

MINUTES

HOUSING RESOURCES COMMITTEE MEETING

October 23, 1967

The Chairman, HRC Committee, and the Land Acquisition Panel of the Housing Resources Committee met jointly with the members of the Planning Department at 11:00 a.m., October 23, 1967, in Committee Room #2, City Hall, pursuant to invitational notice attached. The following members were present:

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee
Mr. F. C. Terrell, representing Mr. Wallace L. Lee, member, Land Acquisition Panel
Mr. Clayton R. Yates, member, Land Acquisition Panel
Mr. J. A. Alston, member, Land Acquisition Panel
Mr. W. W. Gates, Consultant

Also present were invited guests, including:

Mr. George W. Kennedy, Jr., Chairman, Chamber of Commerce, Housing and Redevelopment Committee
Mr. Dan E. Sweat Jr., Director of Governmental Liaison

Planning Director, Collier Gladin, presided.

Mr. Gladin stated that he and the members of his staff were very happy to have an opportunity to meet with the Housing Resources Committee and discuss mutual problems. He stated that every effort would be made in the future to work with the Housing Resources Committee.

Mr. Gladin briefly explained the progress being made by his Department in producing a new Land-Use map. He presented a map showing progress to date, but explained that many changes would necessarily have to be made before the map is completed and approved by other city officials.

Mr. Gladin also stated that consideration should be given to higher densities for low-income housing, including use of high rise.

Mr. Pierce Mahoney of the Planning Department explained the proposed Land-Use map in detail and also exhibited a second map indicating projections to 1983. He stated that the locations of the proposed rapid transit system stations have not been determined and this could be one item that would involve possible changes.

City Planner, J. C. Johnson distributed a list of possible sites for low-income housing prepared by the Planning Department on October 23, 1967.

He stated that in his opinion a package of 10 to 15 possible low-income housing sites distributed throughout the City should be submitted at one time for zoning consideration, rather than individual requests for each property. He stated that the package approach would hopefully aid in surmounting neighborhood and Federal objections such as have been encountered in connection with individual parcel zoning.

He explained that Mayor Ivan Allen's goal of 16,800 low-cost units in five years has been slowed by objections of residents and the Federal government, high land costs and difficulty in getting zoning changes.

Johnson said most of the sites the planners are considering aren't zoned for apartment units.

Residents on numerous occasions have appeared before the Aldermanic Zoning Committee to beat back requests for zoning changes that would permit low-cost housing in their neighborhoods.

Mr. Johnson said that he hoped the Housing Resources Committee, the Citizens Advisory Committee on Urban Renewal, the Atlanta Chamber of Commerce Housing Committee or some similar group would pursue the package idea, develop it and submit it to the proper zoning authorities.

He stated that the list distributed was incomplete and that probably a number of additional areas could be added.

Mr. Johnson submitted a proposed development plan, using the old Ball Park site on Ponce de Leon Avenue as an illustration of how a site might be developed for mixed uses including high rise apartments, shopping areas, etc.

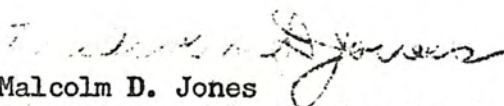
Mr. Gates, HRC Committee Consultant, provided members of the Planning Department with a list of 22 Proposed Sites, dated October 10, 1967, which owners or those having control, have voluntarily listed with the HRC for sale for use in the low-income Housing Program. Only 4 of these sites are zoned A-1 however.

Mr. Cecil Alexander, Chairman of the Housing Resources Committee stated that there appears to be an excess of land in the City presently zoned for industrial use and suggested that study be given to determine if some of this land should be released for use as apartment sites.

Mr. Alexander also stressed the urgent need for an overall Land-Use plan which would make additional apartment sites available.

The meeting adjourned at 12:15 p.m.

Respectfully submitted,


Malcolm D. Jones
Supervisor of Inspection Services

Encls: Invitational Notice.
(with original Possible Sites for Low-income Housing, dated October 23, 1967.
only) Proposed Sites offered for the Low-income Housing Program
 dated October 10, 1967.