

EXTRACT  
from  
ATLANTA'S COMMUNITY IMPROVEMENT PROGRAM REPORT

SECTION TWO: DEVELOPING AN AFFIRMATIVE RELOCATION PROGRAM

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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.