

Proposed Procedures to Assist the Low-income
Housing Program

(Which Can Be Initiated Now)

1. The Mayor, assisted by the Chairman, Housing Resources Committee, to explain to the members of the Board of Aldermen the seriousness of the current situation and the need for the accelerated program, together with the principal problems involved, and to urge their cooperation and assistance in carrying out the program.
2. Until such time as Public Housing facilities can be obtained and operated by the Housing Authority in adjacent unincorporated areas, request the Housing Authority to adopt the policy that applicants not be assigned to Public Housing until after they have established legal residence within the City Limits of Atlanta for at least one year.
3. A Non-profit Housing Development Corporation be formed as soon as possible and provided with ample revolving funds (suggest at least \$100,000 public funds and \$900,000 to be obtained through private loans) with which to acquire and bank land, for ultimate disposition without profit, for development of low-income housing and to otherwise participate in the low-income housing program.
4. The Planning Department to effect as soon as possible a comprehensive revision of Zoning whereby amounts and locations of land zoned or qualified for rezoning for multi-family low-income housing will more adequately meet the City's needs for such housing.
5. The City to expedite applications for its future proposed Urban Renewal Projects in order to make additional land available for low-income housing, but to execute redevelopment of such project areas on a section-by-section basis only, in order to minimize displacement at any one time. Plunkettown and East Atlanta would provide excellent locations, although Plunkettown has previously been considered primarily for industrial development. Effort should be made to provide for extension of low-income housing development in Plunkettown, southward into Clayton County where the major portion of the area needing renewal already lies.
6. Establish policy that determined effort be made to locate some low-income housing in each Ward of the City, recognizing that the bulk of such housing will of necessity have to go in areas where land is available at prices which make low-income housing development economically feasible. Aldermen in respective Wards to be urged to work with Planning Department, Housing Authority and Housing Resources Committee in determining locations and number of units considered appropriate for their Ward.

7. The Housing Authority be requested to adopt a policy of trying to locate a sizable portion of its future Public Housing, Turnkey or otherwise, on small and medium sized scattered tracts, ranging from 4 to 200 units each, within general areas of the City to be selected, in coordination between the Housing Authority, Planning Department and Housing Resources Committee.

8. Establish a centrally located Housing Referral Service (to be operated perhaps under EOA) to assist people in finding dwellings within their means, particularly those people not displaced by governmental action and those who cannot qualify, or will have difficulty in qualifying, for Public Housing. Such service to utilize private enterprise housing to the fullest extent and to have under its control a limited number of housing units which can be used for emergency housing for not to exceed a 90 day period for any one family.

9. To encourage in any way possible greater interest by developers in construction of single family sales housing for those in the medium income bracket; and rehabilitation by private enterprise of existing housing, under 221 (h) or otherwise, for rental purposes.

10. The City Building, Plumbing and Electrical Codes to be revised to permit installation in certain designated areas of well designed prefabricated dwelling units, using proven and generally accepted materials, as assembled in the factories; to be installed on minimum lot size of 5,000 square feet.

11. Provide tax incentives (if necessary through legislative action) substantially as follows to builders and developers of low-income housing units which will rent or sell in the private market in the \$45 to \$65 per month range: utilities not included.

<u>No. Bedrooms</u>	<u>Rental or Purchase Range</u>	<u>Tax Abatement %</u>	<u>No. Years</u>
1 Bedroom or Efficiency	\$45.00-55.00	100	1st year
		75	2nd year
		50	3rd year
		25	4th year
		10	5th year
		None	Thereafter
2 Bedrooms	\$55.00-65.00	Same as above	

12. Establish a positive and intensive program (classes), through EOA or other source, in depressed areas of the City for education of low-income tenants in proper conservation (care and maintenance) of dwellings and premises which they occupy.

13. The City to continue to actively work for reinstatement of the Rent Supplement Program, in substantially the same form as previously authorized.

14. The Housing Authority to take an active roll, both in the neighborhoods involved and politically, in selection of sites for Public Housing and in support of rezoning petitions on sites considered suitable for Public Housing under the Turnkey program.

15. Sponsors of sites proposed for rezoning for the low-income housing program to be encouraged by the Land-Use Control (Zoning) Division of the Planning Department and the Housing Resources Committee to seek and actively try to obtain general neighborhood concurrence at least two weeks before the rezoning signs are placed on the property involved.

16. On all sites proposed for low-income housing, the Planning Department to promptly determine the adequacy of Community Facilities for the proposed development, and prior to presentation to the Planning Board; if inadequate, to coordinate with Departments or Agencies involved with view to arranging for their adequacy by the time the development is completed and occupied. In the event such facilities cannot be provided, to notify the Housing Resources Committee before the Planning Board considers the proposal.

17. In order to assist the Planning Board and the Zoning Committee, the Housing Authority to submit to them written recommendations on all sites on agendas proposed for rezoning for Public Housing; and the Housing Resources Committee to submit recommendations on all sites on agendas proposed for rezoning for low-income housing under either the Turnkey or 221 d (3) programs.

18. The Housing Authority be requested to expand its Public Housing program, particularly leasing and purchase, into the adjacent unincorporated areas.