region (possibly two in two Regions).

Prototype sites may be proposed by State, County or City Officials, housing authorities, private developers or financial institutions. However, proposals must be endorsed and supported by appropriate elected officials.

Proposals (involving considerable detail) must be submitted to HUD, Washington, D. C., by September 19, 1969.

Design and development contracts will be awarded to those submitting the best and most promising proposals.

Developments are to be planned and managed by HUD and will include mixed type housing for use by mixed economic levels and with racial integration.

Sites may vary from 5-30 acres, with expectation of development of up to 100 units.

The following are some of the more pertinent requirements:

- a. Willingness to adjust codes as necessary and to accept building and land use concepts developed in Operation Breakthrough.



- b. That necessary services and facilities are available or readily accessible.
- c. Arrangements for bringing the land under federal control and management.
- d. Overall site planning will be performed by a planning organization selected by HUD.
- e. Arrangements for eventual disposition of the tract and prototype housing after prototype period.
- f. Considerable detailed specific data is required to be submitted with the proposal.

Particular advantages to cities and programs available to be used in support of the Breakthrough are shown in attached. (Enclosures 1 and 2.)

#### COMMENT

It appears that this is perhaps the best means of obtaining local demonstration of housing innovations, techniques, materials, methods of construction and experimentation in overcoming unnecessary code restraints.

If Atlanta could be selected as one of the prototype sites, it would serve to keep the City in its already respected position of leadership in the housing field.

It would be very appropriate and helpful if one of the leading banks or Building and Loan Associations in Atlanta would sponsor this program and file application for a Regional Prototype site. However, in view of the short time available for filing application and the many innovative approaches involved in the project, it will probably be more practical for it to be undertaken by an existing public organization, such as the Housing Authority.



RECOMMENDATION

That the Housing Authority of the City of Atlanta be requested to select a suitable site and submit an application for a Regional Prototype Site Under Operation Breakthrough.

Encls: As Listed



## BREAKTHROUGH FOR CITIES

BREAKTHROUGH provides the city a greater opportunity to take initiative in solving its own problems. It affords:

- Priority consideration for subsidized BREAKTHROUGH housing and supportive programs in urban renewal, planning, water and sewer, and community facilities.
- The opportunity to relieve urban congestion and resulting urban tensions.
- The opportunity to increase the supply of housing for low- and moderate-income families in urban renewal, neighborhood development and Model Cities areas in accordance with 1968 Housing Act requirements.
- An increased housing inventory subject to property taxes.
- The opportunity to use and implement the results of city planning programs.
- Increased markets to attract new industry and supporting businesses.
- New employment opportunities.
- A meaningful working partnership with State government and the private sector.

HUD is depending upon mayors and public and private local agencies to:

- Participate in the market aggregation process described in the previous section.
- Evaluate HUD market data on the area and supplement it with information and materials from local organizations such as the Housing Authority, Redevelopment Agency, Zoning Board, Board of Realtors, Chamber of Commerce and others.
- Review and revise local ordinances, codes and regulations which impede the application of new and tested housing systems and methods.



APPENDIX A

HUD has available many programs which would be used in support of the BREAKTHROUGH approach, these include:

A. Planning Assistance Programs

Comprehensive Urban Planning (Section 701)

Model Cities

New Communities (Title IV)

Community Renewal Program

B. Financial Assistance Programs

Interest Subsidies on Home Mortgages (Section 235)

Interest Subsidies on Rental and Cooperative Housing Mortgages (Section 236)

Rent Supplement Program

Home Ownership Mortgage Insurance

Leased Public Housing (Section 23)

Direct Loan Programs (Sections 221(d)(3) and 221(d)(4))

Neighborhood Development Program (Section 501)

Housing for the Elderly (Section 231)

Experimental Housing (Section 233)

Public Housing (including Turnkey)

Urban Renewal Program

C. Community Development Assistance

Water and Sewer Grants (Section 702)

Neighborhood Facilities (Section 703)

Open Space and Urban Beautification (Sections 702(a) and 706)

Public Facility Loans



August 7, 1969

MEMORANDUM

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

Atlanta is at this moment on the verge of a major breakthrough in construction of low and moderate income housing - perhaps the best opportunity we have had yet. If successfully pursued, within a very short time Atlanta could probably obtain firm commitments for all the low and moderate income housing it will need in the next 5 years and thus maintain its ascendancy and leadership in the housing field.

If we pass up this opportunity now, we will soon be passed by and major national and local developers will concentrate on cities in which they can readily obtain suitable land sites, appropriate zoning and land costs which they can live with.

Some examples of recent serious and still current interests in establishing substantial housing projects in Atlanta are shown in the attached summation.

There are also a number of other less prominent developers who are desirous of constructing low and moderate income housing in Atlanta, if suitable sites and neighborhood and political acceptance can be obtained.

It thus appears that the Administration of the City should take a good look at the current situation, as illustrated in the attached, and make a major policy decision soon as to which direction the City should move in the housing field - whether to let things ride as they are, with little or no encouragement or positive assistance from the Housing Authority, Housing Resources Committee and Model Cities to substantial potential developers now seriously interested in becoming active in the housing field in Atlanta; or whether, to attempt to overcome the political obstacles and provide these potential developers with encouragement and real assistance in getting suitable locations, neighborhood acceptance and obtaining necessary commitments through FHA and the local Housing Authority.



Mr. Cecil A. Alexander  
August 7, 1969  
Page Two

A very helpful and practical interim procedure, would be for the Greater Atlanta Housing Development Corporation to buy now and bank suitable tracts of land for later disposition to nonprofit and or profit motivated developers for eventual construction of low and moderate income housing.

The opportunity seems to be available now. Shall we take advantage of it or not?

Respectfully,

Malcolm D. Jones  
Housing Coordinator

MDJ/mc

Encl: Examples of current housing interests in Atlanta

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



# HOUSING RESOURCES COMMITTEE

## Examples of Current Housing Interests in Atlanta

August 7, 1969

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1. Dale Shapiro  
Urban Systems Research and Engineering, Inc.  
20 State Street  
Boston, Massachusetts

This organization is following up on recommendations contained in the Kaiser report pertaining to certain tentative locations listed in the Model Cities area. This firm is interested primarily in obtaining sites through Public bodies for low-rise housing development and would like to obtain a suitable site in Atlanta Model Cities area.

2. Miss Marion Morris and Mr. Robert J. Corietta  
Field Operations  
Modular Building Program  
Urban Systems Development Corporation (USDC)  
Crystal Plaza Building 1  
2001 Jefferson Davis Highway  
Arlington, Virginia 22202

This firm is interested in obtaining a suitable Industrial site (about 10 acres) in Atlanta for erection of a modular housing plant; also interested in obtaining apartment zoned land for erection of town-houses; also single family. This firm is understood to be a subsidiary of Westinghouse.

3. Alan L. Hoffman, Chief Executive Officer  
National Housing Council  
Suite 403, Plaza One Building  
One Main Plaza East  
Norfolk, Virginia 23510

See attached news article, from the Times Herald, Newport News, Virginia, July 22, 1969. Mr. Hoffman has informed me that his Group has a commitment to HUD to produce 25,000 housing units and frankly admitted that they are looking for cities which will cooperate with them in making suitable sites available, obtaining appropriate zonings and reasonable cooperation on Codes. They are interested primarily in apartments both low and high-rise. He reports little enthusiasm or encouragement from the Housing Authority.



4. Mr. Ray Watt, President  
National Housing Partnership Corporation  
Washington, D. C.  
Tel. Area Code 202 - 638-6840; and

Mr. Philip N. Brownstein  
Parsons, Tennent and Zeidman  
Attorneys and Counselors  
Suite 900, 1025 Connecticut Avenue, N. W.  
Washington, D. C. 20036

This organization was authorized by the 1968 Housing Act and is just now getting organized for business. This corporation expects to have firm commitments by October this year of \$50,000,000 which it proposes to invest, in partnership with substantial local building interests, in major cities (including Atlanta) for low and moderate income housing developments, including the Rent Supplement program.

5. Breakthrough - A HUD sponsored and subsidized prototype project.

This project proposes selection of at least one prototype housing site in each Region of HUD (possibly 2 sites in 2 of the Regions) and is designed to create a working partnership of Federal, State and local governments, labor, industry, the financial community, home builders and consumers.

Proposals for participation in the program may be made by local city officials, housing authorities or sponsored by private developers or financial institutions, but must be endorsed and supported by the appropriate elected officials - Governor, Mayor or County Commissioners. Applications must be submitted to HUD by September 19 and require quite involved administrative details. Suitable sites must be made available, (5-30 acres to accommodate up to 100 units), agreement to place under Federal control and management, make necessary adjustments in codes and arrangements made for eventual disposition of the tract and prototype housing.

In view of Atlanta's widely publicized leadership in the low and moderate income field, it would appear desirable for the City to make application (perhaps through the Housing Authority) for one of these Regional Prototype sites.

6. Jim Holec International  
Pharr Road in Buckhead  
Tel. 237-2340

This gentleman claims to represent both United States and European money interests. He has control of the Seventh Day Adventists tract on Kimberly Road, already zoned for apartments, and which he would like to develop for Public Housing, but reports little cooperation or interest from the Housing Authority. He claims he has committed \$7,000,000 in the last 3-4 months and still has \$5,000,000 to commit, which he would like to put in housing projects in Atlanta. His firm has recent substantial developments in Beria, Kentucky; Bambridge, Connecticut and in the Congo.



7. Mr. Nicholas Berryman  
Adams-Cates Company, Realtors

Has a 21 acre site, zoned A-1, off South Expressway just south of the Vocational School which he applied to the Housing Authority last May for commitment for Public Housing. He claims that the Housing Authority has shown little or no interest and only about 3 weeks ago asked the Planning Department for an opinion and availability of City Services. July 29, Mr. Berryman requested assistance of this office in getting a reply to the Housing Authority from the Planning Department.

Also, Mr. Berryman is involved in the annexation to the City of the site West of Kimberly Road, opposite the Seventh Day Adventists' property, and has applied to the Housing Authority for commitments for Public Housing. This property is zoned Apartments, Residential and small amount of Commercial. The prospective developers do not propose to ask for rezoning but are willing to develop as is, and furthermore to build a pumping station at their expense and dedicate it to the City, to lift the sewage over Kimberly Road to existing out fall sewer; or to contribute \$100.00 per unit to the City to help pay for sewer facilities.

8. Mr. W. L. Moore, Attorney and Builder  
Rhodes-Haverty Building  
Atlanta, Georgia  
Tel. 523-0595

Has applied to the Housing Authority for commitment for about 500 Public Housing units on a 57 acre tract he controls south of Cascade on Harbin Road, which tract is already zoned for Apartments.

9. The Atlanta J. C.'s (Mr. Bill Ogan Tel. 521-1971)

This local organization is currently seriously trying to obtain a suitable tract of land on which to relocate some 320, or portion thereof, single-family houses now on the J. P. Stevens and Company property, which are available for relocation and rehabilitating under FHA programs. These houses are basically sound, range from 1 bedroom to 4 bedrooms and can be obtained from the J. P. Stevens and Company for practically nothing.

10. Mr. Gaston J. Greil, Senior Vice-President  
Algerman Blair, Inc., Contractor  
P.O. Box 749  
Montgomery, Alabama 36102  
Tel. 205 - 263-1616

This gentleman is interested primarily in obtaining apartment zoned land that will be politically acceptable to the City on which to build Federally assisted low and moderate income housing.



11. Mr. Clinton E. Jones, Field Engineer  
Georgia-South Carolina District  
Portland Cement Association  
Tel. 404 - 688-4376; and

Mr. Jim Forrest, President  
Corewall Corporation  
P. O. Box 16  
McDonough, Georgia 30253  
Tel. 957-5626

These people are interested in building a factory in Atlanta for production of precast concrete modules; and in construction of experimented housing units, preferably in the Model Cities area, using this method.

12. Mr. Stanley Ashley and  
Mr. Richard Bell  
Pope and Carter Company, Inc.  
John Hancock Building  
Tel. 522-9491

This local firm has an exclusive on a 33.6 acre tract at the intersection of Carroll Road and Harvill Road, N. W., which they are offering for sale. This property is adjacent to a recently acquired elementary school site, has access to sewer and lies beautifully. It's current zoning is M-1 (the extent of which is for in excess of industrial use needs in this general area in the foreseeable future).

This property is in a racially mixed area, and would provide an ideal location for a prototype housing site under operation breakthrough, which development should have a strong influence on stabilizing this area.

Encl: News article (See item 3)



# METRO NEWS

THE TIMES-HERALD, Newport News, Tuesday, July 22, 1969

## DOWNTOWN APARTMENTS

# FHA Ready To Approve Tower Plan

By MADGE WILSON  
TIMES-HERALD STAFF WRITER

Federal Housing Administration (FHA) approval is expected shortly to give a major forward thrust to plans for high-rise luxury apartments on West Avenue overlooking the James River in downtown Newport News.

Arrangements have been under way since January when Newport News City Council accepted the proposal of Alan A. Hoffman of Norfolk and Leon H. Perlin, Newport News, for purchase and development of the property, which is now a metered parking lot. The site has been incorpor-

ated into Downtown Renewal Project No. 3, adding residential aspects to the revitalization which has the new City Hall as its focal point.

Final details toward FHA clearance of the developers' loan application were worked out last week at a meeting in the office of NNR&HA director J. Allen Charles.

Present were A. R. Ferry, FHA representative in Norfolk; Mrs. Beatrice Solomine, liaison between FHA and urban renewal in the U.S. Department of Housing and Urban Development, and Miss Judith Lang, urban renewal representative of HUD, both

from the Philadelphia regional office.

Vice Mayor B. M. Millner and Councilman O. J. Brittingham, members of the council committee which negotiated the property sale agreement, also were on hand.

Charles reported today Ferry has sent his endorsement of the project to the Norfolk office of FHA, an intermediate step toward approval from the main office.

According to Hoffman, plans for the 15-story structure are in "good shape," although he declined to guess when it might actually be under construction.

The FHA, he said, must

check and approve each step - including the physical drawings - before it releases the money. That could take several weeks, Hoffman pointed out.

In addition, the City of Newport News standards for construction and zoning must be met.

However, getting FHA approval of the application for loan for the project is a major breakthrough in the effort which has been going on quietly for the past six months.

Hoffman and Perlin, under the name of Newport News Tower, are envisioning an expenditure of some \$3 million. The property itself, between

27th and 28th Streets adjacent to Christopher Newport Park, will cost \$76,000 - \$1.50 per square foot.

Under the agreement with the city, construction must be underway within six months after deed has been transferred, but Millner explained the title will not change hands until the prerequisites of financing and related details are met . . . to insure that the project will be carried out.

Newport Towers will have 135 apartments - 79 one-bedroom, 46 two-bedroom and 10 three-bedroom - each with its own balcony and positioned to afford a view of the river.

There will be 135 on-premise

parking spaces and 1,000 square feet of street-level area for professional and commercial use. A swimming pool, recreation room and laundry facilities also are included.

Main entrance will be on 28th Street and doorman service is planned. The entire building will be served by an intercommunications system. Rents will cover all utilities, including electricity.

Hoffman is one of the developers of the Golden Triangle Motor Hotel in Norfolk and currently is developing Fort Nelson Towers, a similar residential project in Portsmouth's renewal area.



*Mayer Allen*

HOUSING RESOURCES COMMITTEE

August 5, 1969

Subject: Operation Breakthrough

INFORMATIONAL DATA

This is a HUD sponsored housing project designed to create a working partnership of Federal, State and local governments, labor, industry, the financial community, home builders and consumers.

One prototype site is to be selected in each HUD Region (possibly two in two Regions).

Prototype sites may be proposed by State, County or City Officials, housing authorities, private developers or financial institutions. However, proposals must be endorsed and supported by appropriate elected officials.

Proposals (involving considerable detail) must be submitted to HUD, Washington, D. C., by September 19, 1969.

Design and development contracts will be awarded to those submitting the best and most promising proposals.

Developments are to be planned and managed by HUD and will include mixed type housing for use by mixed economic levels and with racial integration.

Sites may vary from 5-30 acres, with expectation of development of up to 100 units.

The following are some of the more pertinent requirements:

- a. Willingness to adjust codes as necessary and to accept building and land use concepts developed in Operation Breakthrough.



- b. That necessary services and facilities are available or readily accessible.
- c. Arrangements for bringing the land under federal control and management.
- d. Overall site planning will be performed by a planning organization selected by HUD.
- e. Arrangements for eventual disposition of the tract and prototype housing after prototype period.
- f. Considerable detailed specific data is required to be submitted with the proposal.

Particular advantages to cities and programs available to be used in support of the Breakthrough are shown in attached. (Enclosures 1 and 2.)

#### COMMENT

It appears that this is perhaps the best means of obtaining local demonstration of housing innovations, techniques, materials, methods of construction and experimentation in overcoming unnecessary code restraints.

If Atlanta could be selected as one of the prototype sites, it would serve to keep the City in its already respected position of leadership in the housing field.

It would be very appropriate and helpful if one of the leading banks or Building and Loan Associations in Atlanta would sponsor this program and file application for a Regional Prototype site. However, in view of the short time available for filing application and the many innovative approaches involved in the project, it will probably be more practical for it to be undertaken by an existing public organization, such as the Housing Authority.



RECOMMENDATION

That the Housing Authority of the City of Atlanta be requested to select a suitable site and submit an application for a Regional Prototype Site Under Operation Breakthrough.

Encls: As Listed



## BREAKTHROUGH FOR CITIES

BREAKTHROUGH provides the city a greater opportunity to take initiative in solving its own problems. It affords:

- Priority consideration for subsidized BREAKTHROUGH housing and supportive programs in urban renewal, planning, water and sewer, and community facilities.
- The opportunity to relieve urban congestion and resulting urban tensions.
- The opportunity to increase the supply of housing for low- and moderate-income families in urban renewal, neighborhood development and Model Cities areas in accordance with 1968 Housing Act requirements.
- An increased housing inventory subject to property taxes.
- The opportunity to use and implement the results of city planning programs.
- Increased markets to attract new industry and supporting businesses.
- New employment opportunities.
- A meaningful working partnership with State government and the private sector.

HUD is depending upon mayors and public and private local agencies to:

- Participate in the market aggregation process described in the previous section.
- Evaluate HUD market data on the area and supplement it with information and materials from local organizations such as the Housing Authority, Redevelopment Agency, Zoning Board, Board of Realtors, Chamber of Commerce and others.
- Review and revise local ordinances, codes and regulations which impede the application of new and tested housing systems and methods.



APPENDIX A

HUD has available many programs which would be used in support of the BREAKTHROUGH approach, these include:

A. Planning Assistance Programs

Comprehensive Urban Planning (Section 701)

Model Cities

New Communities (Title IV)

Community Renewal Program

B. Financial Assistance Programs

Interest Subsidies on Home Mortgages (Section 235)

Interest Subsidies on Rental and Cooperative Housing Mortgages (Section 236)

Rent Supplement Program

Home Ownership Mortgage Insurance

Leased Public Housing (Section 23)

Direct Loan Programs (Sections 221(d)(3) and 221(d)(4))

Neighborhood Development Program (Section 501)

Housing for the Elderly (Section 231)

Experimental Housing (Section 233)

Public Housing (including Turnkey)

Urban Renewal Program

C. Community Development Assistance

Water and Sewer Grants (Section 702)

Neighborhood Facilities (Section 703)

Open Space and Urban Beautification (Sections 702(a) and 706)

Public Facility Loans



HOUSING RESOURCES COMMITTEE

August 5, 1969

*Don Smeat*

*To Don Smeat*

*Net 06*

*(Signature)*

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Public Facility Loans



*Jones*  
*Allen*  
*Allen*

CITY OF ATLANTA

July 31, 1969



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman  
Housing Resources Committee  
MALCOLM D. JONES  
Housing Coordinator

Dear Members: Executive Committee; and  
Low-Income Housing Coordinating Group

The August meeting of the Executive Committee, HRC, and the Low-Income Housing Coordinating Group will be held Thursday, August 14 at 10:30 A. M. in Committee Room 2, Second Floor, City Hall.

We propose to include in the Agenda a brief presentation of Southwest Atlanta Zoning Study recently prepared by the Georgia Tech Class of City Planning 603, under direction of Professor Roger Rupnow, with assistance from the Federation of Southwest Clubs and the Atlanta City Planning Department.

Other interesting developments will also be discussed.

We particularly want each of our working Panels to present at this meeting a written report of its program for the remainder of this calendar year, together with specific recommendations, in its general field of activity and responsibility, to the HRC for accomplishment during the remainder of 1969, as generally discussed in our previous Panel meetings.

Unless we establish at this meeting positive programs and goals of respective Panels for accomplishment this year, there will not be enough time left in which to meet our objectives.

In addition, the Public Relations Panel is most anxious to know the plans and programs of other Panels in order that it may block out a comprehensive supporting Public Relations program for the remainder of the year.

We look forward to each of you meeting with us August 14. A return address postal card is enclosed for your convenience in informing us whether you will be able to attend the meeting.

Sincerely,

A handwritten signature in cursive script that reads "Cecil A. Alexander".

Cecil A. Alexander, Chairman  
Housing Resources Committee

Encl: Return address postal card



## MINUTES

### HOUSING RESOURCES COMMITTEE

July 17, 1969

The regular monthly meeting of the Housing Resources Committee was held at 10:30 A.M., Thursday, July 17, 1969, in the main auditorium of the John O. Chiles Home at 435 Ashby Street, S.W.

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

Chairman Alexander opened the meeting by greeting and thanking all the members for attending the meeting.

The Chairman then asked if the members would rather meet at different places such as Public Housing Projects, etc., than to meet at the same place every month. He explained that if meetings were held at other places, the meetings could be educational. There was general concurrence for holding some meetings at other places than the City Hall.

The Chairman then called on some of the Chairmen of the different Panels for reports on the activities of their Panels. He called first on Mrs. Dorothy Gibson, Chairman of the Social Aspects Panel.

Mrs. Gibson stated that she made a telephone survey of five different organizations to find out their reaction as to the need for emergency housing. She called the Butler Street YMCA, Urban League, Atlanta Police Department and the Community Council. Mrs. Gibson also stated that she then called the Salvation Army to get their reaction. The Salvation Army stated that they do not feel that there is much need for emergency housing; and that most of the Salvation Army Shelters are inadequately staffed and cannot provide any more shelters for emergency cases.

Mrs. Gibson stated that the Community Council recommended to its Executive Committee for emergency assistance on all needs.

She then stated that the Salvation Army has an apartment type hotel, (four units) to rent at 44 Delta Place, N.E., near Euclid Ave. and Edgewood Avenue, but that the Salvation Army will not rent it out unless they have more staff and that they will not rent to just anybody.

Tom Gibson, son of Mrs. Dorothy Gibson, was then called on by Mrs. Gibson to make a report in conjunction with Mrs. Gibson report.



Mr. Gibson made a report of a survey he had conducted of part of the personnel of the J. P. Stevens and Company. He reported that there were 269 houses and out of the total number there were 169 vacant and 100 still occupied.

He stated that he visited 62 houses for questioning and that 33 of these were vacant. Eleven were occupied but heads of households were not available; that he questioned 18 heads of households.

As a result of the questioning, 45% did at that time have definite plans for new housing before the deadline of September 1, 1969; 37% had looked for new housing without success; 18% had not sought new housing; and that 0% were moving to public housing (only one man had even applied and said he received no answer).

As for finding jobs, 100% of the people in this area stated that J. P. Stevens had helped them to find new jobs and 11% said that Stevens had helped in finding new housing.

There was an average number of 2 children per house. The average rent for the houses in the J. P. Stevens property was \$25.00, which had been taken directly from the individuals' paychecks.

The Chairman then pointed out that the Veterans Administration 48 Hospital is vacant and the houses around the hospital that were the staff quarters are also vacant. He stated that a meeting was held July 16 with Mr. William Allison, Executive Administrator of EOA, and Col. Malcolm D. Jones regarding this location. There is open land for play area that would make this place ideal for emergency housing. General Services Administration (GSA) and EOA are working together to find some way to fund this project so that it may be used as temporary emergency housing.

Mr. Jones then commented on a telephone conversation he had received that day from Mr. Golden, Plant Manager of the J. P. Stevens and Company. Mr. Golden stated that the majority of people were simply staying and taking advantage of the free rent and utilities until the first of September. Mr. Golden did state that some of the Elderly and families with many children are having a hard time finding apartments that will take them. Mr. Golden suggested that a Housing Assistance Office be set up to help these families in finding other places to live. He also stated that he would send notices around to these people indicating place and location of this office. He would have a representative of the J. P. Stevens and Company to work with the City, EOA (presumably Mr. Hess's Office) and a representative of the Housing Authority; that he would like for this office to be set up on the 28th of July or no later than the first Monday in August.



The Chairman then called on Mr. Robert Watkins, Executive Director of the Greater Atlanta Housing Development Corporation, a nonprofit housing sponsor, to see if his Corporation can do anything about this situation. Mr. Watkins stated that the Junior Chamber of Commerce is working with him on this project and that they are trying to buy these homes, relocate them and rehabilitate them.

The Chairman then asked Mr. Watkins if there is any practical way the houses could be moved to another site? Mr. Watkins stated he believed so.

Mr. Augustus Sterne, Co-Chairman of the Housing Locations Panel, stated that the Committee should talk to Mr. Ed Harrison.

Mr. Alexander then called on Mr. Les Persells, Executive Director of the Housing Authority and asked him if he could provide a representative from the Housing Authority to work with the J. P. Stevens project.

Mr. Persells stated that he could provide 2 or 3 people but it would be on a part-time basis because of a shortage in personnel. He then stated that he could provide a full-time employee for about \$30.00 a day.

The Chairman then called on Mr. Ed Benson to make a report for the Construction and Design Panel.

Mr. Benson stated that Mr. Jim Wright and Mr. A. T. Connell made a presentation to his Panel for a proposal for an Urban Design Study within the Model Cities area. The Construction and Design Panel was asked to endorse their request to the Model Cities Executive Board for funding of the proposed study.

The Panel did not feel that the proposal as presented was specific enough to warrant endorsement. Mr. Benson stated that he and Mr. Frank Clarke, Georgia Tech, were requested to check further with Mr. Wright and Mr. Connell concerning the proposal. He stated that now they are satisfied that this is a worthwhile proposal and it is therefore the recommendation of the Construction and Design Panel that the Housing Resources Executive Committee either endorse the proposal themselves or permit the Construction and Design Panel to endorse this proposal to the Model Cities Executive Board.

A motion was made, seconded and adopted that the Housing Resources Committee as a whole endorse the proposal by Mr. Wright and Mr. Connell.

The Chairman then called on Mr. Archer Smith, Chairman of the Legal Panel, to make a report for his Panel.



Mr. Archer Smith reported that the Legal Panel is working on a proposal which they intend to make as a recommendation to the entire Housing Resources Committee for establishment of a new City Housing Department to keep all detailed information on housing and to have sufficient employees to be able to keep all records current and to do all research and statistical work that needs to be done.

The Chairman then called on Mr. Richard Harvey, Chairman of the Public Relations Panel.

Mr. Harvey stated that the Public Relations Panel would like for each Panel to make recommendations to the Committee on the goals of the Committee as a whole and any other ideas on which the Public Relations Panel could set up some type of Publicity Campaign to get across to the citizens, business, agencies, etc. the necessity for having Public Housing and Low-income Housing.

Mr. Harvey also stated the Public Relations Panel is charged with setting up meetings with the candidates for Mayor, to have each one of the candidates to come before the Committee as a whole at one of our meetings. It was suggested that the meetings be set up with the candidates the week of September 1st. A motion was made, seconded and adopted that the Public Relations Panel would set up meeting with the candidates for the week of September 1st.

Chairman Alexander then called on Col. Jones to comment on the Public Hearing on revision of the Building Code.

Col. Jones stated that at the first Public Hearing by the Building Committee July 15, as result of request by three organizations, one of which was the HRC, that action on the Code was deferred until after another Public Hearing scheduled for 10:00 A.M. July 29.

Col. Jones stated that there are only 40 copies of the proposed revision of the Building Code in existence. Col. Jones stated that he had sent a letter to the Chairmen who were involved in this project. One copy of the code was sent to Mr. Elliott for the Construction and Design Panel; one was turned over to M. Freeman Hutton for the Legal Panel and one is in the Office of the Housing Resources Committee for review by any of the members. Col. Jones said he would like constructive comments to be sent to him no later than 5:00 P.M. on Monday, July 21, and he would endeavor to consolidate and to get these comments to the Building Official in time for the 10:00 A.M. Public Hearing by the Building Code Advisory Board set for July 22. This Committee will need 12 copies of the comments (nine for the Advisory Board and 3 for the staff).



Col. Jones then commented on the requirements for admission to Public Housing, recently given to him by the Housing Authority.

Col. Jones stated that the first basic requirement for eligibility is that a family must be residents of Atlanta when making application. Families just moving to the City are eligible, but they come way down the list of priorities. By the way of priority, urban renewal families are housed first, then in following order - code enforcement, families without housing, families about to be without housing and families in substandard housing.

Col. Jones said the following are net income limits for admission to Public Housing:

<u>No. of Persons</u>	<u>Income Limits</u>
1	\$3,200
2	3,900
3	4,100
4	4,300
5	4,500
6	4,800
7	4,900
8	5,000
9	5,100
10 or more	5,200

Col. Jones also stated that as of July 1, 1969, applicants for public housing may apply at any public housing development or the Central Office in the Hurt Building.

The Chairman then introduced Mr. Frank Sheetz, Sheetz and Bradfield, Architects, to show a sound and slide presentation on What is Public Housing?

Mr. Sheetz gave a presentation on Public Housing and the basic requirements for Public Housing. Also stated in the presentation was the number of Housing Authorities as of March 31, 1969, in the Southern part of the United States, which consist of:

Georgia	192
Florida	63
South Carolina	19
North Carolina	72
Kentucky	99
Tennessee	78
Alabama	137
Mississippi	40



Page 6

This presentation was concerned mainly with small communities rather than larger cities, but illustrated the need for low-income housing in small towns, thereby easing the pressures on large cities such as Atlanta.

The Chairman then stated that anyone who would like, could take a tour of the John O. Chiles high rise building for the Elderly. The tour consisted of visiting the craftsroom, the library and a tour of an apartment.

The meeting was adjourned at 12:20 P.M.

Respectfully submitted,

*Malcolm D. Jones*  
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Housing Coordinator

mc

Encls: As stated (with file copy)



## MINUTES

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A motion was made, seconded and adopted that the Housing Resources Committee as a whole endorse the proposal by Mr. Wright and Mr. Connell.

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Mr. Archer Smith reported that the Legal Panel is working on a proposal which they intend to make as a recommendation to the entire Housing Resources Committee for establishment of a new City Housing Department to keep all detailed information on housing and to have sufficient employees to be able to keep all records current and to do all research and statistical work that needs to be done.

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Mr. Sheetz gave a presentation on Public Housing and the basic requirements for Public Housing. Also stated in the presentation was the number of Housing Authorities as of March 31, 1969, in the Southern part of the United States, which consist of:

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This presentation was concerned mainly with small communities rather than larger cities, but illustrated the need for low-income housing in small towns, thereby easing the pressures on large cities such as Atlanta.

The Chairman then stated that anyone who would like, could take a tour of the John O. Chiles high rise building for the Elderly. The tour consisted of visiting the craftsroom, the library and a tour of an apartment.

The meeting was adjourned at 12:20 P.M.

Respectfully submitted,

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Malcolm D. Jones  
Housing Coordinator

mc

Encls: As stated (with file copy)



## MINUTES

### HOUSING RESOURCES COMMITTEE

July 17, 1969

The regular monthly meeting of the Housing Resources Committee was held at 10:30 A.M., Thursday, July 17, 1969, in the main auditorium of the John O. Chiles Home at 435 Ashby Street, S.W.

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

Chairman Alexander opened the meeting by greeting and thanking all the members for attending the meeting.

The Chairman then asked if the members would rather meet at different places such as Public Housing Projects, etc., than to meet at the same place every month. He explained that if meetings were held at other places, the meetings could be educational. There was general concurrence for holding some meetings at other places than the City Hall.

The Chairman then called on some of the Chairmen of the different Panels for reports on the activities of their Panels. He called first on Mrs. Dorothy Gibson, Chairman of the Social Aspects Panel.

Mrs. Gibson stated that she made a telephone survey of five different organizations to find out their reaction as to the need for emergency housing. She called the Butler Street YMCA, Urban League, Atlanta Police Department and the Community Council. Mrs. Gibson also stated that she then called the Salvation Army to get their reaction. The Salvation Army stated that they do not feel that there is much need for emergency housing; and that most of the Salvation Army Shelters are inadequately staffed and cannot provide any more shelters for emergency cases.

Mrs. Gibson stated that the Community Council recommended to its Executive Committee for emergency assistance on all needs.

She then stated that the Salvation Army has an apartment type hotel, (four units) to rent at 44 Delta Place, N.E., near Euclid Ave. and Edgewood Avenue, but that the Salvation Army will not rent it out unless they have more staff and that they will not rent to just anybody.

Tom Gibson, son of Mrs. Dorothy Gibson, was then called on by Mrs. Gibson to make a report in conjunction with Mrs. Gibson report.



Mr. Gibson made a report of a survey he had conducted of part of the personnel of the J. P. Stevens and Company. He reported that there were 269 houses and out of the total number there were 169 vacant and 100 still occupied.

He stated that he visited 62 houses for questioning and that 33 of these were vacant. Eleven were occupied but heads of households were not available; that he questioned 18 heads of households.

As a result of the questioning, 45% did at that time have definite plans for new housing before the deadline of September 1, 1969; 37% had looked for new housing without success; 18% had not sought new housing; and that 0% were moving to public housing (only one man had even applied and said he received no answer).

As for finding jobs, 100% of the people in this area stated that J. P. Stevens had helped them to find new jobs and 11% said that Stevens had helped in finding new housing.

There was an average number of 2 children per house. The average rent for the houses in the J. P. Stevens property was \$25.00, which had been taken directly from the individuals' paychecks.

The Chairman then pointed out that the Veterans Administration 48 Hospital is vacant and the houses around the hospital that were the staff quarters are also vacant. He stated that a meeting was held July 16 with Mr. William Allison, Executive Administrator of EOA, and Col. Malcolm D. Jones regarding this location. There is open land for play area that would make this place ideal for emergency housing. General Services Administration (GSA) and EOA are working together to find some way to fund this project so that it may be used as temporary emergency housing.

Mr. Jones then commented on a telephone conversation he had received that day from Mr. Golden, Plant Manager of the J. P. Stevens and Company. Mr. Golden stated that the majority of people were simply staying and taking advantage of the free rent and utilities until the first of September. Mr. Golden did state that some of the Elderly and families with many children are having a hard time finding apartments that will take them. Mr. Golden suggested that a Housing Assistance Office be set up to help these families in finding other places to live. He also stated that he would send notices around to these people indicating place and location of this office. He would have a representative of the J. P. Stevens and Company to work with the City, EOA (presumably Mr. Hess's Office) and a representative of the Housing Authority; that he would like for this office to be set up on the 28th of July or no later than the first Monday in August.



The Chairman then called on Mr. Robert Watkins, Executive Director of the Greater Atlanta Housing Development Corporation, a nonprofit housing sponsor, to see if his Corporation can do anything about this situation. Mr. Watkins stated that the Junior Chamber of Commerce is working with him on this project and that they are trying to buy these homes, relocate them and rehabilitate them.

The Chairman then asked Mr. Watkins if there is any practical way the houses could be moved to another site? Mr. Watkins stated he believed so.

Mr. Augustus Sterne, Co-Chairman of the Housing Locations Panel, stated that the Committee should talk to Mr. Ed Harrison.

Mr. Alexander then called on Mr. Les Persells, Executive Director of the Housing Authority and asked him if he could provide a representative from the Housing Authority to work with the J. P. Stevens project.

Mr. Persells stated that he could provide 2 or 3 people but it would be on a part-time basis because of a shortage in personnel. He then stated that he could provide a full-time employee for about \$30.00 a day.

The Chairman then called on Mr. Ed Benson to make a report for the Construction and Design Panel.

Mr. Benson stated that Mr. Jim Wright and Mr. A. T. Connell made a presentation to his Panel for a proposal for an Urban Design Study within the Model Cities area. The Construction and Design Panel was asked to endorse their request to the Model Cities Executive Board for funding of the proposed study.

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Respectfully submitted,

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Housing Coordinator

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Total Dwelling Units Permitted in Atlanta:  
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 1965 - 2,656      1968 - 5,333  
 1969 thru Oct. - 4,637

HOUSING RESOURCES COMMITTEE

*Mayer Allen*

November 15, 1969

SUMMARY

Dwelling Units Demolished Under Housing Code:  
 Nov. & Dec. 1966 - 144  
 During 1967 - 1,272  
 During 1968 - 1,053  
 1969 thru Oct. - 958  
3,427

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

5 yr. Program, 1967-71

Goals:  
 % established for first 2 yrs.      100%      (57%)      (13%)      (30%)  
 (Same % used for 5 yr. period)      16,800      \*\* (9,576)      (2,184)      (5,040)

Status	*No. Units		P. H. & TK		FHA		Private Devel. (Conv.)	
	11-15-69	11-15-68	11-15-69	11-15-68	11-15-69	11-15-68	11-15-69	11-15-68
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Under Construction	7,395	6,278	(2,343)	(1,412)	(2,052)	(1,263)	(3,000)	(3,362)
In Planning	<u>5,812</u>	<u>7,337</u>	<u>(1,101)</u>	<u>(2,388)</u>	<u>(3,867)</u>	<u>(4,135)</u>	<u>(844)</u>	<u>(514)</u>
Total In Sight	19,526	16,832	(4,622)	(4,450)	(7,793)	(6,252)	(7,111)	(5,357)
Plus Leasing Program	<u>1,015</u>	<u>1,026</u>	<u>(1,015)</u>	<u>(1,026)</u>				
	<u>20,541</u>	<u>17,858</u>	<u>*** (5,637)</u>	<u>(5,476)</u>				
Increase or Deficit	+3,741	+1,050	** (-3,939)	(-4,100)	(+5,609)	(+4,068)	(+2,071)	(+317)

\*Figures in this double column are basic and represent the entire program; ( ) in columns to the right, indicate breakdown by programs of figures included in basic columns.  
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 \*\*\*Includes, 1,015 units leased for P. H. Also 27,021 units have been reported by the Housing Code Division as repaired (rehab.). However, those figures include units found in compliance on original inspection. It is estimated that 75% of this figure, or 20,266 substandard units have been brought into compliance through actual rehabilitation. 569 units have been rehabilitated by H. A. in the West End U. R. area; 53 in Bedford-Pine; and 125 in Model Cities. These rehabilitated units do not increase the number of housing units available, but do increase the supply of standard units.

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Respectfully submitted,

*Malcolm D. Jones*  
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 Administrative Coordinator for Housing

Encl: Summary of Public Housing in Atlanta



HOUSING RESOURCES COMMITTEE  
(SUMMARY OF PUBLIC HOUSING IN ATLANTA)

November 15, 1969

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6,200 Units reserved to Atlanta by HUD for new construction:

(3967)	Allocations (Permanent and Proposed)	Completed	Under Constr.	In Planning	Proposed
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	Hollywood Courts		(202) (Incl. 6 Elderly)		
	Gilbert Gardens		(220) (Incl. 8 Elderly)		
	Leila Valley Apts.		(175)		
	East Lake #2		(800) (Incl. 150 Elderly)		
	Jonesboro Road #1		(160)		
	Wellswood Apts.		(324)		
	TOTALS	(388)	(1993)		
	North Ave.-Linden (Conv. Constr.)			(353) (Includes 283 Elderly)	
	Bedford-Pine U. R. Project			(98)	
	Bedford Place-Linden (Conv. Constr.)			(100) Elderly	
	Bedford-Pine U. R. Project			(250) Elderly	
	Pittman-Hilliard Street (Butler Street U. R. Project)				(100)
	North Avenue-Techwood				(48)
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(730)	(Approved for use in the leasing program)				

(These figures represent a breakdown of the HUD allocations.)

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Total units under lease 1,015; (Under annual contributions contract, 1,030).

7,640 Total units Completed, Under Development, In Planning, Proposed, Uncommitted & authorized for Leasing Program.

(1015) Units actually under lease--9 locations (of 1,030 Allocated and Approved for leasing program); most of these are occupied or available for occupancy as Public Housing.

16,514 Total Public Housing Potential, with current allocations and reservations authorized by the HAA.

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# CITY OF ATLANTA



September 26, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman  
Housing Resources Committee  
MALCOLM D. JONES  
Housing Coordinator

Dear Members: Executive Committee, HRC; and  
Low-Income Housing Coordinating Group

The October meeting of the Executive Committee, HRC and the Low-Income Housing Coordinating Group will be held Wednesday, October 8, at 10:30 A. M. in Committee Room 2, Second Floor, City Hall.

The Agenda for this meeting will include:

1. Explanation of Atlanta's application for Selection as a prototype housing site under HUD's Operation Breakthrough.
2. Presentation of Proposed Program - NDP Activities, 1970.
3. Reports (written please) from Panels on activities and goals for remainder of 1969.
4. Report on Temporary Relocation Housing office to assist former employees of J. P. Stevens and Company and explanation of the Atlanta J. C.'s Mill Village Housing Project.
5. Revised Summary of Status of the Low and Moderate Income Housing Program, showing comparison with similar period, 1968.

Ground breaking ceremonies were held September 18 on Atlanta's East Lake Meadows 800 unit low rent housing Turnkey project.

We hope to see you on October 9. A return address postal card is enclosed for your convenience in informing us whether you plan to attend the meeting.

Sincerely,

Cecil A. Alexander, Chairman  
Housing Resources Committee

Encl: Return address postal card



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November 14, 1969

*Housing  
Resources Comm.*

Mr. Cecil A. Alexander  
Finch, Alexander, Barnes,  
Rothschild & Paschal  
44 Broad Street, N. W.  
Atlanta, Georgia 30303

Dear Cecil,

Thank you for your letter of November 11th and although I am sorry you are resigning as chairman of the Housing Resources Committee, I can certainly understand your reasons.

I am grateful for your many contributions during my administration.

With best regards, I am

Sincerely yours,

Ivan Allen, Jr.

IAJr:lrd



Finch Alexander Barnes Rothschild & Paschal

Cecil A. Alexander, F.A.I.A.

November 11, 1969

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

Dear Ivan:

We thought you might be interested in the enclosed from the Department of Housing and Urban Development.

For your information I have tendered my resignation as Chairman of the Housing Resources Committee to the Mayor elect so he can plan accordingly. My reason is that my position has excluded our firm from taking any housing commissions. Our failure in recent months to obtain other types of commissions, which we anticipated might be ours, and the contraction in general in building has made it imperative that we seek work in the housing field. I also turned down the Governor's request to serve on his committee.

It has been a really rewarding experience to serve as your Chairman. Your contribution in the field of housing will be one of the hall marks of your administration and I am happy that I had a role in it.

It has been a great eight years and as Pericles time was known as the "Golden Age of Athens", your time will, I am sure, become the "Golden Age of Atlanta".

With warmest regards.

Sincerely,



Cecil A. Alexander

vb

encl:

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





DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
RENEWAL ASSISTANCE ADMINISTRATION  
WASHINGTON, D. C. 20410

OCT 29 1969

RECEIVED IN REPLY REFER TO:

NOV - 6 1969

*Cecil Jones  
has seen  
this*

Mr. Cecil A. Alexander  
Chairman, Housing Resources Committee  
City of Atlanta  
City Hall  
Atlanta, Georgia 30303

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

Dear Mr. Alexander:

Secretary George Romney has asked me to reply to your letter of October 8, 1969, concerning the Neighborhood Development Program (NDP).

I want to clarify that the amount of \$24 million referred to in Mr. John T. Edmunds' letter of September 23 represents a tentative earmarking, based on estimates, of funds for second year NDP activities in the six cities in Region III presently involved in NDP. The actual amount cannot be determined until Congress has completed action on HUD's Fiscal Year 1970 appropriations and the Fiscal Year 1970 funding levels for the Neighborhood Development Program have been established.

Although our Department is firmly committed to the Neighborhood Development Program, it is anticipated that fund limitations will make it necessary to place controls on its management. The accompanying background paper explains these considerations in greater detail.

Mr. Edmunds and his staff are working out guidelines for the allocation of funds within Region III when the Fiscal Year 1970 funding levels of the Neighborhood Development Program have been established. I suggest that you keep in touch with him with respect to future funding decisions concerning Atlanta's Neighborhood Development Program.

Sincerely yours,

*Ralph L. Howard*  
Acting Deputy Assistant Secretary  
for Renewal Assistance



September 30, 1969

A BACKGROUND PAPER  
ON THE  
NEIGHBORHOOD DEVELOPMENT PROGRAM (NDP)

The Problem

The Neighborhood Development Program (NDP), which was launched under the last Administration upon passage of the 1968 Housing Act, has generated a demand for funds which far exceeds the money that can be made available for the program.

Approximately 1,200 communities are presently participating or have applications pending in the urban renewal program, of which NDP is a part. About 300 cities have submitted, or are on the verge of submitting, NDP applications. The estimated requests for funds from these 300 cities for this year threaten, and by 1971 would clearly exceed, the total amount of money available for the entire program, even if no renewal activities are funded in any of the other 900 non-NDP communities.

In part, the large demand for NDP stems from the fact that when the program was launched and the cities were encouraged to file applications, they were given no limitations, nor were they given reason to think their full funding expectations would not be approved.

This Administration has thus been confronted with a present and potential demand for NDP which has made it essential to impose management controls on NDP funding.

The Administration's Position

The Administration firmly supports the NDP concept. The program is a valuable and flexible tool to aid cities in achieving their renewal objectives. The NDP is designed to make it possible to take rapid action on urgent needs and to take immediate advantage of available development opportunities within the boundaries of one or more renewal project areas in a given community.

The Department firmly believes that the management controls imposed on NDP funding will preserve the NDP concept, fund as many city programs as possible, and deal in a responsible manner with the funding crisis facing the program.



The imposition of controls at this time is necessary because the Department has no right and no intention of starting--as some have advocated--a larger program than can be funded, with a hope or wish that Congress will make the kind of rapid and major change in renewal funding levels that would be required.

Moreover, the Administration has a deep sense of responsibility to the residents of program areas to avoid any further perpetuation of false expectations and promises which, based on the facts known today, have little or no hope of fulfillment. This is a practice which has understandably embittered many neighborhood residents in the past.

#### Availability of Funds

The problem begins with the basic fact that the total amount of money that will be available for all renewal, including NDP activities, is likely to range between \$850 million and \$1 billion for FY 1970.

The last Administration requested \$1 billion in the budget it submitted in January 1969 for Title I urban renewal funding in FY 1970. Shortly after coming into office, this Administration submitted a request to Congress for the exact same amount. The House-passed appropriations bill cut that figure to \$850 million, and Secretary Romney has strongly appealed to the Senate for a restoration of the full amount. Even if the Senate approves a higher figure, it will still be subject to adjustment in conference with the House, which will meet to resolve differences between the Senate and House passed bills.

Out of whatever sum Congress appropriates, the Department must give consideration to a wide range of needs in addition to NDP applications. The Department is faced with: regular urban renewal project applications from both NDP and non-NDP communities; requested increases for on-going renewal projects; and applications for such related programs as code enforcement, demolition, interim assistance in blighted areas, assistance to certified areas, and community renewal programs.

At the present time, the pipeline of pending applications for everything excluding NDP totals approximately \$1.4 billion.

It should be noted that shortly after the NDP legislation was enacted, the impending financial squeeze became apparent to the Bureau of the Budget under the last Administration. As



a consequence it placed hard and fast limitations on the program in December 1968, in order to avoid an escalation of hopes and expectations that likely could not be funded. This resulted in the funding of only 35 cities in FY 69.

Nature of the Competing Demand

To help understand the problem facing the Department at the present time, it is necessary to look at how the funds available in 1969 were actually spent:

Needed increases for on-going renewal projects that were started in prior years, and have incurred increases in land and development costs above the original estimates: \$409 million

Approval of new projects in cities which have previously participated in the program as well as in communities seeking assistance for the first time: \$465 million

Approval of such related programs as code enforcement, demolition, interim assistance in blighted areas, certified areas, and the Community Renewal Program: \$105 million

Approval of 1st year NDP action program in 35 cities. (Represents the net amount of funds from the FY 1969 appropriations. In addition, the 1st year NDP action programs for these cities utilized \$210 million, which the cities elected to transfer for that purpose from funds already under contract or reservation.) \$100 million (net)

The above breakdown indicates the nature and dimension of the competing demand for the renewal dollar. While the Department plans to introduce policies and practices that will reduce the amount required for increases for on-going projects, this will necessarily be a gradual process that will not release significant sums of money for other purposes in the immediate future. With respect to the other components in the overall breakdown, the rates indicated above are likely to remain approximately the same, so long as NDP remains an optional rather than a mandatory approach for the cities.



Congress established NDP as an optional program, and this Administration intends to preserve that free choice, without pressuring or coercing any community into adopting one approach over another.

The Demand for NDP Funds

In addition to the problem caused by all the competing demands for renewal funds, the NDP itself has unleashed a rapidly escalating demand for funds, which this year threatens, and by 1971 would clearly consume all available funds, leaving nothing for the 900 non-NDP communities.

The following table shows the projected demand for NDP funds. It does not include any estimate of demand for any communities beyond the 322 which have already submitted, or are on the verge of submitting, NDP applications:

	(Figures in millions)	
<u>Category</u>	<u>1970</u>	<u>1971</u>
35 cities already approved	\$375	\$375 <sup>1</sup>
287 applications pending or under active preparation	\$858 <sup>2</sup>	\$892
	-----	-----
	\$1,233	\$1,267

Footnotes:

1. Assumes no rate of increase over 1970 level of requests, even though the 1970 request represents a 22% increase over the \$310 million gross level undertaken in 1969.
2. Includes \$317 million of net new funds from FY 1970 appropriations, and \$541 million which the cities propose to transfer to NDP use from funds already under contract or reservation.

Prospects for Recapture of Funds

At the outset of NDP, it was hoped that significant sums of money would be returned to the Department to permit funding of other NDP applications, through the relinquishment by the



cities of funds already under contract or reservation which were in excess of the amount needed to fund the community's 1st year NDP action program. This expectation proved illusory.

Of the first 35 cities approved for NDP, only 11 released more than they required just for their 1st year NDP action program. In fact, on balance, the 35 cities required \$100 million from FY 1969 appropriations, in addition to the \$210 million they elected to transfer for NDP purposes from funds already under contract or reservation.

Thus there is little reason to expect that the NDP's will be a source for the recapture of funds in the future.

#### Basis for New NDP Controls

In an effort to preserve the NDP concept and its value as a flexible tool, the Administration has rejected arbitrary controls over the program, such as a \$1 million ceiling or a 20-acre limitation on the size of any program. Guidelines covering the management of NDP applications will be forthcoming.







November 4, 1969

*Housing Resources Comm*

Miss Lauree Cheek  
Box 10176  
West Georgia College  
Carrollton, Georgia 30117

Dear Miss Cheek:

Your letter of October 28, 1969, to Mayor Allen pertaining to information concerning the past and present conditions in Atlanta's slums and what is being done to improve these conditions has been referred to me for reply.

I am enclosing a pamphlet on Urban Renewal in Atlanta during 1961, which may be helpful to you as background information.

I trust that this information may be helpful to you in your report.

Sincerely,

Malcolm D. Jones  
Administrative Coordinator for Housing

mc

Enclosure

cc: Mayor Ivan Allen, Jr. ✓



October 28, 1969

Mayor Ivan Allen, jr.  
68 Mitchell St. S.W.  
Atlanta, Ga.

Dear Sir:

I am a student at West Georgia College and am doing a term paper on "Slums in Atlanta". I would appreciate any information concerning the past and present conditions in Atlanta's slums and what is being done to improve these conditions. Please send this information at your earliest convenience. Any information that you send me will be very much appreciated.

Sincerely,

Lauree Cheek  
Box 10176  
West Georgia College  
Carrollton, Georgia 30117



# CITY OF ATLANTA



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r  
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October 27, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman  
Housing Resources Committee  
MALCOLM D. JONES  
Housing Coordinator

## MEMORANDUM

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

Attached is the most complete documentation that I have seen anywhere on getting a normal Turnkey project into execution - 23 months and 2 days elapsed from date of first official contact by Developer with Housing Authority until contract was actually executed.

This resume' documentation was prepared and submitted at my specific request. It should make an excellent case study:

- a. From concept to obtaining final Zoning approval required 8 months.
- b. From Zoning approval to receipt by Developer of Letter of Intent required 9 months additional.
- c. From Letter of Intent to actual signing of contract with Housing Authority required 6 months additional.
- d. Total elapsed time from original contact with Housing Authority to actual securing of contract with Housing Authority was 23 months and 2 days, with 10 days additional in which to start construction.

This is not a large or complicated project; only 160 units. I know from constant contact with Developer that he proceeded in a methodical businesslike manner and did not let any grass grow under his feet unnecessarily.

Step by step procedure and length of time involved is amply documented in the attached chronology.



Mr. Cecil A. Alexander  
October 27, 1969  
Page Two

Suggest that copies of the attached be provided Region III of HUD, Urban America and NAHRO for study and analysis, with view toward simplifying procedure and reducing time required to process applications and get proposed Turnkey projects into execution.

Sincerely,

Malcolm D. Jones  
Administrative Coordinator for Housing

MDJ:mc

Encl: Proposed Public Housing Project - 2451 Jonesboro Road, S. E.

cc: Mr. Dan E. Sweat, Jr. ✓



PROPOSED PUBLIC HOUSING PROJECT - 2451 JONESBORO ROAD, S. E. NEAR McWILLIAMS

October 24, 1967

Developer called on Mr. Boggs of Atlanta Housing Authority to formally acquaint him with Developer's desire to serve AHA.

October 30, 1967

Developer called on HUD-Atlanta (Mr. Lyman Robertson) to acquaint HUD with Developer's interest in the turnkey program.

November 3, 1967

Called on Mr. Malcolm Jones at City Hall. He welcomed our interest and confirmed urgent need for low rent housing. Also advised that finding property and getting rezoning seems to be the principal obstacle.

November 9, 1967

Came across 15 acre tract of undeveloped property for sale on Jonesboro Road south of McWilliams Road.

November 10, 1967

Obtained plat information from owners and visited site. Looked feasible.

November 13, 1967

Visited Mr. Boggs of AHA and informed him of Jonesboro Road site. He was familiar with it and promised to submit it to HUD for preliminary approval. Forwarded plat of property to Mr. Boggs November 15.

November 22, 1967

Mr. Boggs of AHA and Mr. Lyle of HUD visited site. Site seemed satisfactory. It was agreed that rezoning was the major obstacle.

December 12, 1967

Visited Mr. Boggs who returned yesterday from two weeks vacation. He reconfirmed AHA willingness to submit a project to HUD for our site as soon as we get required rezoning.

January 2, 1968

Visited Mr. Jones' office to show him preliminary site plan.

January 5-22, 1968

Miscellaneous contacts with AHA concerning project.



April 15, 1968

Received phone calls from Mr. Freeman and Mr. Cook confirming that the Committee would consider drawings and outline specifications describing the proposed project.

April 18, 1968

Appeared at Zoning Committee hearing to present letter of same date confirming that documents are being prepared as requested for delivery to City Planning Department May 6, 1968.

May 6, 1968

Delivered documents to City Planning Department with letter of same date.

May 9, 1968

Appeared at Zoning Committee Hearing to formally present documents.

May 10, 1968

Learned that Zoning Committee recommended approval of petition.

May 20, 1968

Learned through Mr. Jones that Board of Alderman decided to defer action on the petition to enable Mr. Flanigen to become familiar with the matter. Developer sent copy of documents previously submitted to Mr. Flanigen to assist in his evaluation.



H. F. Zimmerman

J. H. Leopold

July 1, 1968

Atlanta Housing, Jonesboro Road Project

May 23, 1968

Zoning Committee reaffirmed previous recommendation of approval of zoning petition.

June 4, 1968

Board of Alderman again deferred action on the petition to enable Alderman Leftwich to present additional information to Zoning Committee.

June 6, 1968

Zoning Committee again reaffirmed previous recommendation of approval of zoning petition.

✓ June 17, 1968

Board of Alderman approved petition for rezoning to A-1-C "for Turnkey housing at a density no greater than eleven units per acre and in accordance with site plan and elevation dated May 23, 1968."

June 19, 1968

Visited Mr. Boggs of AHA to discuss next step in development procedure. Mr. Boggs advised that next move must be a written tentative approval of the site by HUD Atlanta. It was indicated that since previous informal appraisal was favorable, the formal letter should confirm the same situation. Following receipt of site approval from HUD, Developer will be notified in writing by AHA and discussions leading to formal proposal from Developer will be scheduled.

June 21, 1968

Visited Mr. Eugene Wells of HUD Atlanta to advise him that rezoning petition was approved by Board of Alderman and to inquire about schedule for processing application for tentative site approval submitted by AHA. Mr. Wells confirmed that application was being processed and that a report could be expected by AHA in about two weeks.



H. F. Zimmerman

J. H. Leopold

October 14, 1968

Atlanta Housing, Jonesboro Road Project

July 17, 1968

Developer received telephone advice from AHA that tentative approval of site had been granted by HUD; but that formal allotment of dwelling units for this project has not yet come through. Developer advised that he would proceed with preparation of formal proposal including cost estimates pursuant to instructions contained in the HUD Turnkey Manual, plus previous suggestions made by AHA in April, 1968 in connection with documents submitted by Developer May 6, 1968 to the Zoning Committee.

July 24, 1968

Option and sales agreements for purchase of property (3 parcels) executed by Developer and property owners. Options expire December 18, 1968.

August 29, 1968

Meeting with Developer and Mr. Jesse T. Collins, Assistant Vice President, Fulton National Bank, concerning availability of financing for project. No problem was foreseen. Applicable percent interest and discount rates would be subject to money market conditions at time commitment is made. Current rates are 8 percent and 2 percent per year, respectively.

September 26, 1968

Architect and Developer attended conference at AHA to go over proposed designs. Comments received will be incorporated into basis for proposal which will be submitted as soon as checked construction cost estimates are available from contractor, Abco Builders, Inc. Other costs have already been estimated.

October 2, 1968

Forwarded drawings to Abco Builders for construction cost estimate:

Architectural - All buildings	Storm Sewer
Plumbing (Dwelling units only)	Outside Sanitary Sewer
Heating " " "	Outside Gas & Water
Electrical " " "	

Atlanta Housing (continued - Page 2)

October 9, 1968

Visited city fire marshal's office and submitted proposed fire water system layout. Written approval received from fire marshal subject to slight shifting of hydrants from positions shown. Drawing being changed.

October 11, 1968

Forwarded to Abco Builders Plumbing, Air Conditioning and Electrical drawings for Community Building and Administration and Maintenance Buildings; also revised outside water drawing showing approved fire protection layout. Although these and the drawings sent October 2 are not entirely complete, they do show sufficient information to illustrate principal design concepts and provide a basis for realistic preliminary construction cost estimates.

October 14, 1968

Advised AHA by telephone of current status of proposal, including expectation that construction cost estimates should be available by next week, and that formal proposal should be ready a few days thereafter. Developer will keep AHA posted on progress until proposal is submitted.

Checked with Contractor. He expects to be ready with estimate October 23. Drawings are in hands of various specialty subcontractors for quotations. Date given allows for reviewing and assembling the estimates.



# ZIMMERMAN, EVANS & LEOPOLD

CONSULTING ENGINEERS

(OFFICE MEMORANDUM)

TO: H. F. Zimmerman  
FROM: J. H. Leopold  
DATE: November 8, 1968  
SUBJECT: ATLANTA HOUSING, JONESBORO ROAD PROJECT

October 15, 1968

Called on Mr. James L. Meyerholtz, Vice President of Trust Company of Georgia and learned that Trust Company would be interested in providing construction financing for the project based on one percent per year discount, and the going interest rate (currently 8 percent).

October 31, 1968

Received letter from Trust Company of Georgia confirming their interest in providing construction financing subject to satisfactory contract arrangements between AHA and Developer.

November 4, 1968

Developer, Architect and Contractor presented formal proposal in morning conference at AHA. Total price was equivalent to \$20,500 per dwelling unit (160 units).

AHA explained that the above price exceeded budget limitations. Discussion ensued on possible changes and deletions to bring price down. The following four categories of changes were discussed:

1. Minor construction detail modifications and substitutions
2. Omit precast fin and screen walls
3. Omit wall covering
4. Omit miscellaneous doors

Developer submitted amended proposal in the afternoon reflecting \$201,098 savings related to the above categories. This brought total price down to equivalent of \$19,250 per unit.

It was explained that any further significant reduction would require change from all-masonry floor and wall construction to dry wall, wood stud and joist construction with brick veneer.

November 7, 1968

Developer advised via telephone by AHA that HUD budget limitations require further cost reduction, and that dry wall, wood stud and joist construction with concrete topping for second floor should be used to effect maximum savings. Developer promised to expedite revised designs and cost estimates for submittal as soon as possible.

JHL:jcl



Mr. H. F. Zimmerman

J. H. Leopold

November 29, 1968

ATLANTA HOUSING -- JONESBORO ROAD PROJECT

November 11, 1968

Developer submitted alternate proposal based on conventional timber and drywall construction with brick veneer.

November 18, 1968

Informal conference at HUD attended by AHA, Architect and Developer, to discuss a few additional items that should be incorporated. No problem foreseen, and it was agreed the items in question would be made part of the official list that will result from detail review by HUD Technical Section currently underway, and the forthcoming formal Development Conference.

November 27, 1968

Developer received telephone advice from AHA that formal Development Conference has been set up at HUD for 9:30 am December 2, 1968.

JHL:jcl

H. F. Zimmerman

J. H. Leopold

March 6, 1969

Atlanta Housing Authority - Jonesboro Road Project

December 2, 1968

Development Conference at HUD attended by representatives from AHA, HUD, Architect, Contractor and Developer. Changes suggested by HUD Technical Review Branch were agreed upon.

December 17, 1968

Forwarded to AHA modifications to Option Agreements covering the three land parcels comprising site. Options extended from December 17, 1968 to April 10, 1969.

January 24, 1969

Forwarded to AHA Memorandum of Understanding listing changes agreed upon during December 2, 1968 Development Conference.

February 13, 1969

Forwarded drawings and outline specifications updated to reflect HUD and AHA comments during December 2, 1968 Development Conference.

February 20, 1969

Forwarded to AHA survey plat and legal description of site property.

March 3, 1969

Received written comments from HUD Technical Review Branch on drawings and specifications submitted February 13.

March 4, 1969

Engaged services of Pittsburgh Testing Laboratory to make soil investigation of site. Report expected by March 14.



Atlanta Housing Authority - Jonesboro Road Project (continued)

March 5, 1969

Conference at HUD to discuss comments received March 3. HUD agreed that drawings and outline specifications as submitted, modified by written comments, can be used for letter of intent; except site plan and storm drainage plan which shall be revised to reflect changes agreed upon.

Both revised drawings will be delivered to AHA and HUD Monday, March 10, 1969. Soil investigation report scheduled for delivery not later than March 17. These will complete documents required for letter of intent.

Developer to contact Trust Company of Georgia immediately regarding financing procedures. Also, attorneys will be given go ahead for title policy and other legal documents required in connection with purchase of property by Developer.



H. F. Zimmerman

J. H. Leopold

October 22, 1969

Atlanta Housing Authority - Jonesboro Road Project Ga 6-31

March 10, 1969

Delivered to AHA and HUD Site Plan and Storm Drainage Plan revised to reflect changes agreed upon March 5 in conference at HUD.

March 14, 1969

Delivered to AHA and HUD copies of soil investigation report prepared by Pittsburgh Testing Laboratories.

March 17, 1969

✓ Developer signed Letter of Intent.

✓ March 19, 1969

✓ Developer received fully executed Letter of Intent dated March 18, 1969 in the amount of \$2,958,400, specifying that working plans and specifications should be submitted by June 17, 1969.

April 2, 1969

Advised AHA that finance charges for this project were increased to  $8\frac{1}{2}$  percent per annum interest plus 2 percent per annum commitment fee, from 8 percent and 1 percent, respectively, the charges originally quoted and used for estimates to date. Advised AHA that Developer's ability to keep cost of project within the amount mentioned in Letter of Intent will be determined when construction quotations are received on final designs.

April 8, 1969

Entered into formal loan agreement with Trust Company of Georgia covering financing for this project. Charges to be one percent above prime rate, but not less than  $8\frac{1}{2}$  percent; plus 2 percent per annum commitment fee.

April 9-10, 1969

Closed acquisition of three parcels of property comprising the site for this project.



May 8, 1969

Advised AHA that preparation of working drawings and specifications is proceeding and that we plan to make formal submittal during the week of May 26, 1969.

May 28, 1969

Delivered working plans and specifications to AHA and HUD.

June 9, 1969

Interest rate for this project increased to  $9\frac{1}{2}$  percent due to 1 percent increase in prime rate.

June 20, 1969

Received AHA comments on drawings and specifications.

June 24, 1969

Received HUD comments on drawings and specifications, including request for a few additional items not covered by Letter of Intent.

July 11, 1969

Delivered drawings and specifications with changes requested by AHA and HUD.

August 4, 1969

Received HUD comments requesting a few more additional items not covered by Letter of Intent.

August 12, 1969

Delivered drawings and specifications with changes requested by HUD.

August 14, 1969

Submitted formal proposal to AHA in amount of \$3,049,744 covering added items plus higher interest cost, with suggestion that contract include provision that any savings in interest cost due to later reduced interest rate be deducted from amount due Developer.

August 29, 1969

Received information from AHA that legal branch of HUD-Atlanta advises higher construction financing charges imposed on Turnkey developers cannot be considered to support an increase in the amount mentioned in Letter of Intent; that the basis for such increase must be design changes requested by AHA or HUD subsequent to the Letter of Intent and/or delay in approval of working drawings and execution of contract of sale as set forth in paragraph 3 of Letter of Intent.

September 1, 1969

Sent letter to AHA advising that the additional work covered by extra items added by HUD in their comments on drawings and specifications caused a delay covered by paragraph 3 of Letter of Intent, and gave calculation showing that the adjustment due for this delay was about equal to the additional financing charges due to increased interest rates.

September 2, 1969

Submitted to AHA contractor's cost breakdown of 11 items added by HUD in their comments received by Developer June 24, 1969 and August 4, 1969.

September 19, 1969

Negotiation conference held at HUD. One of the 11 items of additional work was disallowed; the remaining 10 items were approved in amounts proposed. HUD declined to approve 2 months delay due to changes; instead agreed to accept 4 weeks delay.

HUD agreed to authorize increase in amount mentioned in Letter of Intent to cover 10 items added plus 4 weeks delay, and promised to execute contract of sale by September 26, 1969.

September 24, 1969

Developer signed Contract of Sale in amount of \$3,011,748.



Jonesboro Road Project Ga-6-31 - Page 4

✓ September 26, 1969

Advised by AHA that Contract of Sale was fully executed this date.

September 27, 1969

Developer sent Contractor letter advising that Contract of Sale had been signed and that work should commence within 10 days following date of receipt of this notice.

# MINUTES

## Housing Resources Committee

October 8, 1969

The regular monthly meeting of the Housing Resources Committee was held at 10:30 A.M., Wednesday, October 8, 1969, in Committee Room 2, Second Floor, City Hall.

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

Chairman Alexander opened the meeting by explaining the preparation of, and filing by the City on September 19, 1969, an application for consideration by HUD for designation of Atlanta as a prototype housing site City, under "Operation Breakthrough"; that two sites were proposed, i. e., a fragmented site in 3 portions in the Model Cities area and a 33.6 acre composite site at the intersection of Carrol and Harvill Roads, N. W.

It was also explained that Atlanta had been omitted in the initial invitations by HUD and that a very short time was available in which to prepare and submit the application, after Atlanta was invited to do so. The Chairman complemented Urban East, Housing Consultant Firm, which assembled the application, and other participants in preparation of the application, including Model Cities, Housing Authority, Planning Department, State Planning Bureau, Atlanta Chamber of Commerce and Metropolitan Planning Commission. He also commented on favorable supporting endorsements submitted by a large number of Agencies, business firms, religious groups and civic organizations.

Schedule was announced as follows:

July 11, 1969	Briefing Session (original - did not include Atlanta)
September 19, 1969	Proposals Due
October 3, 1969	HUD will complete preliminary site evaluation
October 17, 1969	HUD inspection teams will complete site inspections
November 28, 1969	HUD will announce selection of eight prototype sites



January 1, 1970	Sites must be cleared and ready for development
March 1, 1970	Site improvements will begin
June 1, 1970	First housing units will be shipped and installed
July 1, 1970	Construction and testing period begins. HUD will control land through leases, options to purchase and purchases. HUD will assume management control of the demonstration program.
July 1, 1971	Housing units will be sold and occupied.

Mr. Howard Openshaw, Director of Redevelopment of the Housing Authority was then called upon to present the overall Neighborhood Development Program Proposed Activities for 1970.

Mr. Openshaw summarized the proposed overall program as shown in the attached (Encl. 1) and emphasized the probable necessity for cut back, as indicated in letter of September 23, 1969, from Region III of HUD (attached as part of Encl. 1).

Mr. Openshaw then introduced Mr. Robert Barnett, Project Manager of the Vine City NDP project and Mrs. Dorothy Bolden, Vice-Chairman of the Vine City PAC (Project Area Committee).

Mr. Barnett very ably explained in detail the process used in developing the plan, through citizen participation (planning with citizens of the area rather than for them) and coordination with various agencies involved. He showed the current overall plan as approved by the PAC and the specific area marked out for execution in 1970. The overall plan includes: a 24-acre park, commercial area, garden type apartments (no more than 2 story), town houses, single-family residences, and a community area (including a day care center). The proposed activities for the 1970 target area are shown in enclosure 1.

Mr. Openshaw then introduced Mr. Harry Adley, President of Adley and Associates and Mr. Fred Kerpel and Mr. Lavern Parks, associated with Mr. Adley, Consultants for the Edgewood NDP area. He also introduced Mr. Curtis Parrish, Project Manager, Edgewood NDP.

Mr. Adley made an excellent color slide presentation of the development process and resulting plans of the Edgewood (formerly known as East Atlanta) NDP area. See enclosure 1 for proposed activities for 1970.

In order to conserve time, further discussion of proposed activities in the NDP areas was concluded.



The Chairman then asked Mr. Copenshaw if there was anything the HRC could do to assist in preventing the drastic cut back in Atlanta's anticipated Federal capital grant funds for 1970?; and called upon HRC members for comment. Motion was made by Mr. Frank Clarke, seconded by Mr. Richard Harvey and after considerable discussion, was unanimously adopted that a letter be written to the Secretary of HUD, with copy to the Regional Administrator, pointing out the disastrous effects such a cut back would have on Atlanta's current and future NDP activities and urging that every consideration possible be extended Atlanta in not reducing the Federal capital grant funds. (Copy of letter to Secretary Romney is attached, Encl. 3).

The Chairman then called on reports from Panel Chairmen, starting with Mr. Frank J. Clarke, Chairman of the Construction and Design Panel.

Mr. Clarke presented a formal written report of his Panel, copy attached (Encl. 2), which includes:

1. His Panel's planned activities for the remainder of 1969;
2. A proposed letter for Mayor Allen to deliver to his successor recommending continuation of the HRC and the activities of the Construction and Design Panel;
3. A report developed in his office by an Urban Corps intern pertaining to Atlanta's Codes.

Mr. Clarke recommended that the report on codes be accepted by the HRC and copies transmitted to the Building Official and Chairman of the Building Committee, Board of Aldermen. The Chairman asked if there was any objections? As there was no objection from any member of the HRC, this will be done.

Courtesy copies of the report on codes had previously been presented to Mr. W. R. Wofford, Building Official, before presentation of the report to the Housing Resources Committee.

Mr. Wofford, who had previously been invited to the meeting, responded unfavorably to the report on codes and specifically requested that certain members of his Department be permitted then to express their views and reactions to portions of the report which pertain to their special activities. The Chairman consented.

Mr. Wofford then introduced the following members of his Department: Mr. W. A. Hewes, Senior Administrative Assistant, Mr. Norman Koplun, Structural Engineer, Mr. Wylie W. Mitchell, Chief Plumbing Inspector, Mr. E. F. (Red) Wise, Chief Electrical Inspector, Mr. W. H. Goodwin, Assistant Chief Electrical Inspector and Mr. Romer Pittman, Assistant Chief Plumbing Inspector.

Mr. Koplun, Mr. Mitchell and Mr. Wise presented their views on the report. They were all hostile and negative in their comments and expressed strong dissatisfaction with the report, insofar as it pertained to their activities.



Mr. Archer Smith, Chairman of the Legal Panel, commented that he did not consider the report pertaining to the codes as criticism or condemnation of the Building Department, but rather in the nature of an inquiry for clarification to laymen. He also asked Mr. Wofford that since the Atlanta Building Code is based on the National Building Code, with modifications pertaining to Atlanta, if an index of the changes applicable to Atlanta only has been prepared, in order to provide quick determination of the Atlanta changes by builders and architects familiar with the National Building Code, without them having to take hours of reading and comparison between the two, in order to determine what are the Atlanta changes? Mr. Wofford replied that such has not been prepared, but that changes can be determined by comparison between the two codes.

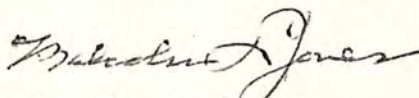
Mr. Alexander commented that if such a listing was available that it would be quite a convenience to architects and he presumed likewise to builders.

Since it was past time to adjourn the meeting, the Chairman announced that he would not call for additional Panel Reports nor complete the remainder of the Agenda.

One item of interest under Other Business (not taken up during the meeting) was announcement September 30 by the Housing Authority of the offering for bids of the first and thus far only tract of land in the Model Cities area for redevelopment. The offering is for a 5.43 acre tract south of Atlanta Avenue, between Connally and Hill Streets, S. W. It is being offered on a fixed price basis, with design competition, for not less than 40, nor more than 50, units of town houses.

The meeting was adjourned at 12:10 P. M.

Respectfully submitted,



Malcolm D. Jones  
Administrative Coordinator for Housing

mc

- Encls:
1. Proposed Neighborhood Development Program for 1970
  2. Report by Chairman, Construction and Design Panel, dated Sept. 30, 1969
  3. Copy, letter to Secretary Romney, dated Oct. 8, 1969



# Romney Here Seeks Backing On Nixon Cash-Sharing Plan

By CHARLES POU

Atlanta Journal Political Editor

Former Michigan Gov. George Romney, secretary of Housing and Urban Development, Thursday led a brigade of Nixon administration spokesmen who are trying to attract support for the President's "revenue sharing" program from the nation's legislative leaders.

In remarks prepared for delivery at a luncheon session of the National Conference of Legislative Leaders, Romney said one of the chief elements of Nixon's "New Federalism" program is sharing federal taxes with state and local governments.

"INSTEAD OF relying on complicated and restrictive grant-in-aid programs to filter a little money back from Washington," said Romney, "the President would share a percentage of the federal income tax base annually, with no strings attached, for state and local governments to use as they see fit in meeting their own problems."

The same no-strings-attached theme was stressed by an earlier speaker from the Nixon administration, former South Dakota Gov. Nils Boe, now head of the Department of Intergovernmental Affairs.

He said Nixon already is moving toward "decentralization of government" and cited designation of Atlanta as one of 10 decision-making headquarters for regional federal offices as "one milestone" in that endeavor.

"Over many years," said Boe, "this has been talked about. No one before has had the political fortitude to put it into effect."

But at the same time, the former governor, who is also a former legislator, urged a slow-

down on competition between state and federal governments. He similarly called for more cooperation between local and state governments.

And Romney, who earlier in the day met with Mayor Ivan Allen, got in a lick or two for his own department.

"I believe the greatest threat to the future of this nation," he said, "is the confrontation in our states and cities, between the poor and minority groups who are concentrated in great numbers in the central core of our cities, and the middle-income and affluent families who live in the surrounding and separate communities."

Calling the confrontation "divisive" and "explosive," Romney said the situation must be resolved.

"I am also convinced that America's greatest physical need is housing," he went on to say. "Millions of Americans are cut off from decent housing. Over half our families cannot afford to live in new housing built at today's prices."

The Nixon administration official said the "shortage of decent housing" is even greater in rural areas and small towns than it is in central cities.

"Shortage in the cities is concentrated and therefore more explosive," said Romney. "But failure to deal with the shortage in nonurban areas as well as in the cities will only make the cities more explosive."

Gov. Lester Maddox, a committee of one among the nation's governors in opposition to full federal payment of the welfare bill, was taking his stand again among legislative leaders gathered here from across the land.

Presumably he will have a slightly more receptive audience than among his state chief executive colleagues — but not noticeably so.

Legislative representatives of the 10 most populous states met privately here Wednesday afternoon and about came to agreement to do what the National Governors' Conference, excepting Maddox, did earlier in the fall in Colorado Springs: Say let Washington pick up the tab on welfare and Medicaid.

As one of the greeters for the first formal session of the legislators, Maddox said states must "not fall prey to the idea that the best way to solve a problem is to turn it over to the federal government."

He added: "We can buy freedom from our responsibilities as state leaders only by selling some of our freedom and some of our strength."

Indianapolis Mayor Richard C. Lugar, an afternoon speaker, called revenue-sharing between states and cities as important as the federal program. The Indianapolis mayor earlier held a press conference at which he told how his city accomplished governmental consolidation with outlying areas.

BUT ON THE TOPIC at hand — money-dividing — he said:

"The 1967 Indiana General Assembly voted to share 3 per cent of state sales and income tax revenues with Indiana counties to afford a degree of property tax relief, but this revenue sharing was not renewed in the 1969 General Assembly.

"Indiana cities have never been in more difficult straits, but they share this condition with other American cities, generally."

He said, though, revenue-sharing alone will not correct what he called "serious structural deficiencies in state and local governments."

"As local leaders," he went on, "we have demanded money but have shown much less vigor in demanding reform. Our cities are an assorted mixture of 22,000 corporations with half occupying less than one-square mile of territory, with almost all claiming ability to solve each and every crisis on a local basis."

MAYOR LUGAR suggested to the legislators the Indianapolis move of taking "the hard road of structural reform to obtain unity."

He described Indianapolis as "a united city of 800,000 Americans occupying almost 402-square miles of Marion County." He added:

"We are rich and poor, black and white, old and young working together and tooling up to do a great job of self-government at the local level with tax funds which we have generated.

"We want our share of revenue from the United States and from the State of Indiana to perform those functions which federal and state authorities have agreed we could do best."



# States Must Shape Up if Nixon Plans to Work, Romney Says

By ALEX COFFIN

Nixon administration supporters boosted the President's revenue sharing and welfare reform programs Thursday and called on state legislators from across the nation meeting in Atlanta to accept new responsibilities.

Secretary of Housing and Urban Development George Romney, Sen. Howard Baker, R-Tenn., and others told the 11th



BOOSTS NIXON PROGRAMS  
George Romney

annual meeting of the National Conference of State Legislative Leaders that President Richard M. Nixon's "New Federalism" means a greater piece of the action for the states.

Romney said in a luncheon speech, state government must be modernized, states must rebuild their relationships with local governments, state governments must move away from rural-suburban domination not in the best interest of central cities and states must "devise viable metropolitan mechanisms for meeting metropolitan needs."

## PROPOSALS INADEQUATE

Baker, who introduced and will guide the Nixon administration's revenue sharing legislation, admitted that the proposals are inadequate to meet the needs of state and local governments, but are a move away from centralization, with virtually no strings attached and would provide greater flexibility and a better delivery system than complete reliance on the grant-in-aid approach.

Baker defended the program as better than one including tax credits, which he said would cause confusion.

In answer to a question from State Rep. James Farnsworth of Michigan, Baker said he believes the federal government is the best revenue collector and the states best revenue spenders.

Negro State Rep. William Bowen of Ohio asked what provisions are in the legislation to prevent states from discriminating against minorities in spending the tax funds including specific clauses on this, but determined the 1964 Civil Rights Act provided adequate protection.

## \$10 MILLION

Baker said that an amount equal to the gross national product would be needed annually to solve the problems of the states and cities, and his bill would produce \$500 million in 1971. He said Georgia would get about \$10 million the first year.

State Rep. H. L. Merideth of Mississippi said he was glad the Nixon administration is "admitting" federal programs have failed and that states can help solve the nation's problems, and that "this is a step in the right direction, but we need to step farther and quicker."

Earlier, Romney had en-

dorsed Nixon's priorities of ending the Vietnam War, stopping inflation and solving urban problems and said the nation faces the gravest crisis in its history

— but from within, not without. He cited housing as the number one domestic problem, but said the problem is proportionately two-and-a-half times more

serious in rural than in urban areas. He said the problem is more explosive in concentrated urban areas, however.

He said the Nixon administra-

tion is moving to meet the crisis caused by government becoming too complicated and centralized, too much reliance on governmental action and "spawning

of governmental programs and neglect of policies." He said state, city and county leaders must form a coalition if the revenue sharing programs

of the administration stand a chance. He said Congressmen would be reluctant to give up the say-so in where federal money goes in their districts.



EXTRACT  
from  
ATLANTA'S COMMUNITY IMPROVEMENT PROGRAM REPORT

SECTION TWO: DEVELOPING AN AFFIRMATIVE RELOCATION PROGRAM

\* \* \*

AN AFFIRMATIVE RELOCATION PROGRAM

The factual analysis of relocation housing practices and relocation housing resources as related to those persons and families displaced by governmental action presented thus far results in one unavoidable conclusion:

Atlanta does not have the housing resources to meet the needs of persons to be displaced by future governmental action. Before Atlanta can proceed with expanded code enforcement and urban renewal activities it must increase its low-income housing stock.

In addition, an affirmative relocation program for Atlanta must include changes in organization, procedures, and policies appropriate to the findings of Section One of this report. Section One shows the need for a definite system of low-to-moderate income housing planning which will provide replacement housing at the time of displacement. It also reveals the need for overall coordination of community development efforts; better record keeping and data use; improved timing of relocation counseling services and survey; improved use of existing relocation resources; and an improved policy of local initiative in providing local assistance to displacees when such aid is not available through existing programs.

The following recommendations have been devised to meet the needs outlined. They are presented in two categories: (1) recommendations of an interim nature for immediate action to alleviate the present low-income housing shortage, and (2) recommendations on organization, procedure, and policies considered necessary for effective long range relocation and relocation housing planning.

\* \* \*

Recommendation 3

That a Housing Resources Bureau be established as a major division within the proposed Community Development Department recommended as a part of the reorganization plan of the "Government of the City of Atlanta - A Survey Report" by the Public Administration Service.



It is the intent of this recommendation that "Housing Planning" be elevated to a position never before achieved in Atlanta as a highly technical entity with its own staff. Responsibility would be broadly based and not narrowly confined to urban renewal objectives. The major activity would be the planning of housing resources through research for all types of displacement and relocation needs; therefore, this new technical division could be called - for lack of a better name - "Housing Resources Bureau".

The proposed Housing Resources Bureau should have as its head an assistant to the Community Development Department Director. It should be staffed with capable, informed economic analysts and planners with demonstrated knowledge of the housing industry, the community, and the local housing market. This new governmental agency would have the following responsibilities:

A. Research

Maintain a continuous inventory of housing in the City of Atlanta by size of unit, whether for sale or rent, condition of unit, type of unit compared to significant rent/cost ranges, and specific location. In addition, the Housing Resources Bureau would retain sufficient data on the characteristics of the low-income to moderate-income population and their housing locations and needs as necessary for a continual assessment of market potential. Although costly, the retention of such housing and population data would be an extremely valuable planning tool for both public and private interests. Furthermore, this function is seen as the only practical way definitive "client analyses" can be achieved to obtain the best possible housing balance in the area or to plan for maintaining that balance with the criteria attached to the various existing and proposed housing assistance programs.

The Housing Resources Bureau would identify the potential of use of housing assistance programs in advance of all governmental community redevelopment projects. Through cooperation with the appropriate agencies the "Bureau" would program and initiate loan, grant, or unit reservations for housing assistance at a time sufficient to assure such housing facilities are "on the ground" at the time people are displaced by governmental projects.

B. Public Information

Periodically, reports would be issued and distributed to realtors, developers, banks, and concerned public or private agencies. These reports would indicate existing housing imbalances determined by comparing the characteristics of the existing housing stock to the changing character of area economy and population.



C. Technical Assistance

The Bureau would be responsible for providing designated city agencies with information on housing and population characteristics necessary to the major report forms required in the administration of their programs with the Federal Government (Workable Program forms, Survey and Planning Applications for urban renewal, public housing reservation information, etc.). Such information would be of a designated format confined to housing and tenant characteristics and provided at designated intervals. This responsibility would provide important consistency and, hopefully, improve understanding and accuracy of such data.

The Housing Resources Bureau would purposefully solicit and encourage assistance and support from area realtors, developers, and the like, by offering special services in defining and describing special housing market needs, and, where appropriate, applying information on the potential use of governmental assistance programs for low-to moderate-income housing markets.

\* \* \*



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.







HOUSING RESOURCES COMMITTEE  
(SUMMARY OF PUBLIC HOUSING IN ATLANTA)

August 15, 1969

8,874 Existing Units in operation when accelerated program started, Nov. 15, 1966 - filled.

1,140 Units completed and under development (Conventional) since program started Nov. 15, 1966, as follows:

- \*(650) Units off McDaniel St., in Rawson-Washington U. R. Project; completed 11-10-68
- (140) Units in Perry Homes Extension - South of Procter Creek. Completed 3-27-69.
- (350) Units Under Construction in Thomasville U. R. Project. Bids opened May 15, 1968. Contract signed 7-1-68. Ground broken 1-17-68. Will try to have part delivered before final scheduled completion date Jan. 1970.

\*\*6,200 Units reserved to Atlanta by HUD for new construction:

(2423) Allocations made by HUD	<u>Completed</u>	<u>Under Const.</u>	<u>In Planning</u>
Bankhead Courts	(132) (May 1969)		
Bankhead Courts		(368)	
Hollywood Courts		(202)	
Gilbert Gardens		(220)	
		( 42)	
Leila Valley Apts.		(175)	
East Lake #2		(800)	
Jonesboro Rd. #1			(160)
Wellswood Apts.			(324)
TOTALS	<u>(132)</u>	<u>(1807)</u>	<u>(484)</u>
(1665) Bedford-Pine			(451)
Pittman-Hilliard St.			(100)
North Ave.-Techwood			(250)
Jonesboro Rd. #2			(114)
Boulder Park			(300)
Browntown Rd.			(450)
(1382) (Units not reported as committed.)			
(730) (Approved for use in the leasing program.)			

(These figures represent a breakdown of the HUD allocations)

300 Allocated for Leasing Program (Leased units can only be utilized for P. H. occupancy as they become vacant. Total units under lease 1,015.)

7,640 Total units Completed, Under Development, In Planning, Uncommitted & authorized for Leasing Program.

(1015) Units actually under lease--9 locations (of 1030 Allocated & Approved for leasing program); most of these are occupied or available for occupancy as Public Housing.

\*\*On September 16, 1968, Bd. of Ald. approved Resolution authorizing H. A. to request reservation from HAA of 2,000 additional units of Public Housing. Approved by HAA March 17, 1969 (Included in this figure).

16,514 Total Public Housing Potential, with current reservations authorized by the HAA.

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



## NOTES

- A. There are 3,572 units known to be Being Considered, plus several sites on which the number of units has not been set (there are approximately 1000 units in this category). 21,979 units Did Not Materialize, of which 21,032 were included in the previous Summary of May 15, 1969, and 947 additional units are listed in this report as Lost. (The majority of these losses were due to disapprovals of sites, a large portion of which were denials of zoning petitions.) 1,246 units originally listed have been dropped from totals in this report, because of too high rentals.
- B. In view of the 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 requirements on small scattered sites by both Conventional and Federal assisted financing. Also Public Housing in small projects, to include small developments on scattered sites is strongly advocated, for future development.
- C. No proposal has yet been made for the construction of units (even efficiencies) to rent or sell for as low as \$50 per mo. although the London Towne Houses, a 221(d) 3 Co-op development now approaching completion, is near this with its one bedroom unit selling at 69 dollars a mo. The City's greatest need is the \$30-\$50 per Mo. rental-purchase range, which appears to have little chance of accomplishment, without substantial government subsidy.
- D. Prefab distributors and conventional builders have interesting potential houses to offer but, because of fear of local Codes difficulties, are currently erecting very few single-family houses in Atlanta to sell in the \$10,000-\$15,000 range for which there is a strong demand and market. Perhaps the greatest difficulty is availability of suitably priced land within the City Limits. Economics for this price-range sales housing requires land which will cost the developer not more than \$1,500 per unit. A 5,000 sq. ft. lot is considered ample for this type house which should reduce land costs by 33 1/3%; most houses in this price range are currently being erected in Atlanta on R-5 lots having a minimum size of 7,500 sq. ft.
- E. The nonprofit Greater Atlanta Housing Development Corporation is now in business. The CACUR's nonprofit corporation to rehabilitate existing units under 221 (h) has completed its first group of 5 houses in Lindwood Park. Vanguard Housing Corp. has obtained FHA commitment for rehabilitation of 6 units under 221 (h).
- F. Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463, Ext. 430 or 431.)



LEGEND:

C	1-36 Completed	5,099	Units
UC	1-52 Under Construction	7,166	"
IP	1-41 In Planning	7,050	"
LP	Under Leasing Program	1,015	"
	TOTAL IN SIGHT	20,330	"
BC	1-26 Being Considered		
DNM	1-30 Did Not Materialize		
DNQ	1-9 Did Not Qualify on Rentals		

HOUSING RESOURCES COMMITTEE

DATE Aug. 15, 1969

An Inventory of  
 LOW AND MEDIUM INCOME HOUSING IN ATLANTA  
 Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment	
	New	Exist				1	2	3	1	2	3				
C-1A	964		Small Apts.	scattered	Conv. & FHA								Permits under \$10,000 per unit	Units carried (594 & 90) = 684 are shown on previous reports	
	684		units carried forward from previous report												
	12		520 Park Ave. S. E., \$66,000, owner-Park Apts. Inc.												
	11		1152 Sells Ave. SW, \$47,300, owner- Parzan & Assoc.												
	19		166 Anderson Ave., \$85,000, owner-Roy-Jo Co. builder- Roy Jo												
	32		2075 Spink St. NW, \$180,000, owner W. O. Stone, builder Don Fraser												
	6		383 Holderness, \$24,000, owner- Roy Jones												
	4		2085 Gordon Rd, \$20,000, owner- Dr. W. B. Shropshire												
	4		1135 Sells Ave., \$20,000, owner- C. C. Thornton												
	2		500 Northside Cr. NW, Permit Dec. 1968 \$10,000, owner- Townsend & Ghegan												
	20		294 Penelope Dr. NW, Permit Dec. '68 \$ 90,000, owner- Albert Zeder												
	29		2175 Lenox Rd., Permit Sept. '67 \$203,000, owner- Carl Dziewienke & R. Pichuak												
	30		3445 Roswell Rd., Permit Oct. '67 \$150,000, owner- E. W. Pervis												
	18		3151 Simpson Rd., Permit Oct. '67 \$60,000, owner-J. Atkinson												
	17		1580 Dixie St. SE, Permit Oct. '67 \$68,000, owner- Kenneth Johnson												
	7		268 8th St. SW, Permit Oct. '67 \$32,000, owner J. Hugh Combs, builder Bernard Kaplan												
	4		216 Doane St SW, Permit Nov. '67 \$16,000, owner Rev. W. J. Wynn, builder- W. J. Wynn												
	4		431 Holderness St. SW, Permit Jan. '67 \$18,000, owner- C. C. Thornton												
	20		2585 Beeler Dr. SW, Permit Mar. '68, \$90,000, Owner- H. L. Allford & J. M. Sellers												
	20		38 Fairburn Rd., Permit July '68, \$100,000, owner- Albert Zeder												
	4		1152 Greenwich St. SW, Permit July '68 \$20,000, owner-J. T. Williams												
	9		2229 Forest Hills Ave. SW, Permit \$15,000, owner-Robert A. Young, builder- Robert A. Young												
	4		1156 Greenwich, Permit Aug. '68 \$19,000, owner- Roy Jones, builder- Roy Jones												
	4		371 Lanier St., Permit Nov. '68 \$10,000, owner Murray Hollis												
	964		As of Aug. 15, 1969												

End 4 b







DATE Aug. 15, 1969

An Inventory of  
 LOW AND MEDIUM INCOME HOUSING IN ATLANTA  
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-3		1,015	Lease Agreement	scattered	Conv.									Leased housing under H. A. H. A. has authorization for 15 additional units.
		48	1494 Memorial Dr.											
		27	Vinara St.											
		18	443 Dorgan Pl. SW											
		119	Amanda Gardens											
		19	851 Park St.											
		60	3787 Gordon Rd. (Suburban Cts.)											
		352	Lakewood Village											
		372	1765 Pryor Rd. (La Villa Apts.)											
		1,015												
C-4		18,644	Rehabilitation- Housing Code	scattered	H. C. enforcement									This figure rep. 75% of 22,559 Units Rehabilitated through the housing code division. These do not increase the overall supply of housing but do increase the supply of standard housing. These were reporting by the housing code as repaired (rehabilitated). This figure includes units found in compliance on original inspection. It is estimated that 75% or 18,644 of these units have been brought into compliance through actual rehabilitation.



DATE Aug. 15, 1969

An Inventory of  
 LOW AND MEDIUM INCOME HOUSING IN ATLANTA  
 Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment	
	New	Exist				1	2	3	1	2	3				
C-5		540	Rehabilitation Housing Authority	scattered	Urban Renewal									Rehabilitation completed by H. A.	
				May-Aug.	Total to date										
			West End	50	465										
			Bedford-Pine	22	35										
			Model Cities	33	40										
					540										
C-6		30	Rehabilitation conventional	scattered	Conv. Rehab.									Enterprise Corp., 130 Piedmont NE, is interested in buying dilapidated low cost structures and rehabilitating them. Proprietor G. S. Hart has rehabilitated 30 units.	
C-7		5	CACUR project	Linwood Park	221 (h)										
C-8	140		Perry Homes Extension	1730 Kerry Dr. NW	P. H.			78			Completed 3-27-69	\$2,238,900		Large units 3-5 bedrooms. See Public Housing Summary. Builder H. L. Coble Const. Co	
C-9	650		Mc Daniel St. Public Housing	McDaniel St. off I-20	P. H.						Completed 11-1-69	\$14,500 per unit		Public Housing.	
C-10	373		Allen Temple	Gordon Rd. & Harwell	221 d (3)						Completed Nov. 1967	\$ 11,566 per unit		Manager- Williamson & Co. Legal- McCredy Johnston Builder- Bush Const. Co. off McDaniel St.	
			#1				100	50			65	75			
			#2				142	80			68	80			
C-11	96		College Plaza	1017 Westview Dr.	221 d (3) LD		96				76		Completed 9-16-68	\$792,930-3 Bldg. \$8,255 per unit	Legal- Fisher Builder- Randen Const. Co.



## HOUSING RESOURCES COMMITTEE

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An Inventory of  
 LOW AND MEDIUM INCOME HOUSING IN ATLANTA  
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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-12	100		Park West Apts #1	Gordon and Bolton Rd. S.W.	221 d (3) LD		84	12		72	83	Completed 8-1-68	\$700,000 (FHA \$900,000)	6.3 acres @ 15.9 units per acre Legal- Lewis Cenker Owner- Park West Co. Builder- Developers Service Co.
C-13	108		Gartrell Court	Younge St. (Butler St. UR)	221 d (3) 55018 LD-PR	24	56	28	76	85	98	Completed 1-1-69	\$980,300; \$793,000	Rent includes all utilities Sponsors- Saporta & Russell Owner & Bldr.- Gartrell Court Assn.
C-14	26		Park West Apts #2	3751 Gordon Rd. S.W.	221 d (3) LD		20	6		84	96	Completed 10-1-68	\$185,000 (FHA \$247,900)	
C-15	84		Wheat St. Gardens #2	180 Jackson St. NW	221 d (3) FHA NP-R 55023	48		36	79		98	Completed 4-24-69	\$10,912/U (\$916,600 (FHA) (Permit \$720,975)	Reduced- Had difficulty with tax structure Legal- Lewis Cenker Builder- Ranger Const. Co. Finance- Life of Georgia
C-16	108		Wheat St. Gardens #3	180 Jackson St. NW	221 d (3) 35001-NP-SUP-R R. S.			108			140	Completed 4-1-69	\$12,500/U (FHA \$1,350,000) Permit \$1,037,408	FHA rent supplement \$960/unit per year Manager- Williamson & Co.
C-17	24		La Mancha	2600 Old Hapeville Rd. S.E.	Conv.	24	56		145	165			\$540,000	Under the revised standards (rentals) only the 24 1-bedroom units qualified. 56 2-bedroom units were disqualified.



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	New	Exist				1	2	3	1	2	3			
C-18	225		Monticello Apts.	3670 Gordon Rd. S.W.	Conv.	50	154	21	85	100	125			
C-19	*16		Apts.	3901 Campbellton Rd. S.W.	Conv.	24	196	* 16	145		205	Completed Apr. '69	\$2,000,000	* Only 16 units of 236 qualified (on rentals) Builder- Victor D. Masilia Owner- Green Briar Village (A second group under construction (117 units) did not qualify.)
C-20	62		Duplexes	140 Mt. Zion Rd. S. E.	Conv.		62				138		\$310,000	Owner- Day Realty Assn. Inc. 2-Bedroom Duplexes
C-21	58		Apts.	1910 Bixby St.	Conv.						108	119	Completed 4-24-69	Constructed for leasing as Public Housing. Owner- Thomas Reeves
C-22	76		Villa Court	1051 Beauregard Ave.	Conv.	32	44		*	**		Completed Aug. '68	\$380,000	*1-bedroom unfurnished-\$109.50 " furnished-\$134.50 **2-bedroom unfurnished-\$124.50 " furnished-\$144.50 Builder- Piedmont Eng. & Construction Co. Owner- Polar Rock Devel. Corp.
C-23	76		Apts.	1145 Constitution Rd. SE	Conv.				99	119			\$400,000	Builder- Polar Rock Development Corp. Management- Aycock Realty Co.
C-24	128		Peyton Heights	200 Peyton Pl. S.W.	Conv.		120				122	Completed 3-20-69	\$576,000	Management- Romm Enterprises includes central air and heat; wall to wall carpet. Owner- Peyton Pl. Apts.



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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-25	138		Peyton Pl. Apts.	2722 Gordon Rd S. W.	Conv.		56	82					\$828,000	Romm Enterprises Town Houses
C-26	72		Apts.	50 Mt. Zion Rd. S.E.	Conv.							Completed Feb. '69	\$350,000	Owner- Dewey Kelley
C-27	56		Apts. (#2 at location)	50 Mt. Zion Rd. S.E.	Conv.							Completed Feb. '69	\$280,000	Owner- Dewey Kelley
C-28	48		Apts.	2113 De Fore Ferry Rd. N.W.	Conv.							Completed 4-24-69	\$300,000	Owner- B. S. Ivey Builder- B. L. I. Construction Department
C-29	204		Apts.	1991 DeLowe Dr. SW	Conv.							Completed 2-22-69	\$750,000; \$270,000	Owner- Naples Co.
C-30	96		Apts.	1991 DeLowe Dr. SW	Conv.							Completed Feb. '69	\$528,000	Owner- Naples Co.
C-31	80		Apts.	2390 Palmour Dr. N.E.	Conv.							Completed 2-20-69	\$440,000	Owner- Fagan Burson & Dougal
C-32	92		Apts.	2400 Campbellton Rd. S.W.	Conv.							Completed 5-12-69	\$552,000	Owner- Kermit Warren
C-33	56		Stone Hinge Apts.	12 Mi. South of City on S. X-way	Conv.							Completed Aug. '68	\$621,000	Owner- Sam Kellet Et. al. 800 sq. ft. 2-bed room units; air conditioning; wall-to-wall carpeting; swimming pool; kindergarten











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	New	Exist				1	2	3	1	2	3			
UC-4	500		Bankhead Project	Bankhead near Maynard Dr.	Turnkey								HUD-\$9,998,868 Dev. cost to H.A.-\$9,356,094 Permit-\$5,000,000	Builder- Jack Jones, H. L. Coble Const. Co. Greensboro, N. C. 35 acres south of Bankhead, 10.5 acres north of Bankhead Behind Schedule. HUD requires 25% completion by 9-30. Ground broken 5-27-68 #1, 132 units completed May 1969 (See C-36).
	108 148 112 368			Estimated Completion										
			#2	2-25-69										
			#3	10-25-69										
			#4	4-12-70 (Final completion date)										
UC-5	350		Thomasville U. R.	Thomasville	PH	40	120	80				Jan. 18, 1970 Estimated completion	\$14,500 per unit	Contract granted 7-1-68 Broke ground 7-17-68
UC-6	202		Hollywood Rd. Project	1580 Hollywood Rd S.W	Turnkey		196					8-31-69 Estimated completion	Permit-\$2,500,000	Owner- Claridge Towners Inc. Builder- Whiting-Turner Const Contract signed 4-19-68 Broke ground 5-9-68
UC-7	220		Gilbert Gardens	Gilbert Rd. at Flynn	Turnkey							Spring '69 Estimated Completion		20 acre site--11 units/acre HUD Approval- 5-5-68 Contract signed 9-7-68. Ground broken 1-19-68 Contact- Bill Woodward of Adams-Cates Builder- Whiting Turner Developer- Claridge Towners
UC-8	175		Leila Valley Apts.	Prison Creek and Leila Lane	Turnkey									Contract signed 1-13-69



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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
UC-9	60		Duplexes	284 Linden Ave.	Conv.								\$415,000	Duplexes (Temporary relocation housing) Builder- Armour Homes Owner- Atlanta Housing Authority
UC-10	200		London Towne Houses	3242 Cushman Cir. SW	221 d(3) Co-op	8	61	122	63	69	84	Estimated completion per unit Jan. '80	\$14,078	Sponsor-FCH, same people who developed Eastwyck Down payment-\$135 \$10 Appl. fee Purchase price includes tax, insurance, and outside maintainance 4-Bedroom town houses Builder- Diamond & Kaye *Mortgage interest 43% *Real estate taxes 16% Mortgage principle 19% Maintainance 12% Reserve funds 5% Administration 5% Profit 0% 100% *Tax Deductible Being occupied as of Aug. '69
	36		FHA Allotment	Complete as of May 1					FHA No.	Permit				
	48		\$486,500	99%		55019-Man.			\$216,000					
	48		\$661,000	94%		55020-Man.			\$287,300					
	48		\$745,700	68%		55021-Man.			\$302,300					
	68		\$923,000	68%		55022-Man.			\$405,100					
	200													
UC-11	250		Rockdale Park Sec. 1	1660 Johnson Rd.	55038-LDC 221 d (3)								FHA-\$2,581,000 Permit-\$200,000	Contract 12-20-68 Construction started 1-13-69 Part of 1400 units David L. Rosen Const.
UC-12	75		Rockdale Park Sec. 2	1660 Johnson Rd.	55054-LDC-R 221 d (3)								Permit-\$801,400	Contract awarded to David L. Rosen Const. Four years construction. Further applications to FHA being processed.



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	New	Exist				1	2	3	1	2	3			
UC-13	120		Central Methodist Gardens #1	E. side Fairburn Rd., north of Sewell Rd.	55053-BS 221 d (3)								\$1,368,000	Part of 558 unit project Promotor-C. C. Thornton Sponsor-Central Meth. Church (Rev. A. S. Dickerson-pastor) Arch.-Heery & Heery Owner-Urban Systems Development Corp. C. A. Subsidiary of Westinghouse Construction started 1-9-69
UC-14	120		Central Methodist Gardens #2	E. side Fairburn Rd., north of Sewell Rd.	55070-BS 221 d (3)								\$1,419,500	Part of project UC-13 Started 5-2-69
UC-15	208		Allen Temple #3	3175 Gordon Rd. S.W.	55024-NP 221 d (3)					89	100		Permit-\$1,950,000 FHA-\$2,405,700 \$11,566/unit	Legal-McCready Johnston 72% completed 5-1-69 Builder-DeSoto Const. Co. Owner-Allen Temple Dev. Corp. Manager-Williamson & Co.
UC-16	180		Etheridge Park Apartments	off Etheridge Dr. NW	55042 LDI 221 d (3)	38	244		65	75			\$1,830,400	Density 15 units/acre Sponsor- I. Saporta Rent includes all utilities Second part of construction to contain 162 units; first part approved for air-conditioning. Construction started 3-10-69



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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
UC-17	100		Gun Club Apts.	1033 Hollywood Rd. S.W.	55030-LDC 221 d (3)							Estimated completion 10-15-69	\$940,000	20 A. Res.; Additional 140 units expected later Sponsor-Joe Anderson, Roy D. Warren Builder-Gartrell Const. Co. Owner-Hollywood West Corp.
UC-18	241		Calvin Court	479 E., Paces Ferry Rd. N.E.	202								\$2,200,000	Apts. for elderly Owner-Atlanta Area Presbyterian Home Builder-ABCO Const. Co. Construction started-7-1-68
UC-19	64		Martin Manor	2950 Gordon Rd. S.W.	55058-LDP 221 d (3)								\$478,000- Permit FHA- \$704,000	Permit issued-1-6-69 Owners-H. J. Russell and Drs. G. Howard & E. J. Howard
UC-20	208		Friendship Center	99 Northside Dr. SW	55037-NP-R 221 d (3)	34	95	30	87	101	115	Estimated completion 8-31-69	Permit-\$1,564,000 FHA-\$2,250,000	Owner-Friendship Center Builder-Roger Const. Co. Sponsor-Friendship Baptist Church Ground broken 5-9-69 To include central air-conditioning; 72% completed 5-1-69
UC-21	30		Chamberlain Realty	419 Chamberlain St. SE	55015-LD-R 221 d (3)		30			90			Permit-\$252,489 FHA-\$306,400	Legal-Fisher & Phillips Builder-Frontier Const. Owner-Chamberlain Realty



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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
UC-22	96		Apts.	2891 Springdale	Conv.	56	40							
UC-23	40		Deerwood	2905 3rd Ave. SW	Conv.	4	24						\$270,000	Owner-Security Development & Inv. Corp. Rental rates not set yet; will probably qualify.
UC-24	40		Apts.	1514 Northwest Dr.	Conv.								\$235,000	Permit issued 4-16-69 Owner-Leon C. Harwell
UC-25	45		Apts.	3379 Stone Rd.	Conv.								\$400,000	Permit issued 4-69 Owner-Reaves, Edwards, Edwards
UC-26	64		Apts.	1073 Hollywood Rd. NW	Conv.		64			85			\$285,000	Permit issued-12-67 Owner-Melvin Warstraw Does not include utilities
UC-27	92		Apts.	1090 Hollywood Rd. N.W.	Conv.								\$393,000	Permit issued-10-67 Owner-Parzen & Assoc. Has permit but not building as of Aug.; money problems
UC-28	100		Paradise Apts.	Hollywood Rd. NW	Conv.	20	48	32	65	78	95			Builder-Wall Harris Owner-H. Russell & M. Burch
UC-29	132		Gordon Rd. Extension Apts	3804 Gordon Rd. SW	Conv.								\$875,000	Permit issued- 2-69 Owner-Shoco Inc.
UC-30	160		Apts.	954 Hightower Rd.	Conv.								\$900,000	Owner-Albert Zeder



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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
UC-31	163		Flipper Temple Homes	2479 Abner Pl. NW	55052-NP 221 d (3)								FHA- \$1,712,000 Permit- \$1,219,716	Flipper Temple owner & sponsor Rev. Julius Williams Builder-Torch Const. Promoter & Architect- I. Saporta Construction started 4-28-69
UC-32	96		Apts.	3350 Mt. Gilead Pl. SW	Conv.							Permitted 4-69	\$600,000	Owner & Builder-Mills Robertson
UC-33	36		Apts.	2825 Waters Rd. SW	Conv.								\$275,000	Owner-Bob Young Development Corp. Inc. Permit issued- 4-69
UC-34	72		Apts.	3000 Continental Colony Parkway SW	Conv.								\$640,000	Owner-Continental Development Corp.; Permitted 4-69
UC-35	130		Apts.	62 Harwell Rd. NW	Conv.								\$1,017,000	Owner-Sol Gray Manager- B. L. I. Const. Co. 2964 Peachtree Rd.
UC-36	52		Apts.	2786 Old Hapeville Rd. S.E.	Conv.								\$400,000	Owner- Pendley Bros. 1991 DeLowe
UC-37	206		Apts.	2971 Macon Dr. SW	Conv.								\$1,400,000	Owner- Merton Development Corp.
UC-38	294		Apts.	505 Englewood S.E.	Conv.								Permit- \$3,161,610 \$10,753 per unit	Owner-Warner Development Corp Builder-Warner Const.



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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
UC-39	88		Apts.	Hollywood Rd.	Conv.				59	64	74			Owner-Jim Bersch
UC-40	22		Apts.	87 Harwell Rd.NW	Conv.								\$140,000	Owner-S. M. & M. Realty Co.
UC-41	34		Apts.	1660 Stanton Rd. SW	Conv.								\$250,000	Owner-McDonald & Assoc. Permit issued-Feb. '69
UC-42	28		Apts.	3669 Gordon Road S.W.	Conv.								\$150,000	Owner-Jack Storch Permitted 10-18-68
UC-43	34		Apts.	3301 North Camp Creek Parkway SW	Conv.								\$200,000	Owner-Reaves, Trapley & Reaves Permitted-10-4-68
UC-44	36		Apts.	1867 Myrtle Dr.	Conv.								\$180,000	Builder and owner-Dewey P. Kelley Permitted 8-28-68
UC-45	32		Apts.	1930 Honeysuckle Lane S.W.	Conv.								\$300,000	Owner-Fred Schwacmmle Permitted 7-2-68
UC-46	56		Apts.	3144 Gordon Rd. SW	Conv.							Estimated completion Oct. '69	\$340,000	Owner-Knox & Assoc. Inc. Permit issued-2-69
UC-47	375		Apts.	580 Northside Cir.	Conv.								\$2,000,000	Owner-Townsend & Ghehan Permit issued-Dec. '68
UC-48	32		Apts.	390 West Lake Dr	Conv.								\$242,452	Owner and builder-H. J. Russell Permit issued 5-7-68



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	New	Exist				1	2	3	1	2	3			
UC-49	76		Apts.	1935 Allison Ct. SW	Conv.								\$423,630	Owner and builder-H. J. Russell Permit issued-8-67.
UC-50	40		Apts.	901 Bolton Rd. N.W.	Conv.								\$160,000	Owner-Jutacoda (15 Chestnut St.)
UC-51	216		Butler St. YMCA Project	1562 Hollywood Road, N. W.	55057 NP 221 d (3)	72	72	72					FHA-\$2,642,400 Permit \$2,137,687	50 acre tract purchased by Loridan's Foundation. 15 acre site planned for apartments. Sponsor-Butler St. YMCA Architect-John Cherry Legal-Hall Ware Favorable reaction by Planning Board Oct. 11 to Zoning Nov. 16 Deferred (Z-67-200-D) Dec. 7 Zoning deferred indefinitely. Reconsidered Feb. 22. Approved by Bd. Ald. Mar. 4 Builder-R. A. Banks







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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
IP-1	100		Rockdale Park Town Houses #3	1660 Johnson Rd. N. W	221 d (3) Co-op								FHA \$98,472	Part of potential 1400 units some of which are already under construction. Project to take 4 years for completion. 150 units scheduled in collaboration with the Union Baptist Church & FCH. Commitment of 221 d (3) funds made. Builder-David-Rosen Const.
IP-2	162		Etheridge Park #2	Off Etheridge Dr. NW	FHA 221 d (3)									Part 2 of UC-16
IP-3			Holiday Park Town Houses	Rockdale U. R. Project	221 d (3) 55038-LDC								\$1,200,000	Did Not Materialize
IP-4	192		Martin Luther King Village	Between Capitol Homes and I-20	221 d (3) 55056-NP-SUP-R								\$3,134,861	Sponsored by Ebenezer Baptist Church Permitted 3-28-69; Second Feasibility letter issued 3-28-69
IP-5	20		Thomasville U. R. Single Family	Thomasville U. R. Project	221 d (2) 44015-LDC									Single family homes (other than National Homes) to be built in Thomasville U. R. area. Vacant lots still not built on.



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	New	Exist				1	2	3	1	2	3			
IP-6	300		Asbury Hills Nursing Home	Gammon Theological Seminary Site	202,232, Hill & Burton Act									Nursing and Elderly; not able to get Hill & Burton Act money-Nursing home deferred has raised \$50,000 of needed \$250,000 Sponsor-Rev. H. H. Backstrom
IP-7	402		Wildwood Park Town Houses	Fairburn Rd. (west side)	221 d Co-op									Sponsor-Mark Palmour Inc. (Bill Gilmore 2335405, Rep.) Builder-Marvin Warner Inc. Cincinnati
	60		FHA No. 44016 Man. \$49,756.67		RS Section 236									
	74		44017 Man. \$60,105.67		"									
	44		55059 Man. \$650,000	(Firm 2013 with fee 4-4-69	Section 221 d)									
	56		55060 Man. \$818,500		"									
	60		55061 Man. \$783,000		"									
	44		55062 Man. \$738,000		"									
	64		55071 Man. \$952,774		"									
	402													
IP-8			Thomasville U. R. Single-Family	Thomasville U. R. Project	221 d (2)			41						National Homes Single Family homes in Thomasville U. R. area; Bids let to Cousins May 6, 1968
IP-9	196		Central Methodist Elderly	E. side Fairburn Rd. SW, at N. of Sewell	202									3rd part of 3 part package of 558 U Sponsor-C. C. Thornton Builder-Central Methodist Church Architect-Heery & Heery



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	New	Exist				1	2	3	1	2	3			
IP-10	48		Apts.	N. Side Gordon Rd. SW of Adamsville Dr.	Conv.									3 1/2 A Sponsor-C. C. Thornton
IP-11	450		Apts.	Browntown Rd.	Turnkey									51A. site Zon. M-1. Whiting-Turner has option. Approved by HA & HUD; Plan. BD. recommended favorable action; Zon. Com. denied unanimously 8-1; Bd. Ald. denied 8-21-67. Plan Dept. sponsored reopening the proposed rezoning. Zon. Com. agreed Nov. 9 to permit project to be reintroduced. Plan. Bd. favorable recommendation Nov. 15, 1967. Zon. Com. reconsidered & deferred to 7-1-68. Final action by Zon. Com.; not yet requested; have been waiting to determine outcome of Sch. Bond issue, which was voted favorably Nov. 5, 1968.
IP-12	Now	UC 51.												
IP-13	160		Jonesboro Rd. Project	Jonesboro Rd. SE S. of McWilliams Rd.	T. K.	20	19	54					\$20,500 down to \$19,250 per unit	Application complete; 15 A Architect-Charles E. McCard Tenative approval from HUD & AHA. Builder-Evans & Leopold IP-13 is waiting for HUD & AHA. Has extension on loan committment and is absorbing interest costs.



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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
IP-14	353		Bedford-Pine	North Ave. & Linden	P. H.									Developmental program not being finalized by Sheetz & Bradfield. Planned 149 elderly out of total 353.
IP-15	22		Apts.	290 Springdale Rd.	Conv.									17 A. Awaiting zoning.
IP-16	40		Apts.	Brownlee Rd. SW	Conv.									Held up by zoning. Neighborhood opposition.
IP-17	600		Federal Honor Farm #1	McDonough Blvd. SE										For breakdown on type housing see bid from National Homes. Part of Community Unit Plan on 95 acre tract. Federal participation and allocation announced Dec. 12. Board of Aldermen agreed to accept and develop as part of the Thomasville Urban Renewal project on 5-6-68. Bid accepted from National Homes Corp. for 600 units at a cost of \$8.7 million. Housing Authority advertised for contract bids July 14 for construction of roads and utility services. As of June 69 it is estimated that this phase will be completed in Spring of 1970. Allowing two years for actual construction of the homes the project should be completed in Spring or Summer of 1972. Builder-National Homes Corp.



## HOUSING RESOURCES COMMITTEE

DATE Aug. 15, 1969

An Inventory of  
 LOW AND MEDIUM INCOME HOUSING IN ATLANTA  
 Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
IP-18	32		Westlake Manor	Westlake Ave. NW	221 d (3) LD			32			102		\$467,500	FHA committment 3-25-68 Commitment withdrawn 9-12-68
IP-19	Deleted. Now UC-52													
IP-20	72		C. C. Thornton Apts.	S. side Gordon Rd. E. of Lynhurst	Conv.									5 A tract.
IP-21	8		Apts.	W. side Harwell Rd. 900' N. of Gordon	Conv.									Owner-Carl Goldstein & Stone 1/2 A
IP-22	124		Apts.	West side Harwell Rd., SW, 150' N. of Gordon Road LL237, 14th District	Conv.									Special use permit in a C-L District. Applicant-Carl Goldstein & Stone
IP-23	8		Apts.	R. of prop. Gordon Rd. (rear LL 14 14th Dist. F. Co.)	Conv.									Owner-Red Heart Oil Co. Representative-Tom Musgrove
IP-24	330		Pope & Carter Project	Bolton Rd. near Harvill	235									33.6 A; 10 U/A; FCH to sponsor Builder-Pope & Certer
IP-25	60		Apts.	Center St. NW	Conv.									Julius Iteld-Applicant for rezoning Owner-Pearl Reese
IP-26	72		Apts.	Waters Rd. & Cleveland Ave.	Conv.									6.7 A LL 68 14th Dist. F. Co Owner-Mrs. Viola Jackson
IP-27	56		Apts.	Watts Rd. NW off Northwest Dr.	221 d (3) NP									6.5 A Builder-James W. Howard



HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
IP-28	120		Boulder Park Town Houses	Boulder Park Dr. & Brownlee Rd.	Conv.	6	48	60						9.6 A; Builder-I. Saporta Owner-Dutch Valley Corp.
IP-29	204		Brandy Wine Town Houses	Mt. Zion Rd.	236									
	60		FHA No. 4401 Man.	Value \$49,079 and \$4,554										
	84		4402 Man.	\$39,235 and \$8,237										
	60		4403 Man.	\$58,003 and \$5,306										
	204													
IP-30	200		Apts.	Mildred Pl. & Wood St.	221 d (3) NP									30 A (25 of these are vacant now) Sponsor-Liberty Baptist Church Promoter-J. T. Bickers
IP-31	250		Apts.	Melvin Dr. SW	221 d (3)									25 A; W. F. Gilmore-Zoning Applicant
IP-32	102		Forrest Park Cooperative Town Houses	Forrest Park	221 d (3)							FHA \$808,900- (58 U) \$636,800- (44 U)		BMIR funds approved. Backlog
IP-33	162		Lakeside N. Apts.	Roswell Rd.	207									FHA commitment 12-19-69
IP-34		6	Vanguard Housing Corp.	Lyndwood Park	221 H 56010EC							\$72,300		FHA issued funds 11-27-68







DATE Aug. 15, 1969

## HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
BC-1	26		Thomasville U. R. Single Fam.	Thomasville U. R. Project	221 d (2) or Conv.									Uncommitted single family lots in the Thomasville U. R. area. Originally 157 lots; 53 lots sold to National Homes Const. Corp. 19 to National Homes Corp. 39 to National Homes & Cousins; 20 to another builder leaving 26 uncommitted.
BC-2	150		Apts.	East of Gun Club Rd., South of Alvin Dr.										12 A tied to UC-32 Joe Anderson of Roy D. Warren Co.
BC-3	50		West End U. R. S. Side West-view SW	Between Dargan Pl. & Holderness	221 d (3) LD									City owns land. Charles A. Mueller wants to purchase. Jim Richardson (of Johnson, Richardson & Asso.) is also interested.
BC-4		36	Seminole Court (Rehabs)		T. K. Rehab.	32								Turnkey Rehabilitation Efficiencies Ed L. Barnum Realty Co.
BC-5	80		Apts.	Harwell Rd. at Oakcliff NW	221 d (3)									6.5 A; Planned 12.5 U/A Opposed by Ald. Q. V. Williamson Owner-Cenker & Kingloff Passed Zoning Committee-Denied in Bd. Ald.
				Apartment use for the major portion of this site appears more practical than single family, for which area is now zoned.										
BC-6	500		Boulder Park Single Family		Turnkey & Conv.									Single Family homes; 375-Turnkey; 125-Conv.; Has tentative approval by both HUD and AHA



## HOUSING RESOURCES COMMITTEE

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DATE Aug. 15, 1969

An Inventory of  
 LOW AND MEDIUM INCOME HOUSING IN ATLANTA  
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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
BC-7	16		Apts.	W.side Gilbert Rd.	Conv.									1 A; Owners-Keith Elmore & William Merritt
BC-8	20		Apts.	Fairburn Rd. & Bakers Ferry										Promoter-David Berry
BC-9	152		Apts.	Queen Mill Rd.	T. K. or 221 d (3)	76	76							17 A with paved road; Zoned for Apts.; has water and sewer. Contact Jack Hurt Southern Acceptance Corp. (521-3171) Owner-Leanord Hall & Franklin Lee
BC-10	750		Old National Homes Property	Proctor Creek & Gun Club Rd.	T. K. or 221 d (3)									100 A; zoned A1. Promoter-W. R. Cason of Sharp & Boylston
BC-11	102		Apts.	Fairburn & Gordon	221 d (3)									FHA Feasibility letter extended to 7-2-69
BC-12	206		Apts.	Jonesboro & Macedonia	T. K.							\$3,644,000		16 A site zoned A-1 Promoter-Litchfield of Adams-Cates Realty; political resistance
BC-13	110		Apts.	Greendale Dr. SE	T. K. or 221 d (3)									9.72 A. Proposed both Turnkey & FHA Owner-Herman Levin 252-4950 Zoned A-1



## HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
BC-14	350		Apts.	Jonesboro Rd. (NE of Hutchins)	Turnkey									Zoning applicant-J. Martin Rezoned to A-1.
BC-15	300		Mobile Homes	S.side Perry Blvd. NW	235									Apl.-V. Levich (261-7295) Proposal for mobile homes @ \$5,000 to \$6,000; 32 A in 3 parcels
BC-16			Apts.	Gordon Rd. near Lynhurst Dr. ( S.E. Corner)										Zoning applicant-Samuel A. Miller; Apl. to rezone from R-3 to A-1 Deferred 6-5-69
BC-17	60		Apts.	Center St. near to Hill St. (N. W corner)	236									Zoning Apl.-I. Saporta Rezoned R-5 to A-1 6-5-69
BC-18	500		Cascade Harbin Rd. Project	E. of Harbin Road S. of Cascade										57 A; Planning Department unfavorable; William L. Moore-Attorney & Builder Moore Development Corp. 515 Rhodes Haverty; Working with AHA
BC-19			Apts.	Mildred Pl. off Bankhead										Rezoned from R-5 to A-1 Promoter - J. T Bickers
BC-20			Harbin Road	1894 Harbin Rd. & Dodson Dr.										Rezoned Residential to A-L
BC-21			Apts.	318 Holderness SW										1.17 A; rezoned R-6 to A-1 July 10, 1969, Builder-Roy Jones; Owner-Howard Crawford











HOUSING RESOURCES COMMITTEE

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	New	Exist				1	2	3	1	2	3			
DNQ-1	192		Jade East Apts.	914 Collier Rd.	Conv.	64	128		175	225		\$1,050,000	Includes air-conditioning & utilities. Owner-Jade East Corp.	
DNQ-2	80		1890 House Apartments	1895 Plaza Lane	Conv.	32	48		147	163		\$600,000	Utilities paid except electricity. Res. Mgr.-Mr. Arnold 755-6566; Owner-E. M. Keapler	
DNQ-3	250		Apts.	1185 Collier Rd.	Conv.	48	160	40	153	170	203	\$1,400,000	Owner & Builder-W. T. Towles 351-2563 W. F. Kilgore, Jr.-owner	
DNQ-4	220		Apts.	3901 Campbellton Rd.	Conv.							Completed April '69	16 units (1-bedroom) qualified out of 236 leaving 220 units which did not qualify Owner-Greenbriar Village Builder-Victor D. Masilia	
DNQ-5	108		Apts.	2950 Springdale Rd. SW	Conv.	28	48	4	130		185	\$800,000	No utilities Owner-CPR Engineers & Development Co.	
DNQ-6	56		La Mancha	2600 Old Hapeville Rd.	Conv.		56		165				Owner-Security Development Corp.	
DNQ-7	48		Apts.	330 Brownlee Rd.	Conv.		48		*150			\$400,000	* Rent varies slightly upward Rent does not include electricity; Owner-C. C. Thornton 523-6004	
DNQ-8	158		Happy Haven Nursing Home	1875 Anderson St.	232				350 300	(private) (semi-private)	Completed 7-3-68	\$621,100	Nursing home-Rates too costly for low income people- Medicare will partially cover expenses but not as permanent housing.	



HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
DNQ-9	134		Savannah Square	1101 Collier Rd	Conv.								\$804,000	Owner-Edwin F. Edwards, Jr.
TOTAL as of 8-15-69	1246													Do Not Qualify (Too high rentals) The program is reaching the stage where completed units may be checked as to rental rates. If they do not qualify as low or moderate income housing because of high rents, then they are listed here--At present we are reevaluating our criteria for inclusion into the program. Until we finish this task, we are excluding from the program units known to rent for in excess of maximum rent established by HUD for the Rent Supplement program.



## HOUSING RESOURCES COMMITTEE

PROJECT INDEX

To accompany Low-income Housing Inventory Report of August 15, 1969

Item no.	No. Units		Designation	Location	Program	Page
	New	Existing				
<u>Completed units</u>						
C-1A	964		Small apartments	throughout city	Conv. & FHA	1
C-1D	34		Duplexes (small groups)	throughout city	Conv. & FHA	2
C-2	647		Single Family	scattered	Conv. & 221 d (3)	2
C-3		1,015	Lease agreement	8 sites	Leasing for P. H.	3
C-4		18,644	Rehabilitation-Housing Code	scattered	H. C. enforcement	3
C-5		540	Rehabilitation-Housing Authority	scattered	Urban Renewal	4
C-6		30	Rehabilitation-conventional	scattered	Conv. Rehab.	4
C-7		5	CACUR project	Linwood Park	221 (h)	4
C-8	140		Perry Homes Extension	1730 Kerry Dr. NW	P. H.	4
C-9	650		McDaniel St.	McDaniel St. off I-20	P. H.	4
C-10	373		Allen Temple #1 & #2	Gordon Rd. & Harwell	221 d (3)	4
C-11	96		College Plaza	1017 Westview Dr.	221 d (3) LD	4
C-12	100		Park West #1	Gordon & Bolton Rd., N.W.	221 d (3) LD	5
C-13	108		Gartrell Court	Younge St. (Butler St. UR)	221 d (3) LD	5
C-14	26		Park West #2	3751 Gordon Rd., S.W.	221 d (3) LD	5
C-15	84		Wheat St. Gardens #2	180 Jackson St. NW	221 d (3) NP	5
C-16	108		Wheat St. Gardens #3	180 Jackson St. NW	221 d (3) RS	5
C-17	24		La Mancha	2600 Old Hapeville Rd., S.E.	Conv.	5
C-18	225		Monticello Apts.	3670 Gordon Rd., S.W.	Conv.	6
C-19	16		Apts.	3901 Campbellton Rd.	Conv.	6
C-20	62		Duplexes	140 Mt. Zion Rd., S.E.	Conv.	6
C-21	58		Apts.	1910 Bixby St.	Conv.	6
C-22	76		Villa Court	1051 Beauregard	Conv.	6
C-23	76		Apts.	1145 Constitution Ave., S.E.	Conv.	6
C-24	128		Peyton Heights	200 Peyton Pl., S.W.	Conv.	6
C-25	138		Peyton Place Apts.	2722 Gordon Rd., S.W.	Conv.	7
C-26	72		Apts.	50 Mt. Zion Rd., S.E.	Conv.	7
C-27	56		Apts. (#2 at location)	50 Mt. Zion Rd., S.E.	Conv.	7
C-28	48		Apts.	2113 De Fore Ferry Rd., N.W.	Conv.	7
C-29	204		Apts.	1991 DeLowe Dr. SW	Conv.	7
C-30	96		Apts.	1991 DeLowe Dr. SW	Conv.	7
C-31	80		Apts.	2390 Palmour Dr., N.E.	Conv.	7
C-32	92		Apts.	2400 Campbellton Rd., S.W.	Conv.	7
C-33	56		Stone Hinge Apts.	12 Mi. South of City on S. X-way	Conv.	7
C-34	54		3136 Gordon Rd.	3136 Gordon Rd., S.W.	Conv.	8
C-35	76		Collier Woods & 1000 Collier Rd.	Collier Rd., N.W.	Conv.	8
C-36	132		Bankhead Project	Bankhead and Maynard	Turnkey	8
TOTAL	5,099	20,254				

Encl. 4/6



Item no.	No. Units		Designation	Location	Program	Page
	New	Existing				
<u>Units Under Construction</u>						
UC-1	234		Single Family (under \$15,000)	scattered	221 d (2) & Conv.	9
UC-2	2		Duplexes (under \$12,000 per unit)	491 Hopkins St. SW	Conv.	9
UC-3	30		Small Apartments	scattered		9
UC-4	368		Bankhead Project	Bankhead near Maynard Dr.	Turnkey	10
UC-5	350		Thomasville U. R.	Thomasville	PH	10
UC-6	202		Hollywood Rd. Project	1580 Hollywood Rd.	Turnkey	10
UC-7	220		Gilbert Gardens	Gilbert Rd. at Flynn	Turnkey	10
UC-8	175		Leila Valley Apts.	Prison Creek and Leila Lane	Turnkey	10
UC-9	60		Duplexes	284 Linden Avenue	Conv.	11
UC-10	200		London Towne Houses	3242 Cushman Cir. SW	221 d (3) Co-op.	11
UC-11	250		Rockdale Park Sec. 1	1660 Johnson Rd.	221 d (3)	11
UC-12	75		Rockdale Park Sec. 2	1660 Johnson Rd.	221 d (3)	11
UC-13	120		Central Methodist Gardens #1	E. side Fairburn Rd., N. of Sewell Rd.	221 d (3)	12
UC-14	120		Central Methodist Gardens #2	E. side Fairburn Rd., N. of Sewell Rd.	221 d (3)	12
UC-15	208		Allen Temple #3	3175 Gordon Rd. S.W.	221 d (3)	12
UC-16	180		Etheridge Park Apartments	Off Etheridge Dr. NW	221 d (3)	12
UC-17	100		Gun Club Apartments	1033 Hollywood Rd. N. W.	221 d (3)	13
UC-18	241		Calvin Court	479 E. Paces Ferry Rd., N.E.	202	13
UC-19	64		Martin Manor	2950 Gordon Rd., S.W.	221 d (3)	13
UC-20	208		Friendship Center	99 Northside Dr. SW	221 d (3)	13
UC-21	30		Chamberlain Realty	419 Chamberlain St. SE	221 d (3)	13
UC-22	96		Apts.	2891 Springdale	Conv.	14
UC-23	40		Deerwood	2905 3rd Ave. SW	Conv.	14
UC-24	40		Apts.	1514 Northwest Dr.	Conv.	14
UC-25	45		Apts.	3379 Stone Rd. SW	Conv.	14
UC-26	64		Apts.	1073 Hollywood Rd. NW	Conv.	14
UC-27	92		Apts.	1090 Hollywood Rd., N.W.	Conv.	14
UC-28	100		Paradise Apts.	Hollywood Rd. NW	Conv.	14
UC-29	132		Gordon Rd. Extension Apts.	3804 Gordon Rd. SW	Conv.	14
UC-30	160		Apts.	954 Hightower Rd., N.W.	Conv.	14
UC-31	163		Flipper Temple Homes	2479 Abner Pl. NW	221 d (3)	15
UC-32	96		Apts.	3350 Mt. Gilead Pl. SW	Conv.	15
UC-33	36		Apts.	2825 Waters Rd. SW	Conv.	15
UC-34	72		Apts.	3000 Continental Colony Parkway SW	Conv.	15
UC-35	130		Apts.	62 Harwell Rd. NW	Conv.	15
UC-36	52		Apts.	2786 Old Hapeville Rd., S.E.	Conv.	15
UC-37	206		Apts.	2971 Macon Dr. SW	Conv.	15
UC-38	294		Apts.	505 Englewood SE	Conv.	15



Item no.	No. Units		Designation	Location	Program	Page
	New	Existing				
UC-39	88		Apts.	Hollywood Rd. NW	Conv.	16
UC-40	22		Apts.	87 Harwell Rd. NW	Conv.	16
UC-41	34		Apts.	1660 Stanton Rd. SW	Conv.	16
UC-42	28		Apts.	3669 Gordon Road	Conv.	16
UC-43	34		Apts.	3301 North Camp Creek Parkway SW	Conv.	16
UC-44	36		Apts.	1867 Myrtle Dr.	Conv.	16
UC-45	32		Apts.	1930 Honeysuckle Lane SW	Conv.	16
UC-46	56		Apts.	3144 Gordon Rd. SW	Conv.	16
UC-47	375		Apts.	580 Northside Cir.	Conv.	16
UC-48	32		Apts.	390 West Lake Dr.	Conv.	16
UC-49	76		Apts.	1935 Allison Ct. SW	Conv.	17
UC-50	40		Apts.	901 Bolton Rd., N.W.	Conv.	17
UC-51	216		Butler St. YMCA Project	1562 Hollywood Road, N.W.	221 d (3)	17
UC-52	800		East Lake Golf Course #2	N. of Glenwood Ave.	Turnkey	18
	7,166					

Units in Planning

IP-1	100		Rockdale Park Town Houses #3	1660 Johnson Rd., N. W.	221 d (3)	19
IP-2	162		Etheridge Park #2	Off Etheridge Dr. NW	FHA 221 d (3)	19
IP-3	(Did Not Materialize)		Holiday Park Town Houses	Rockdale U. R. Project	221 d (3)	19
IP-4	192		Martin Luther King Village	Between Capitol Homes & I-20	221 d (3)	19
IP-5	20		Thomasville U. R. Single Family	Thomasville U. R. Project	221 d (3)	19
IP-6	300		Asbury Hills Nursing Home	Gammon Theological Seminary Site	202,232, Hill & Burton Act	20
IP-7	402		Wildwood Park Town Houses	Fairburn Rd. (west side)	221 d Co-op	20
IP-8			Thomasville U. R. Single Family (Nat.Homes)	Thomasville U. R. Project	221 d (2)	20
IP-9	196		Central Methodist Elderly	E.side Fairburn Rd. SW.N. of Sewell Rd.	240	20
IP-10	48		Apts.	N.side Gordon Rd. SW of Adamsville Dr.	Conv.	21
IP-11	450		Apts.	Browntown Rd.	Turnkey	21
IP-12	(Deleted; now UC-51)					21
IP-13	160		Jonesboro Rd. Project	Jonesboro Rd. SE, S. of McWilliams Rd.	Turnkey	21
IP-14	353		Bedford-Pine	North Ave. & Linden	PH	22
IP-15	22		Apts.	290 Springdale Rd.	Conv.	22
IP-16	40		Apts.	Brownlee Rd. S.W.	Conv.	22
IP-17	600		Federal Honor Farm #1	McDonough Boulevard, S.E.		22
IP-18	32		Westlake Manor	westlake Ave. NW	221 d (3)	23
IP-19	(Deleted; now UC-52)					23
IP-20	72		C. C. Thornton Apts.	S.side Gordon Rd. East of Lynhurst	Conv.	23
IP-21	8		Apts.	W.side Harwell Rd. 900' N. of Gordon Rd.	Conv.	23



Item No.	No. Units		Designation	Location	Program	Page
	New	Existing				
IP-22	124		Apts.	West side of Harwell Rd. LL237, 14 Dist.	Conv.	23
IP-23	8		Apts.	R. of property on Gordon Rd. LL14 14th Dist. F. Co.	Conv.	23
IP-24	330		Pope & Carter Project	Bolton Rd. Near Harvill	235	23
IP-25	60		Apts.	Center St. NW	Conv.	23
IP-26	72		Apts.	Waters Rd. & Cleveland Ave.	Conv.	23
IP-27	56		Apts.	Watts Rd. NW off Northwest Dr.	Conv.	23
IP-28	120		Boulder Park Town Houses	Boulder Park Dr., W. of Brownlee Rd.	Conv.	24
IP-29	204		Brandy Wine Town Houses	Mt. Zion Rd.	Conv.	24
IP-30	200		Apts.	Mildred Pl. & Wood St.	221 d (3)	24
IP-31	250		Apts.	Melvin Dr. SW	221 d (3)	24
IP-32	102		Forest Park Cooperative Town Houses	Forest Park	221 d (3)	24
IP-33	162		Lakeside North Apts.	Roswell Rd.	207	24
IP-34		6	Vanguard Housing Corp.	Lyndwood Park	221 (h)	24
IP-35	60		Gilbert Square		236	25
IP-36	128		Martin Luther King, Sr. Nursing Center	Auburn Ave.	202	25
IP-37	250		Apts.	North Ave. & Techwood	PH (Eld.)	25
IP-38	100		Apts.	Pittman-Hilliard St.	PH (Eld.)	25
IP-39	98		Apts.	Bedford Pl. & Linden	PH	25
IP-40	324		Wellswood Apts.	W. of Boulevard, S. of Englewood, S.E	PH	25
IP-41	270		Apts.	Campbellton Rd., 1000' E. of Kimberly Road	Conv.	25
TOTAL	7,050	6				

Units Being Considered

BC-1	26		Thomasville U. R. Single Family	Thomasville U. R. Project	221 d(2) or Conv.	26
BC-2	150		Apts.	E. of Gun Club Rd., S. of Alvin Dr.		26
BC-3	50		West End U. R., S. side Westview SW	Between Dargan Pl. & Holderness	221 d (3) LD	26
BC-4		36	Seminole Court (Rehabs)	Near N. Highland & North Ave.	T. K. Rehab.	26
BC-5	80		Apts.	Harwell Rd. at Oakcliff NW	221 d (3)	26
BC-6	500		Boulder Park Single Family	Off Boulder Park Drive, S.W.	Turnkey & Conv.	26
BC-7	16		Apts.	W. side Gilbert Rd. at Clayton Co.	Conv.	27
BC-8	20		Apts.	Fairburn Rd. & Bakers Ferry		27
BC-9	152		Apts.	Queen Mill Rd., Cobb County	T. K. or 221 d (3)	27
BC-10	750		Old National Homes Property	Proctor Creek & Gun Club Rd.	T. K. or 221 d (3)	27
BC-11	102		Apts.	Fairburn & Gordon	221 d (3)	27
BC-12	206		Apts.	Jonesboro & Macedonia	T. K.	27
BC-13	110		Apts.	Greendale Dr. SE	T. K. or 221 d (3)	27
BC-14	350		Apts.	Jonesboro Rd., NE of Hutchins Rd., SE	Turnkey	28
BC-15	300		Mobile Homes	S. side Perry Blvd. NW	235	28



Item no.	No. Units		Designation	Location	Program	Page
	New	Existing				
BC-16			Apts.	Gordon Rd. near Lynhurst Dr. (SE corner)		28
BC-17	60		Apts.	Center St. near Hill St. (NW corner)	236	28
BC-18	500		Cascade Harbin Rd. Project	E. of Harbin Road, S. of Cascade		28
BC-19			Apts.	Mildred Pl. off Bankhead		28
BC-20			Harbin Rd.	1894 Harbin Rd. & Dodson Dr.		28
BC-21			Apts.	318 Holderness SW		28
BC-22			Westshire Pl.	1074, 114, 1068 Westshire Pl.		28
BC-23			Apts.	Wood St. (Sumlin St.) off Bankhead		29
BC-24			Forrest Park Rd.	3775 Forrest Park Road		29
BC-25	200		Apts.	S. X-way South of Vocational School		29
BC-26			Apts.	Carroll Rd. & Harvill, N.W.		29
	<u>3,572</u>	<u>36</u>				

Units which Did Not Materialize

DNM 1-24	21,032	Apts.	Shown in Summary Report of May 15, 1969		30
DNM-25	45	Apts.	3379 Stone Rd., S.W.		30
DNM-26	550	Apts.	Near 7th Day Adv. Prop. Kimberly Rd.	235 PH & T. K.	30
DNM-27	150	Apts.	N. End Adams Ave.		30
DNM-28	52	Apts.	(Park West) 3751 Gordon Rd.	221 d (3)	30
DNM-29		LL204 14th Dist. F. Co.	Hartramd Prop.	221 d (3) Co-op	30
DNM-30	150	Apts.	Adeline Ave.		30
TOTAL	21,979				

Units which Did Not Qualify

DNQ-1	192	Jade East Apts.	914 Collier Rd.	Conv.	31
DNQ-2	80	1890 House Apartments	1895 Plaza Lane	Conv.	31
DNQ-3	250	Apts.	1185 Collier Rd.	Conv.	31
DNQ-4	220	Apts.	3901 Campbellton Rd.	Conv.	31
DNQ-5	108	Apts.	2950 Springdale Rd. SW	Conv.	31
DNQ-6	56	La Mancha	2600 Old Hapeville Rd.	Conv.	31
DNQ-7	48	Apts.	330 Brownlee Rd.	Conv.	31
DNQ-8	158	Happy Haven Nursing Home	1875 Anderson St.	232	31
DNQ-9	134	Savannah Square	1101 Collier Rd.	Conv.	31
TOTAL	1,246				



*Mr. Swope*

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

**January 29, 1969**

From Malcolm D. Jones,  
Housing Coordinator

**To: Mayor Ivan Allen, Jr.**

Enclosed is Memorandum for Record of meeting re Vine City requested by John Brown of Royal Knights, which you asked me to hold.

Brown is proposing a novel approach wherein initial planning and possibly some actual development of the area would be delegated to the Neighborhood itself, rather than initiated by the Housing Authority or Planning Department and then submitted to the residents of the area for concurrence.

The arguments used and the delicate explosive nature of the situation appear to warrant your attention.

MDJ/mc

Encl: Memo for Record dated 1-21-69



*Don E. Sorell Sr.*

*Office of the Mayor* *For your info.*

ATLANTA, GEORGIA  
PHONE 522-4463

**February 7, 1969**

From Malcolm D. Jones,  
Housing Coordinator

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

**Other duties have prevented getting  
the attached Memo to you earlier.**

**Since the time indicated on the Memo,  
I realize that action on several of the  
ideas contained therein has already been  
initiated. We seem to have been thinking  
along the same general lines.**

**Recommend your consideration of the  
additional items in the attached.**

**MDJ/mc**

**Encl: Memo dated January 10, 1969**



*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

From Malcolm D. Jones,  
Housing Coordinator

3-28-69

Dan -

This is an idea  
which I have for  
getting greater use out of  
the HRC members and  
which I believe will  
create more interest  
by them in the Committee

*Malcolm*



*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

**March 20, 1969**

From Malcolm D. Jones,  
Housing Coordinator

**To: Mayor Ivan Allen, Jr.**

I have received from the Housing Authority results of survey which you requested on residence of Public Housing tenants in Atlanta and where they came from.

Three of the reports and my analysis of them are attached.

MDJ/mc

**Encls: 1. Summary, Leased Housing and McDaniel  
Street Project Reports  
2. Analysis of the Reports**

**cc: ✓ Mr. Dan E. Sweat, Jr.  
Mr. Cecil A. Alexander**



Office of the Mayor

ATLANTA, GEORGIA  
PHONE 522-4463

3-18-69

From Malcolm D. Jones,  
Housing Coordinator

Dan -

This morning, Gilbert  
Bozgs informed me that  
the application for 2000  
additional units of  
Public Housing, authorized  
by the Board of Redeemer  
on Sept 18, 1968, was  
placed on Ed Baxter's  
desk Friday afternoon,  
March 14 for approval.

Based on past experience,  
Gilbert thinks, and I do too,  
that a call from the Mayor  
to Ed Baxter might help to  
expedite it. *W.D.J.*



*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

**May 14, 1969**

From Malcolm D. Jones,  
Housing Coordinator

**To: Mr. George L. Aldridge, Jr.**

**Re your memorandum of May 8, 1969, Subject: Tentative Schedule for Assembling 1970 Neighborhood Development Program Application, as you probably know Mayor Allen has instructed the Housing Resources Committee to "Support the need to include highly critical areas, such as Plunkettown and Lightning in the 1970 NDP application for execution purposes".**

**Therefore, as representative of the Housing Resources Committee and the Mayor's Office, I would like to be informed of any anticipated or scheduled meetings or discussions on the 1970 NDP application and have the opportunity to participate therein.**

**MDJ/mc**

**cc: Mr. Cecil A. Alexander  
Mr. Dan E. Sweat, Jr. ✓**



*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

**April 2, 1969**

From Malcolm D. Jones,  
Housing Coordinator

**To: Mayor Ivan Allen, Jr.  
Mr. R. Earl Landers  
Mr. Dan E. Sweat, Jr. ✓  
Mr. Cecil A. Alexander**

On several previous occasions, I have endeavored to point out the need for assistance in maintaining current information on, and preparation of, periodic revisions of the Status Report on the Low-Income Housing Program. Copy of the November, 1968 Inventory, Summary and Index revisions have been furnished you previously. Additional copies are available if desired.

This is an additional attempt to illustrate the need for keeping information current on these projects and for a Statistical Clerk to perform this task, which I consider quite important. Some of the reasons for this need are illustrated in the attached.

MDJ/mc

**Encl: Need for Additional Information on Low-income Housing Projects; and  
Justification for Statistical Clerk (3-28-69)**



*Mr. Sweet*

*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

**May 30, 1969**

From Malcolm D. Jones,  
Housing Coordinator

**TO: Mr. Howard Openshaw  
Director for Redevelopment  
Housing Authority**

**I am constantly being approached by builders and developers to know if there is any Urban Renewal land in Atlanta now available for construction of housing of any type and when other sites may become available?**

**Please provide me with a listing of any such parcels, together with contemplated use. If I succeed in stimulating real interests, I will refer the prospects to you promptly.**

**MDJ/ac**


**cc: Mr. Cecil A. Alexander  
Mr. Dan E. Sweet, Jr. ✓**



*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522- 4463

May 14, 1969

From Malcolm D. Jones   
Housing Coordinator

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

Attached is report of my investigation and recommendation re complaint received recently in this office on repeat rehabilitation being required by Model Cities on a residential structure which was rehabilitated in 1967 under the Housing Code.

You asked that I look into this particular case carefully since there are probably several hundred other properties in the Model Cities area in similar circumstances.

This report is more lengthy and detailed than I would have liked. However, this was necessary in order to present the entire picture of a matter which I think is very important from the standpoint of the City and which deserves serious consideration.

MDJ/mc


Encl: Report on 1043 Stewart Avenue, S.W.



*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

**April 2, 1969**

From Malcolm D. Jones,   
Housing Coordinator

**To: Mayor Ivan Allen, Jr.  
Mr. R. Earl Landers  
Mr. Dan E. Sweat, Jr. ✓**

Three staff members of the National Academy of Public Administration Mr. Dominic DelGuidice, Project Director, and Mr. Elias B. Silverman and Mr. Charles R. Warren are in Atlanta now conducting a study under contract with HUD on four HUD-assisted urban programs: Turnkey, inner-city open space, basic sewer and water facilities grants and 221 d(3) (see attached letter).

These gentlemen have requested that I arrange an interview with you at your convenience on either Thursday or Friday of this week or Monday, Tuesday or Wednesday of next week to discuss Atlanta's role in the four programs. They are also conducting interviews with numerous other City, County, State and Federal Officials.

Atlanta is the pilot City for this study. There will be six other Cities.

Joint interview with the three of you is preferred, but will make separately if necessary.

Please advise me when such meeting may be held.

**Encl: Copy, letter dated March 27, 1969**



*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

September 15, 1969

From Malcolm D. Jones, *MDJ*  
Housing Coordinator

TO: *Mr. Don E. Sweet Jr.*

Enclosed is complete revision, as of August 15, 1969, of Status Report on the Low and Moderate Income Housing program, in three sections: Summary, Inventory and Index. The Summary shows comparison with report of August 15, 1968. The Index is provided for convenience in locating specific projects in the Inventory.

The Summary only is for release to the Public. The Inventory and Index are considered confidential and are not for release to the Public.

This report shows the current status of the low and moderate income housing program in Atlanta and the progress made through the efforts of the Housing Resources Committee during the first half (through July 1969) of the 5-year program.

MDJ/mc

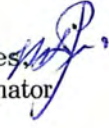
Encls: Status Report in three Sections on the Low and Moderate Income Housing Program.



*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

March 14, 1969

From Malcolm D. Jones   
Housing Coordinator

To: Mayor Ivan Allen, Jr.

Mr. Alexander requested that you be provided a copy of the attached letter.

MDJ/mc


Encl: Letter from Mr. David Rockefeller



*Office of the Mayor.*

ATLANTA, GEORGIA  
PHONE 522-4463

August 7, 1969

From Malcolm D. Jones,   
Housing Coordinator

TO: Mr. Dan E. Sweat, Jr.  
Chief Administrative Officer

The attached memorandum has been prepared to assemble pertinent information on recent major efforts in the local low and moderate income housing field, as affecting Atlanta, and to focus attention on the current situation for major policy decision as to direction for the future.

MDJ/mc

Encl: Copy Memo dated August 7, 1969.



ADAMS-CATES COMPANY

ATLANTA

Office Memo

Date June 18, 1968.

From: Nick Berryman

To: Dan Sweat

Dear Dan:

As it is difficult to contact you by phone and I know you are very busy, I feel that this note and copy of the letter to Mr. Boggs would be self-explanatory, but I would like for you to consider it with your employer and let me know of your unofficial reaction as to the timing or feasibility of this proposal.

If you have any questions, please call me at 522-5477.

Thank you for your consideration.

Very truly yours,



Nicholas G. Berryman

NGB:eh



*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

September 15, 1969

From Malcolm D. Jones,  
Housing Coordinator

TO: *Hon. Sam Russell Jr.*

Enclosed is complete revision, as of August 15, 1969, of Status Report on the Low and Moderate Income Housing program, in three sections: Summary, Inventory and Index. The Summary shows comparison with report of August 15, 1968. The Index is provided for convenience in locating specific projects in the Inventory.

The Summary only is for release to the Public. The Inventory and Index are considered confidential and are not for release to the Public.

This report shows the current status of the low and moderate income housing program in Atlanta and the progress made through the efforts of the Housing Resources Committee during the first half (through July 1969) of the 5-year program.

MDJ/mc

Encls: Status Report in three Sections on the Low and Moderate Income Housing Program.



*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522- 4463

June 19, 1968

From Malcolm D. Jones,  
Housing Coordinator

To: Dan Sweat      Re: Attached Correspondence

Due to the fact that several of the West End Ministers, citizen organizations and SWAP all contended they were not opposed to Public Housing, but to such a large number of low-income families concentrated in one area, Cecil Alexander suggested to Ham Douglas (attorney for the ill fated Sewell Rd. Project, which then consisted of about 85 acres proposed for 650 apartment units under Turnkey) that he believed it was worthwhile trying again for a housing development of mixed type structures and for mixed economic status. (See Item DNM-1 in HRC status report of HRC Low-income Housing Status Report of January 15, 1968). This appears to be the outgrowth of that suggestion.

Frankly, I do not believe another project, all under Turnkey, would be any more successful in this location than the first one, as it would of necessity be occupied by people all of whom would be in the low-income group. A mixed program development on this location would have a much better chance of success.

Although single family houses can legally be developed under Turnkey, the 18,000 sq. ft. lots proposed for this purpose is simple not practical. The majority of the area is now zoned R-5, minimum requirement for which is



*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

June 19, 1968

Page 2

From Malcolm D. Jones,  
Housing Coordinator

lots consisting of 7,500 sq. ft. For Turnkey development the minimum lot size for single-family houses could appropriately be reduced to 5,000 sq. ft., instead of being increased to 18,000 sq. ft.

If single-family houses should be developed, appropriate for a 18,000 sq. ft. lot, they would not qualify for Public Housing and would not be successful in the sub-division with Turnkey apartments and duplexes, whereas less pretentious houses and lot size might be.

In summary, I feel that there is justification for reconsideration of this site for a multi-program housing development, but not as a 100% Turnkey project.

*Malcolm D. Jones*

Malcolm D. Jones  
Housing Coordinator

Encl: Letter and Memorandum  
dated June 18, 1968





ADAMS-CATES COMPANY  
ESTABLISHED 1905

*Realtors*

SUITE 201 HURT BUILDING  
P. O. BOX 861  
ATLANTA, GEORGIA 30301

SALES, LEASES  
MANAGEMENT, MORTGAGE LOANS  
COMMERCIAL, INDUSTRIAL  
AND INVESTMENT PROPERTIES

404/522-5477

ALVIN B. CATES  
1887-1964  
JOHN O. CHILES  
1901-1966  
ALVIN B. CATES, JR.  
PRESIDENT

June 18, 1968.

Mr. Gilbert Boggs  
Atlanta Housing Authority  
808 Hurt Building  
Atlanta, Georgia

Dear Mr. Boggs:

I would like to propose to the Atlanta Housing Authority that you reconsider a possible "turn-key" site, with the general concept of a subdivision development for Land Lot 245 of the 14th District of Fulton County. As you will recall, this is the same area of the Sewell Road Project of last fall where we were turned down on our application for A-1 zoning, primarily due to the efforts of S.W.A.P.

However, we believe that we can control some 130 plus acres and using the present zoning could develop a "turn-key sub-division" which would include approximately 130 multi-family garden units; approximately 300 units of two-family "duplex" units and some place in the neighborhood of 125 single family residences (18,000 square foot lots). Our initial concept would also allow for a school site and park site in the overall development scheme, the school site to be offered at residential price to the school board and the park site of approximately 8 acres to be donated at \$1.00 to the Parks Department.

We are awaiting your reaction to this general idea before we technically tie up the land and employ a professional land planner. It would be our general concept to develop this in approximately three stages, with some of each size and type units developed in each stage.

Please let me hear from you concerning this possibility and I realize that any comment on your part would be completely unofficial.

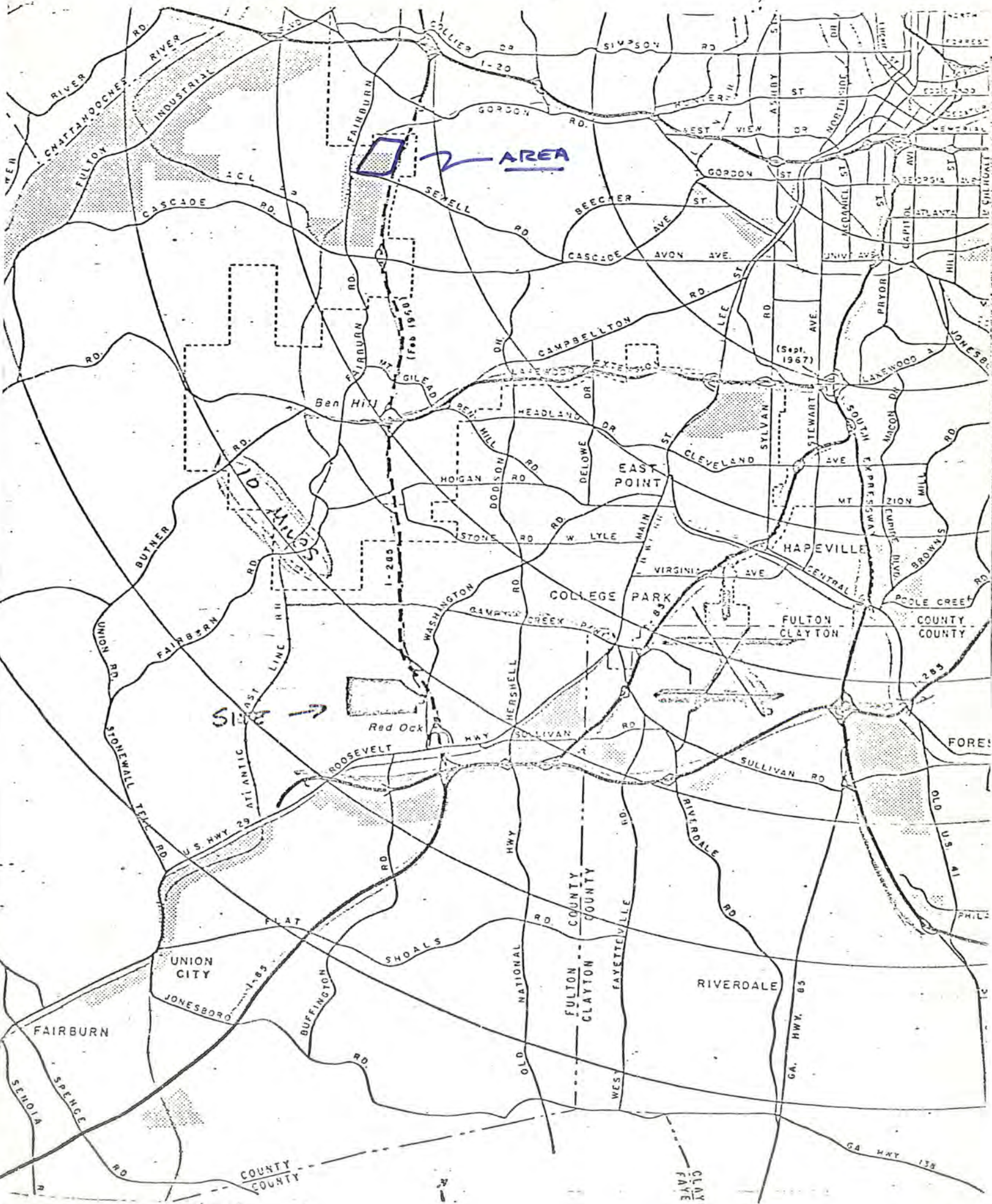
Yours very truly,

*Nicholas G. Berryman*  
Nicholas G. Berryman

NGB:eh







AREA

SIGN →

Red Oak

FAIRBURN

UNION CITY

FULTON COUNTY  
CLAYTON COUNTY

RIVERDALE

COUNTY COUNTY

CLAY  
FAVE



June 21, 1968

MEMORANDUM

To: Col. Malcolm Jones

From: Dan Sweat

Attached is some correspondence I have had with Mayor Floyd Hyde of Fresno.

I heard about his program at a Washington meeting and asked that he send us some information.

They have some excellent ideas and very good programs underway.

DS:fy





824 Hurt Building  
Atlanta, Georgia 30303  
Telephone 523-6074

June 10, 1968

Housing Resources Committee  
City of Atlanta  
City Hall  
Atlanta, Georgia 30303

Attention: Mr. Malcolm D. Jones

Re: Gilbert Gardens - Ralph Pass's  
letter of June 7, 1968, in response  
to Mayor Allen's letter of May 31, 1968.

Gentlemen:

Concerning the status of above-named project, the estimates have not been approved by HUD and therefore the developer's price of \$4,028,775 is still only a tentative figure and subject to change. Assuming that approval is imminent, we must then request additional money from HUD to cover revised charges due to changes after the letter of intent.

In view of these facts it is improbable that a contract will be signed by June 17, 1968.

Sincerely,

John R. Garner  
Assistant Technical Director

JRG:gk

cc: ✓ Mr. Dan E. Sweat, Jr., Director of Governmental Liaison  
Mr. Ralph P. Pass, Jr.

COPY



HOUSING RESOURCES COMMITTEE

October 8, 1969

Item: Proposed Neighborhood Development Program for 1970.

Mr. Howard Openshaw, Director of Redevelopment for the Atlanta Housing Authority, outlined Atlanta's proposed Neighborhood Development Program for 1970. The Program contains eight neighborhoods:

-- Bedford-Pine  
GA. Tech II  
Model Cities  
Edgewood  
Vine City  
\*Lightning  
\*Plunkettown  
\*GA. State

\*New Areas

Maps and statistical summary indicating the proposed action program in individual areas was discussed. In summary, the 1970 NDP Program proposes the acquisition of 922 parcels of land, relocation of 1392 families and individuals, demolition of 922 structures, rehabilitation of 830 structures and disposition of 116 acres of land.

As a housing resource for families displaced in the 1970 program, the Housing Authority will complete and have ready for occupancy 2033 public housing units and 650 dwelling units for families of low and moderate income.

The gross project cost of the 1970 NDP program is 27.4 million dollars. The federal capital grant requested is 20.7 million, the local share is 8.5 million, 7.3 million includes non-cash grants-in-aid to be provided by the City and 1.2 million in cash to be provided by the Board of Regents. Following HUD approval of addition section 112 credits of 1.1 million dollars, the cash required by the Board of Regents will be reduced to \$165,880.

On September 23, 1969, the Department of Housing and Urban Development advised the Atlanta Housing Authority that \$24,000,000 has been established as the amount available for the 1970 activity of the six Neighborhood Development Programs now underway in Region III. This represents 45.9% of the federal capital grant funds available in the Region for 1969.

The Regional office of HUD will allocate the available funds for 1970 NDP activities on the basis of each City's needs, its record of performance, and its ability to postpone some activities until a subsequent year.





DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
PEACHTREE SEVENTH BUILDING, ATLANTA, GEORGIA 30323

Room 645

REGION III

September 23, 1969

IN REPLY REFER TO:

3RF

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

Dear Mr. Persells:

Subject: Project No. Ga. A-2  
Neighborhood Development Program  
Second Year Activities

We have been advised by Assistant Secretary Lawrence M. Cox that \$24,000,000 has been established as the amount available for the second year's activity of the six Neighborhood Development Programs now under way in Region III. This amount of capital grant funds equals 45.9% of the amount allocated for the first year's activity for the six programs.

The Regional Office has the responsibility for dividing the amount of \$24,000,000 among the six programs. We intend to use other criteria than merely multiplying last year's allocations by 45.9%; each city's needs, its record of performance, and its ability to stretch some activities into a subsequent year will be considered.

We provide you this information as a basis for your preparation of the Neighborhood Development Program Application for 1970.

Sincerely yours,

*John T. Edmunds*  
Acting for John T. Edmunds  
Assistant Regional Administrator  
for Renewal Assistance

cc: Mr. Howard Openshaw



NEIGHBORHOOD DEVELOPMENT PROGRAM  
PROPOSED ACTIVITIES - 1970

<u>NDP Area</u>	<u>Activity</u>	<u>1969</u>	<u>1970</u>
Bedford-Pine	Acquisition-Parcels	154	130
	Relocation-Fam./Ind.	441	247
	Demolition-Structures	174	130
	Rehabilitation-Structures	40	141
	Disposition-Acres	127.9	14.1
Georgia Tech II	Acquisition	26	93
	Relocation-Fam./Ind.	9	59
	Demolition-Structures	21	93
	Rehabilitation	0	0
	Disposition-Acres	11.7	8.2
Model Cities	Acquisition	398	483
	Relocation-Fam./Ind.	431	609
	Demolition-Structures	278	483
	Rehabilitation	431	588
	Disposition-Acres	65.8	66.4
Edgewood	Acquisition	Planning	37
	Relocation-Fam./Ind.		42
	Demolition-Structures		37
	Rehabilitation		101
	Disposition-Acres	Only	6.0
Vine City	Acquisition	Planning	122
	Relocation-Fam./Ind.		366
	Demolition-Structures		122
	Rehabilitation		0
	Disposition-Acres	Only	12.1
Georgia State	Acquisition		8
	Relocation-Fam./Ind.		0
	Demolition-Structures	No 69 Program	8
	Rehabilitation		0
	Disposition-Acres		1.7
Lightning	Acquisition		25
	Relocation-Fam./Ind.		34
	Demolition-Structures	No 69 Program	25
	Rehabilitation		0
	Disposition-Acres		3.2
Plunkettown	Acquisition		24
	Relocation-Fam./Ind.		35
	Demolition-Structures	No 69 Program	24
	Rehabilitation		0
	Disposition-Acres		5.2
NDP TOTALS	Acquisition	578	922
	Relocation	881	1392
	Demolition	473	922
	Rehabilitation	471	830
	Disposition	205.4	116.9



NDP-1970 FINANCING

GROSS PROGRAM COST	\$ 27,411,427
ESTIMATED LAND PROCEEDS	1,661,087
NET PROGRAM COST	25,750,340
<u>LOCAL SHARE</u>	8,583,447
Non-cash grants-in-aid	7,301,427
Cash required (Board of Regents)	1,282,020 *
<u>FEDERAL SHARE</u>	
Program Capital Grant	17,166,894
Relocation Grant	2,149,402
Rehabilitation Grant	1,469,700
	<hr/>
Total Federal Capital Grant	\$ 20,785,996

\* Following HUD approval of additional Section 112 credits of \$ 1,116,140, cash required (Board of Regents) reduced to \$ 165,880.





## GEORGIA INSTITUTE of TECHNOLOGY

Industrial Development Division

1132 W. Peachtree Street  
Atlanta, Georgia 30309  
873-2931 Area Code 404

September 30, 1969

Mr. Cecil Alexander, Chairman  
Housing Resources Committee  
City Hall  
Atlanta, Georgia 30303

Dear Mr. Alexander:

At its last meeting on September 24 the panel adopted the following plan for its activities between October and January. The plan is based on the assumption that the winner of the mayoralty election will want to continue Mayor Allen's work to improve housing in the city. Wherever possible the plan includes only short term goals which are close to realization because the possibility exists that the committee will not continue. It will be manifestly unfair to raise the hopes of clients and then be unable to complete the work which was started.

Codes and Code Restrictions

The study of specific points in existing codes should continue. Mr. Thomas Gibson, an Urban Corps intern, completed a brief survey of the contents of the codes during the summer. His report has been transmitted to the chairman. In the opinion of this panel, his findings are typical of the problems which the codes present to small builders in Atlanta. The panel recommends that his report be accepted by the HRC and transmitted to Mr. Wofford for action. The panel is aware that Mr. Gibson was not a technical specialist in codes, but his findings are based on a literal reading of the codes, something which must be done if the codes are to be interpreted individually by each building inspector.

The Atlanta Housing Authority is planning the purchase and installation of 240 mobile homes which will have been manufactured in compliance with the city codes. The use of these units represents a major departure for the city and one that may signal a breakthrough in the acceptance of modular construction. The panel plans to monitor the use of these mobile homes.

The Plumbing Advisory Board has agreed to a trial of plastic piping in drain, waste and vent applications in a single family home in the city. The panel is interested in observing the reaction of the public to the progressive action of the Plumbing Advisory Board. It wishes to commend the board for being receptive to technical advances. It also reminds the users of this innovation that it is incumbent upon them to establish the consumer acceptance of this product now that the board has taken action to make its use acceptable.

.....

Encl. 2



Mr. Cecil Alexander  
Page 2  
September 30, 1969

### New Methods and Materials for Construction

The panel wishes to recognize the efforts of Urban East particularly those of Mr. Edward Benson and the volunteer staff from the various city, county and state agencies which made it possible for the city to prepare a proposal under Operation Breakthrough. The panel is also aware of two private proposals which offer interesting possibilities for the design and construction of housing in the city if they are funded by HUD. The panel plans to remain abreast of Operation Breakthrough and advise the city of ways in which it can benefit from that program.

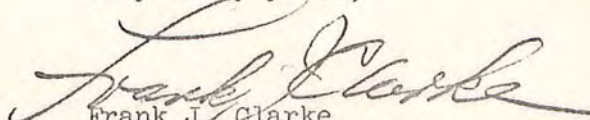
### Housing in the Model Cities

The panel notes with approval the decision of Mr. Johnson to limit further studies of area problems and emphasize the construction of housing within the funding now available. After conversation with local home builders, the panel has determined that relatively little residential building is underway in the city. This means that the construction capabilities of these contractors are available for use in the Model Cities. Conversely, most of the construction is in apartment houses which require other skills. Therefore, the panel recommends that the Model Cities staff concentrate on getting individual town house, patio house and low rise construction started in the near future while contracting companies are open for competitive bidding to ensure fair use of the available funds.

The panel remains interested in the early implementation of the armature study as a means of controlling the expenditure of available funds. However, the erection of homes should not be deferred until completion of this study. It is regrettable that funding was not available at an earlier date but it is imperative that the study be completed as soon as possible, even though it is during the erection of some units recommended by the Eric Hill study. If its services are needed, the panel will assist the Model Cities in the selection of designs or construction methods suitable for the area.

In summary, the panel recommends that the work of the Housing Resources Committee be continued by the next administration. A proposed letter for Mayor Allen to deliver to his successor on this point is attached. In the interim between election and the completion of Mayor Allen's term, the committee should reappraise its charges and recommend those to be considered for continuation under the new mayor.

Very truly yours,

  
Frank J. Clarke  
Chairman, For the Panel

FJC:cp



Dear Mr. :

As you know, our city has a large and growing demand for housing for all income groups. I am aware of the needs of all of the citizens for adequate housing at a price proportional to their ability to pay. My program to increase the supply of housing with this goal in mind is just now bearing fruit. I most earnestly recommend its continuance under your administration.

The Housing Resources-Committee, made up of many volunteers who have unselfishly given me their time and effort, has been my method of keeping track of progress in the housing program. Since many of the members of the committee are free of political bias, I have found it useful to have them investigate and report to me on matters too politically delicate for my personal intervention. The committee has developed a technique for accomplishing these delicate tasks that I would hate to see the city lose. I strongly recommend that you consider continuing this method of operating when this type of problem arises.

But, specifically, I recommend that the city continue to be receptive to new ideas in design and construction of houses so that we may benefit from the technology which is available from many sources. We have architects and engineers on the committee who can advise you impartially on these matters. The problem of codes and restrictive trade practices has been minimized in Atlanta, but we are still troubled by the lack of uniformity between our codes and those of surrounding areas. This often prevents us from obtaining maximum participation in housing contracts because the contractors who might bid are unfamiliar with or won't work with Atlanta codes. I am satisfied that Mr. Wofford, once he has a firm hand on his staff of building inspectors, will be able to assist you in relieving this problem. It is not nearly as severe now as it would be in a period of frantic home building like that which has occurred in other administrations.



The Model Cities program must move ahead faster than it is presently going. You have an experienced staff in the Model Cities program and I recommend that you insist on performance from it. Many studies have been on the area's needs. It is essential that action be taken now to satisfy them.

Atlanta Housing Authority has received a great deal of criticism, much of it from people who are unaware of the total job which the authority has done. The use of relocatable homes in Bedford-Pine and the planned use of mobile homes to further ease the shortage of low income housing during redevelopment are but two of the ideas which typify the work of this group. I recommend that you continue to urge them to consider new ideas on speeding up the job of providing a decent home to everyone under their jurisdiction.

I have enjoyed the opportunity of creating a better environment for our citizens. When I look at an area like Thomasville and contrast it with Cabbagetown I cannot help but feel that we are on right track. All we need is more speed.

Even though I shall be out of office, I don't expect to stop being concerned for our citizens. If there is any in which I can be of assistance to you in providing better housing, please feel free to call upon me.

Sincerely,

Ivan Allen



In 1922 the Secretary of Commerce Herbert Hoover reported to Congress that conflicting and antiquated building codes were substantially increasing building costs in the United States. Forty-seven years later this problem has yet to be solved. In this nation, where efficient productive investment is the key to economic growth, we see outdated laws robbing us of their efficiency. No industry feels this more than building construction, our largest activity requiring private investment funds. And no area is more hurt by this than a rapidly growing, rapidly urbanizing area such as Atlanta.

Archaic building codes can rob each homeowner of hundreds of dollars that could otherwise be used for productive investment. When this is added to the thousands wasted on public buildings, financed by the taxpayers, it is seen that millions of investment dollars are drained away from the building market through restrictive building practices. This means that fewer families are able to move into new homes and business are discouraged from making building investments. It is seen then that obsolete building codes can form a drag on the economic development of a community. Conversely, an up-to-date building code cannot only make more homes more available to more people, but it can also act as a stimulus to a community's economic development.

The harm done by an outdated building code is most easily seen in low cost, low income family housing. The several hundred dollars additional cost to build a home in a poorly coded jurisdiction means, to many families, the difference between a new house and remaining in a rat infested slum. The numerous urban renewal projects within Atlanta where public funds are spent to make adequate building codes even more important.

Our city has five different codes: Building, Plumbing, Electrical, Housing, and Heating and Ventilating which will be discussed on detail.

#### BUILDING

The building division has patterned its code after the National Building Code. This code is written and recommended primarily by the National Board of Fire Underwriters and its basic concern is safety. Very little attention is paid to innovative materials or advances in technology.

#### ELECTRICAL

The Electrical division uses the National Electrical Code with a small book of revisions to apply specifically to Atlanta. There is an Electrical Advisory Board composed of local union and non-union electricians who influence changes and interpretations of the code. There is also an Electrical Examining Board which administers the examination to become a licensed Atlanta electrician.



Through this examination the board controls the number of electricians and the level of skill required for that license.

#### PLUMBING

The Official Plumbing Code is written by local Atlanta plumbers. The Plumbing division also has a Plumbing Advisory Board and Examination Board whose functions parallel those of the electrical division.

#### HEATING and VENTILATING

The Heating and Ventilating Code is locally written by an advisory Board consisting of members of the heating and ventilating industry of Atlanta.

#### HOUSING

The Atlanta Housing Code sets down minimum housing standards for existing building and is not primarily concerned with any new construction.

All of the aforementioned are strictly Atlanta codes. They are approved by the Board of Aldermen and the Mayor and have the force of city ordinances. They apply only to building within the city limits.

#### CODES OUTSIDE OF ATLANTA

Just outside of the city limits there is a multiplicity of codes. The Fulton County Code for example, applies to all areas in Fulton County which are not also in an incorporated city such as Atlanta or Roswell. In DeKalb County on the other hand, their code applies to all unincorporated areas and to several incorporated cities who have chosen to use the county code. There are even several cities who use the county codes for building and heating, for example, and their own city codes for plumbing and electricity.

This presents a very serious problem. Many builders serve the entire five county metropolitan area and are thus faced with many different codes. To solve the problem of applying different specifications for each building erected they have devised a composite area code. This code contains the strictest provision on each point in the various area codes. In this way any house will meet the requirements of any code in any area. As is easily seen, this involves a great deal of wasted time and money, and a better house is not necessarily the result.

#### RESTRICTIVE TRADE PRACTICES

Unfortunately, Atlanta's only code problems are not as a result of other local codes. In spite of recent revision, there can be found numerous faults in any of Atlanta's codes. By a fault, I mean a stipulation which adds cost to a house without any improvement. These problems will be discussed with respect to the individual codes to which they apply.



## PLUMBING

Considering the present technology in the trade, the Atlanta Plumbing Code appears to be overly restrictive in only two basic areas. The first concerns plastic drain, waste and vent pipe. The use of this pipe is currently under consideration by the plumbing advisory board and will hopefully be permitted in the near future. The second area concerns prefabricated plumbing trees. Though the code never specifically prohibits these trees, it does require that all plumbing to be done by authorized Atlanta Plumbers. Since most of the prefabricated trees are manufactured outside of the city, it is virtually impossible for them to comply with this provision. Another restrictive rule requires that all plumbing be left exposed for inspection on the site. This means that a prefabricated wall, which can greatly reduce costs, cannot be used because the plumbing would be inclosed within it. The problems lie in these areas then:

- a) Plastic drain, waste, and vent pipe is not considered.
- b) Not allowing even rough assembly outside of the city.
- c) No special provisions for inspection of prefabricated walls.

## ELECTRICAL

Far fewer objections are voiced on the Electrical Code than either the building or the plumbing codes. The objections that are encountered concern the necessity of putting washing machines and dryers on separate circuits, and by the same token, dishwashers and garbage disposers must also be separated. The only other objection concerned the prohibition of underground feeder and branch circuits. The objections on the Electrical Code were then:

- a) Inability to put washing machines and dryers on the same circuit.
- b) Inability to put dishwashers and garbage disposers on the same circuit.
- c) Illegality of underground feeder and branch circuits.

## BUILDING

At this time the Atlanta Building Code exists in two forms, the 1961 edition and its several amendments and the totally revised edition which will go into effect on January 1, 1970. This revised edition contains many provisions that the local builders have requested and is consequently quite



up to date. There are however, two glaring items that seemed to have been overlooked. The first concerns the spacing of trusses. Prefabricated roof trusses have become a great cost reducing factor in house construction, and the generally accepted spacing is twenty-four inches. The Atlanta code, apparently failing to recognize the wide spread use of these trusses, refers to them by their individual components, that is, rafters and joists. The code cites examples where rafters may be placed twenty-four inches apart but the greatest spacing for a joint is sixteen inches. Thus requiring prefabricated trusses to be spaced at sixteen inches. The other problem concerns roof sheathing. The nationally accepted thickness for roof sheathing is 3/8 inch, whereas the Atlanta Code specifies 5/8 inch. It is in these two areas, then, that the problem lie:

- a) Sixteen instead of twenty-four inch spacing for prefabricated roof trusses.
- b) 5/8 inch instead of 3/8 inch roof sheathing.

Another very important problem which exists in all of Atlanta's codes is requiring all of the labor to be performed by craftsmen licensed in Atlanta. This greatly limits the amount of prefabrication done in factories outside of Atlanta even though prefabrication can substantially lower the cost of a house. For example, bathroom assemblies can be mass produced, not unlike an automobile, on an assembly line. These units, including lavatories, water closets, showers, tubs and electrical connections are then transported to the building site by truck. When the unit is installed in the house it is virtually impossible to tell that it was not built in the conventional manner, yet the cost is substantially lower. Atlanta's codes do not permit this technique. Since the plumbing and electrical work was not done within the city limits and by licensed Atlanta craftsmen, the unit is prohibited. It seems that if the unit were built according to a national standard that it should be allowed. By inspection at the factory it could be determined that the unit would be every bit as safe and durable as a bathroom assembled on the site. Safety and durability are intended to be the major considerations of a building code.



This example illustrates a general tendency in the Atlanta codes to discriminate against innovation. Prefabrication and plastic pipe are two money saving innovative techniques which have proven themselves safe and durable in other jurisdictions, yet, they are both prohibited. Eventually, they will both undoubtedly be accepted but in the mean time a great deal of money is spent unnecessarily. Safeguards must be maintained to protect the home buyer from any faulty or dangerous innovations but there is a need for a provision in our codes to allow for the testing of new ideas by an impartial Test and Evaluation Board. These tests would check both the performance and durability of the product. If the tests were successfully passed the object or technique would be approved and it could be put into use without the long legislative battle involved in altering a code.

The improvement of Atlanta's Code is a difficult but necessary task. It will require vigorous joint action from chambers of commerce, civic and service groups, and trade and professional associations. There is no reason for a progressive city like Atlanta to allow antiquated building codes to retard its urban construction. Admittedly there are many problems associated with any urban renewal project but the slums are a scar on Atlanta's face and new building are the stiches needed to close that scar. A Progressive set of building codes is the needle with which these stiches must be made.



## HOUSING RESOURCES COMMITTEE

October 8, 1969

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

Dear Mr. Secretary:

On October 8, 1969, at request of this Committee, a presentation was made to the Committee by a representative of the Housing Authority of the City of Atlanta (the City's Agent for carrying out the Urban Renewal Program) on proposed activities for 1970 in the City's Neighborhood Development Program. Copy of summary is attached (Encl. 1).

This proposed program includes rather extensive activities in the five existing NDP areas and also minimum acquisition in three additional areas. Two of these, i. e., Lightning and Plunkettown are very depressed residential areas, which this Committee has been strongly promoting for acquisition commencing in 1970, in order to rid the City of these specific pockets of very dilapidated residential slums.

The City has made a major effort in developing this proposed program and is prepared to meet the local share of the Net Project Cost, as indicated in the attached.

However, letter recently received from Region III of HUD (copy attached) indicates a drastic cut back in the anticipated Federal capital grant funds with which to finance the Federal share of Atlanta's proposed Neighborhood Development Program for 1970. This would mean a severe blow to Atlanta's 1970 NDP program and great disappointment to the Project Area Committees (PACs) and other citizens of the areas involved, with whom the Housing Authority, the City Planning Department and this Committee have been working closely for so long. A drastic cut back now in proposed activities would be disastrous to morale and neighborhood aspirations.



The Honorable George Romney

October 8, 1969

Page 2

Atlanta has previously established an enviable reputation for Urban Renewal and NDP accomplishment and can be depended upon to continue to do a creditable job in this respect.

The Housing Resources Committee itself was created by Mayor Allen in November 1966 to promote, coordinate and expedite the City's low and moderate income housing program. To date it has accomplished creditable results, as evidenced by the attached Summary - Status of Accelerated Low-Income Housing Program (Encl. 2).

Therefore on behalf of, and in accordance with formal unanimous action by the Executive Group, Housing Resources Committee, I urge that every consideration be given by your office to maintaining Federal capital grant funds to be allocated to Atlanta in support of the 1970 NDP program at or as near as possible to the proposed Net Project Cost of the 27.4 million dollars.

Sincerely,

Cecil A. Alexander, Chairman  
Housing Resources Committee

CAA/mc

- Encls: 1. Summary, Atlanta's Proposed Neighborhood Development Program for 1970.  
2. Summary - Status of Accelerated Low-Income Housing Program.

cc: Mr. Edward H. Baxter  
Regional Administrator  
Region III, HUD



## MINUTES

### HOUSING RESOURCES EXECUTIVE COMMITTEE AND LOW-INCOME HOUSING COORDINATING GROUP MEETING

June 6, 1968

The regular monthly meeting of the Housing Resources Executive Committee and the Low-income Housing Coordinating Group was held in Committee Room 2, City Hall, June 6, at 10:00 a.m.

Copies of the invitational notices, agenda, record of those invited and attending and reference documents are attached to the file copy of these minutes.

Chairman Cecil A. Alexander presided.

Mr. Alexander opened the meeting by welcoming Mr. Richard D. Harvey to the Committee (assigned to the Business Participation Panel).

Mr. Alexander expressed thanks to the Board of Aldermen on their support of rezoning the East Lake Golf Course No. 2 Site, proposed for 800 units of Public Housing to be constructed on the site.

Mr. Alexander discussed the Conference on May 29 of the Atlanta Metropolitan Committee on Equal Opportunity in Housing, stating that 1800 were reported to have attended and that Dr. Weaver stated at the Conference that the Federal Government hoped that Atlanta, State and Local Governments would voluntarily comply and come up with local Open Housing Laws and Ordinances.

Mr. Jones announced that letters had been written by Mayor Allen to developers of low-income housing projects, which have not yet broken ground, urging them to get started as soon as possible. These included the two Fairburn Rd. Sites, Rockdale U. R. Project, Gilbert Rd. Site, Rawson-Washington U. R. Project Site, and Hollywood Rd. Site of the Butler St. Y.M.C.A.

Mr. Alexander recommended that all members try to attend the Zoning Committing meeting of the Board of Aldermen that afternoon, if at all possible. This was done to try to get the Jonesboro Rd. Site rezoned. He also asked Mr. Jones to try to get the H. R. C. Co-Chairmen and Chairmen of Panels not represented, to attend the meeting.

Mr. Alexander appointed the following people to compose an Ad Hoc committee to coordinate support efforts at the Public Hearing for the package rezoning proposal: James L. Townsend, Dr. Benjamin E. Mays, Dale Clark, Richard D. Harvey, Herman Russell, Archer D. Smith, III, George W. Kennedy, Mrs. Sujette Crank, Lee Burge and Augustus H. Sterne.



Mr. Alexander appointed the following people to work with the Planning Department on selection of specific sites for low-income housing: Dr. Edwin Harrison, Dr. Vivian Henderson, Moreland Smith, Dean Harding B. Young, Clarence D. Coleman, Charles F. Palmer, Hamilton Douglas, J. A. Alston and Lewis Cenker.

Mr. Alexander thanked Alderman Rodney M. Cook for his support on the Jonesboro Rd. Site.

Mr. Jim Wright gave a report on Model Cities and suggested how we might get financial aid for low-income housing. He suggested that the City of Atlanta could contribute to the Model Cities, private organizations could participate and the Citizens at large could themselves contribute. Mr. Alexander asked Mr. Wright to send a copy of the proposal to Mr. Frank Carter of the Chamber of Commerce.

Mr. J. C. Johnson commented that to get more money to meet the Mayor's requirement for Low-income Housing, the program will have to have more impact; that the impact could be great at one time. Mr. Alexander suggested that some of the proposed money be put in an emergency fund; that in this way when money is needed in an emergency then it could be used from that particular fund.

Mr. Alexander commented on the recent Ground Breakings. On May 9, 202 units under Turnkey on Hollywood Rd; on May 27, 500 units under Turnkey on Bankhead Hwy.; and on May 30, 15 single family units on the Honor Farm No. 1 Site (four and a fraction acres of land of the expanded Thomasville Area was dedicated for single family sales housing that range from \$13,500 to \$15,200.)

Mr. Jones reported on the revised Housing Resources Committee Summary of the Low-income Housing program as of May 15, 1968. Copies were passed out to all in attendance. Low-income Housing program: Completed 2,031 units; Under Construction 5,108 units; and In Planning 7,151. The latter figure includes proposed projects such as the Browntown Rd. Site, DeKalb Ave. Site, Bankhead Hwy. Site, Gilbert Rd. Site, and Thomasville U. R. Project. Mr. Alexander stated that the Committee should concentrate support on the Public Housing portion of the Low-income Housing Program. Mr. Satterfield stated that to meet the requirement indicated, we will be going <sup>over</sup> our current reservation. Mr. Alexander then turned this matter over to the Public Housing Panel for further consideration and resolution. It was brought out in discussion that one problem of Public Housing is, are we resettling in it the people of Atlanta who need Public Housing the most, or are we bringing more people in to the City to occupy it?

Mr. Alexander stated that the Business Participation Panel should talk to the Insurance companies to see that we are going to get financial help in getting the housing built.



Mr. Alexander proposed a tour of different slum areas, by taking a bus to certain locations and then getting out and walking through the areas. Mr. Jones and Mr. Parham are assigned to make arrangements for this tour.

Mr. Alexander and Mr. Jones commented on the Experimental Housing Survey Team from HUD. A total of 75 cities have been surveyed and only 20 cities will be selected. The survey team that was here was surveying 25 cities and two other teams have 25 cities each. The teams have to report with recommendations to HUD by June 15. HUD then plans to set up a \$60,000,000 Experimental Housing program in selected cities, particularly in cities that have a Model Cities area. Plans contemplate that in the cities that are selected, work will begin as soon as possible, but no later than spring of 1969. The program contemplates 2 years for completion. It is anticipated that the results of this program will guide direction of the Presidents program for 6,000,000 low-income housing units over a 10-year period, for which the Senate has recently approved 5 billion dollars.

Mr. Dale Clark asked Mr. Alexander to explain what Experimental Housing is. Mr. Alexander explained that Experimental Housing is different types of buildings, different types of building materials, innovations in techniques, etc., designed to produce standard housing at a lower price, for low-income families.

Mr. Alexander then stated that we need to settle the problems in the Nash-Bans area. Mr. Collier Gladin stated that one of the key elements is to settle the problem of getting the Junior High School. It was brought out that Mr. Thomas of the local Citizens Committee, is trying to alleviate some of the problems in the Nash-Bans area.

Meeting was adjourned at 12:00 noon.

Respectfully submitted,



Malcolm D. Jones  
Housing Coordinator

Encl: As stated (with file copy only)



Dan -

These figures were  
coordinated with  
George Sledge.

Ms. A. 1. 1. 1.



8-14-69

Dam -

This paper was  
adjusted in its  
entirety today by  
the HRC

wdf



8-14-69

Don -

This was adopted  
today at the ARC  
meeting.

WJ



*Office of the Mayor*

ATLANTA, GEORGIA  
PHONE 522-4463

1-10-69

From Malcolm D. Jones, *M.D.J.*  
Housing Coordinator

*To: Mayor Allen*

*For your consideration*