

MINUTES

HOUSING RESOURCES EXECUTIVE COMMITTEE

March 13, 1969

Special meeting of the Executive Committee of the Housing Resources Committee was held at 10:30 a.m., Thursday, March 13, 1969, in Committee Room 1, 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.

The primary purpose of the meeting was to consider a proposal made by William L. Moore for rezoning of a tract of land in Land Lot 30, 14th District (FF) (annexed to the City of Atlanta, December 1, 1968) for 700 units of cooperative Townhouses and 200 units of rental apartments, all to be financed under FHA Section 221 d(3).

Chairman Alexander called the meeting to order and announced that before he took up the main item on the Agenda (consideration of a particular zoning proposal), he wished to discuss briefly some other matters.

He then read a proposed letter to be sent to Representative Julian Bond (copy attached to the file copy of these minutes) supporting in principle Bond's Bill on the suspension of rent (through payment into an escrow account) on dwellings certified by the Building Department as unfit for human habitation. Seven (7) exceptions (changes) however were suggested as result of a poll of the entire membership of the HRC, the results of which were 26-for, 3-for with reservations and 2-against.

The Chairman then referred to a requirement for the HRC to submit by March 15 its plan for the 1969 Summer Program in certain central core areas of the City. In this connection, the Chairman emphasized the need for:

1. An overall rezoning of the City to provide for the City's future development needs, to include adequate areas for low and medium income housing; and
2. Establishment of some emergency housing to provide living accommodations for special cases which repeatedly occur.

The Chairman recognized Roger F. Rupnow, Assistant Professor of City Planning at Georgia Tech, who explained briefly a project which a group of his students proposed to undertake during the Spring quarter commencing about April 1 on a study preparing a plan for future development for the Southwest area of Atlanta. The plan is to be submitted to the City as a recommendation for consideration by the City in developing a plan for this area.

The students' group proposes to work closely with the residents of this area and with the City of Atlanta as to their wishes on existing zoning and future development needs, to include low and moderate income housing in the area.

Mr. Gladin, City Planning Director, informed the Committee that a group of civic organizations in the area, known as Federation of Southwest Clubs has requested preparation of a plan for the future development of the Southwest area and had essentially asked the Zoning Committee for a moratorium on zoning changes in the area until such a plan could be developed. Mr. Gladin further stated that this is impractical and cannot be done; that the Land Use Plan for the City, adopted by the Board of Aldermen about a year ago, is intended to form a basis for more detailed studies which are contemplated, but not yet developed.

The Chairman said that he felt the HRC should cooperate with the citizens of the area for development of such a plan. That development of such plan should definitely provide for a reasonable amount of low and medium income housing in the general area and that a time limit should be established for development of such a plan.

A motion was then made by Mr. Archer Smith, and seconded by Mr. Bob Winn that the HRC go on record as being in full support of the following Resolution:

"BE IT RESOLVED, that the need for low-income housing be given foremost consideration by the Federation of Southwest Clubs in its deliberations and studies as to the best use of zoning of the Southwest Atlanta land and further that a timetable be established for the completion of the plan. Further that the HRC offers its full assistance to the Federation of Southwest Clubs in preparation of its plan."

After brief discussion, the Resolution was adopted without any dissenting votes.

The Chairman then introduced Mr. W. L. Moore, Developer, and Mr. Nicholas Berryman, Promoter, to present their proposal. These gentlemen together presented a proposal for rezoning a large tract of land on both sides of Kimberly Road, S.W. - LL 30, 14th District (FF) - which was annexed to the City last December. The proposed development (copy of plat attached to file copy) consisted of 700 units of sales housing for which 90% of the units in any phase of the development must be pre-sold from pre-built samples before FHA commitment is approved for that phase; also 200 units of rental apartments; all 900 units under FHA 221 d(3); furthermore, development of 40-50 single-family houses on an adjacent tract to the north, which would not require rezoning.

A school site of 9+ acres on the south side of the project has already been negotiated with the School Board for construction of an elementary school to serve the project and adjoining area. It was also pointed out that the School Board has plans for a high school just north of the project. It was also explained that the plan provides for only two entrances and exits off Kimberly Road to the Townhouse portion of the development, with no through traffic, but all on interior streets and that the complete development would be accomplished over a five-year period.

It was pointed out that the proposed development has been favorably recommended by the Atlanta-Fulton County Joint Planning Board. Mr. Gladin stated that the proposed location apparently has or will have adequate community facilities.

The Chairman pointed out that currently the HRC is seeking new direction as to its future role and mission and that if the HRC should formally endorse this project now, which is in the same general area of a somewhat similar proposal which was also strongly opposed by citizens of the area and denied by the Board of Aldermen about 3 weeks ago, that this might be premature and which probably would be considered as in opposition to or in conflict with recent proposals for preparation of a plan for development of the entire Southwest area and therefore might do more harm than good in obtaining approval of proposed rezoning.

The Chairman also pointed out that due to a previous commitment which he, as Vice-Chairman of A.R.M.P.C., had made to the Federation of Southwest Clubs to support their request for preparation of an overall plan for the area, he felt that he should divorce himself from the issue and turned the meeting over to Mr. Archer Smith, a member of the Executive Committee.

Mr. Smith ruled that since only 4 out of 9 members of the Executive Committee were actually present, (a fifth had attended the meeting earlier, but had left), that a quorum did not exist and that therefore action could not be taken either for or against the proposal.

In response to queries from several members of the Committee as to certain needed changes in organization and new direction for future action and emphasis by the Committee, the Chairman advised that such is being considered but as yet he was not in position to do anything definite in this respect; that the Committee now has in the pipeline sufficient units to meet the HRC 2-year goal of 9,800 units and the 5-year goal of 16,800 units, except for Public Housing; that it appears, for the time being, this is perhaps the only field in which the Committee should work aggressively.

Motion was made, seconded and after some discussion was adopted that the HRC invite the Mayor to meet with the Committee

in a Special Meeting in the near future to discuss the current basic purpose and future direction of the Committee.

Mr. Watkins announced to the Committee that under FHA 221 d(3) or 236 that 20% of the units in any development may come under Rent Supplement, thus providing for some variation in economic status of the occupants.

Mr. Archer Smith made a motion which was seconded and carried that T.U.F.F. and representatives of the Housing Authority be invited to appear before the HRC to discuss their views, policies and concerns.

In view of the fact that the HRC Executive Committee did not have a quorum available for official transaction of business, no action was taken on the Resolution. The Meeting was adjourned at 12:10 p.m.

Respectfully submitted,

Malcolm D. Jones
Malcolm D. Jones
Housing Coordinator

MDJ/mc

Encls: Copy, Summary of Status of Low-income Housing Program (1-15-69)
(Others with file copy only)