

**HOUSING RESOURCES COMMITTEE**

**ROOM 1204, CITY HALL**

**June 25, 1968**

**MEMORANDUM**

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

Recently I had a brief but very interesting discussion with Scott Hudgens re low-income housing. He maintains that we are pursuing the wrong track in trying to locate 16,800 or more low-income housing units within the City Limits of Atlanta; that we should be directing our major effort in securing substantial tracts of undeveloped land in the adjoining counties, (1,000 acres or more perhaps in each County) and work with neighboring County governments to develop on it new so-called residential "cities"; while at the same time encouraging housing development within the City of Atlanta for the more affluent citizens, many of whom are now living in the suburbs.

Mr. Hudgens maintains that unless this is done, it won't be long before Atlanta (within the City Limits) will be clogged with low-income residents, thus leaving insufficient space and incentives for the more desirable elements of the population, necessary to development and maintenance of a great City.

He says that land in the adjoining counties is available now, and can be obtained at reasonable prices, and should be sought in areas of realtive proximity to industrial development, existing or proposed, which would provide employment for the labor market thus created; that at the same time this should tend to relieve the traffic problem which is today choking the Central City.

Mr. Hudgens argues that to succeed, these new communities should be large enough to provide adequate facilities for residential use, such as self contained shopping centers, schools, churches, recreational facilities, civic organizations, etc.; and that although there should be some variety in gradation and type

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of dwelling units, but by and large they should be geared generally to low and moderate income families, which would have similarities in background, education and environment, in order to form a cohesive residential community.

Mr. Hudgens advised that he is able, ready and willing to undertake such a project in one of the neighboring (perhaps Douglas) Counties, provided it is determined that the City (administration) wishes to move in this direction and will lend active support to such an effort.

Another developer, Mendel Romn, Jr., has talked with me on several occasions voicing substantially the same general ideas and conclusions as expressed by Mr. Hudgens.

Mr. Romn maintains that one of the best examples of this procedure today is Israel; that initially Israel tried and utterly failed to develop small communities of mixed ethnic groups of a few families each from different areas of the globe; that there was too much divergence in their education, and in their social and economic backgrounds to form any cohesiveness in the new communities; and not until the Israeli Government started groupings of several hundred families in the same communities with similar habits, backgrounds and ethnic experiences, was the experiment successful and that now such areas are well established and constitute substantial and thriving communities.

These theories appear to have considerable merit, although they may be controversial and not in keeping with predominant trends of the times.

Suggest that Messrs Hudgens and Romn be invited to meet together in your office with a small selected group of our Committee members, and perhaps the Mayor, to further explore this theory.

Malcolm D. Jones  
Housing Coordinator