

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.

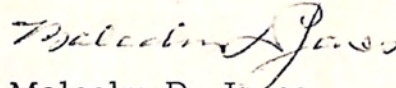
A staff paper prepared in the HRC Office pertaining the significant features involved was distributed to members of the Committee. (Encl. 3)

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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

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