

January 29, 1969

MEMORANDUM FOR RECORD

Conducted a meeting January 21, 1969, at 10:00 a.m. requested by Mr. J. W. Brown of Royal Knights re development of a housing project in Vine City proper.

Attended by:

J. W. Brown, Royal Knights  
John Steinichen, Interfaith  
Collier Gladin, Planning Director  
Howard Openshaw, Housing Authority  
Hugh Peterson, King & Spalding  
Reece Cleghom, Atlanta Journal  
Paul Muldower, Architect  
Jim Robinson, Consultant, Urban East  
Carl Ware, Consultant, Urban East

Brown stated that an appraiser, Ronald Curry, had recently provided him an estimated cost of \$367,00 for about a 10-acre tract in the south-east corner of Vine City, Brown said this is too much money for the Royal Knights to handle, especially on which to develop a housing project designed to rent for about \$60 per unit per month; that the Urban East Consultants had advised him that it is possible to obtain Federal financial assistance on such a project in an Urban Renewal (NDP) project, for planning and advance land acquisition.

Openshaw explained that this is possible, but the area involved must conform to overall plans for the larger area, now approved for Planning only during 1969 in the NDP program; that general plans for the area should be developed by the Housing Authority by July 1, for submission to the Federal Government by October 1, for inclusion for action during the 1970 increment of NDP; and that he would develop such plans only with the participation of representative people in the area.

Gladin explained the general planning implications of the Vine City area as relate to the NDP and the larger area of NASH-BANS; that the NASH-BANS Committee had opposed the Vine City development being separate from the larger NDP overall development and that the final agreement with the City was that the NASH-BANS Committee would be kept informed of proposed developments in the smaller area of Vine City proper and that the planning thereof would be coordinated with the NASH-BANS Committee; but that NASH-BANS does not necessarily possess a veto power.

Brown responded by insisting that Royal Knights and the Vine City Foundation are representative groups of Vine City; that about 2 years

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have elapsed since the original proposal; that during that time nothing concrete has evolved for Vine City through the NASH-BANS organization.

Brown further stated that the people of Vine City are tired of waiting for complete agreement of NASH-BANS and they want to go ahead now and get something accomplished on their own; that these groups were responsible for getting up the petition which led to the inclusion of Vine City in the 1969 NDP and therefore they deserve recognition as legitimate representatives of people in the area.

Brown also stated that unless something positive gets started soon in Vine City that the pressures already there would become terrific and that very adverse consequences might develop; that he could easily get 100 or more persons daily to protest on the steps of City Hall and at Aldermanic Committee meetings but they preferred not to do this, but to work with the City in a peaceful, democratic and cooperative manner, as he is now proposing.

Reece Cleghorn, who was representing his Church in the Vine City improvement effort (and not as a Journal reporter), stated he had done considerable work over a period of time in the Vine City area and that he believes the Royal Knights, which is already incorporated as a nonprofit group, and the Vine City Foundation are as representative groups of the area as can be obtained.

Jim Robinson stated that he had advised Brown that it is possible for Federal funds to be obtained by representative groups in a NDP area for planning by PAC ( Project Activity Committee) and for advance land acquisition during the planning phase of a NDP project; that LPA letter No. 458 provides for this, but he admitted to me later that this document is rather vague and subject to various interpretations.

Peterson explained that the Housing Authority may delegate planning of a particular area to a neighborhood group but would have to retain responsibility for it.

Cleghorn asked who makes the actual decision as to the type of development to be carried out - the Housing Authority or someone else? It was explained that this rests in the final analysis with the Board of Aldermen, following a Public Hearing and subsequent concurrence of the Housing Authority Board (with the neighborhood group involved, the Housing Authority and the Planning Department working cooperatively in developing the plan).

Steinchen advised that Interfaith is only interested in helping Vine City in development of a housing and neighborhood improvement program.

Brown estimates that perhaps \$50,000 - \$70,000 would be required to employ competent Planning and Housing Consultants to develop an acceptable comprehensive plan for Vine City and that this should be the first step in their objective. He emphasized however, that the people in the area, currently represented by Royal Knights and Vine City Foundation, whose

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activities might combine, want to select the Consultants, hire them and work directly with them in early development of a plan for the area.

Jones encouraged further exploration by the Planning Department and Housing Authority of the feasibility of Brown's proposal.

Openshaw agreed to schedule an exploratory meeting in the near future with appropriate HUD officials to determine whether what Brown is proposing can be done within the existing framework of NDP and to endeavor to ferret out the implications and mechanics involved.

The meeting was adjourned in a cordial atmosphere.

**Malcolm D. Jones**  
**Housing Coordinator**

**MDJ/mc**

**cc: Mayor Ivan Allen, Jr.**  
**Cecil A. Alexander**