

February 24, 1969

MEMORANDUM

TO: Mr. Cecil A. Alexander, Chairman  
Housing Resources Committee

Attached (Encl. 1) is copy of Memo from Eric Hill Associates to Collier Gladin, entitled "Expanded Means To Lower Cost Housing". Collier has discussed this briefly with Dan Sweat with view to undertaking an updated and expanded study of the housing portion of the CIP. This would presumably be done by Eric Hill Associates.

Dan feels, and so do I, that the initiation of any major updating study on housing in Atlanta should be initiated by the Housing Resources Committee.

Eric Hill Associates is perhaps the best housing, planning consultant firm I know and there is little contained in the attached proposal with which I disagree. However, it seems somewhat inappropriate to initiate another major study when we have not yet been able to implement the recommendations of the previous study, although we are fully aware of the major factors which are still holding up implementation of the previous study. The following are some of the more important of these:

- a. The number one problem of course is getting site approvals.
- b. Other difficulties which have not been adequately corrected and for which specific recommendations were made formally by the Housing Resources Committee to the Zoning and Planning and Development Committees of the Board of Aldermen, August 2, 1968, include:
  3. "Revision of the Ordinance governing non-conforming use of land to allow structural changes in improving dwelling units to meet requirements of the Housing Code."



I was called upon by a City Official for current figures on units Completed, Under Construction and In Planning in the Low-income Housing Program. The best I could offer was to provide figures as of November 15, 1968. I have not been able to compile a more recent report, although, it is known that the figures have changed considerably since the November 15 report.

5. Attached (Encl. 5) are copies of recent Memos from this office to Mr. Satterfield of the Housing Authority in an effort to obtain some essential data pertaining to Public Housing and to encourage coordination efforts toward insuring rehabilitation of existing substandard units, from which occupants move into Public Housing.

In addition, the CIP contained a specific recommendation for establishment of a Housing Resources Bureau. Extract of the proposal is attached (Encl. 6). About 2 years ago, I provided Mr. Sweat with a brief concept, including tentative proposed organizational structure and personnel considered necessary to implement such an activity. If established, that organization should probably function under the guidance and as a facility of the Housing Resources Committee, with a specific Housing Committee of the Board of Aldermen designated to steer and carry the program's activities through the Board of Aldermen to fruition.

Realizing the local Administration's desire to reduce rather than add Departments and in order to avoid appearances of empire building, I have thus far refrained from recommending establishment of a Housing Bureau or Department. However, although a good start has been made in housing, I feel that we have barely scratched the surface of the overall housing needs of the City during the next 20 years; and that this problem can best be attacked through an increase in, and elevation of, Housing Resources facilities. Perhaps the time has now come when we should seriously consider expansion of such facilities and follow the recommendations of the CIP by establishing a small Housing Bureau or Department.

In summary, the proposal of Eric Hill Associates is in general practical. However, I cannot see any particular advantage of such additional study at this time, unless there is, or will be, ample organization and political structure for implementation of its findings. This does not exist now and should be a prerequisite to initiation of such a major new study. Recommendation (if made) for such organization and political structure should, in my opinion, originate with the Housing Resources Committee.




Mr. Cecil A. Alexander  
February 24, 1969  
Page 4

Sincerely,

Malcolm D. Jones  
Housing Coordinator

MDJ/mc

Encls: 1. Expanded Means To Lower Cost Housing  
2. Draft dated February 10, 1968  
3. Memo dated February 11, 1969  
4. Memo dated October 31, 1968  
5. Memos dated February 11, 1969  
6. Extract from CIP

cc:  Mr. Dan E. Sweat, Jr.



Mr. Cecil A. Alexander  
February 24, 1969  
Page 2

4. "Accelerate the Urban Renewal program particularly in the NASH-BANS, Vine City and other areas outside the Model Cities area." (This being only partially implemented now.)
6. "Adoption of a revised district zoning map based on the new Land Use map, to include adequate areas for low-income housing."

There are several related documents which have a direct bearing on this matter. The more pertinent of these are:

1. The Second Annual Report (FUTURE DIRECTION Section) which spelled out certain recommendations for future course of action for the housing program and called for a revised statement of mission from the Mayor for the Committee. Copy of draft proposed (2-10-69) for revised mission is attached (Encl. 2). It contained, among other things, suggestion that a joint study of the housing needs of the City be conducted by the Housing Authority, Planning Department and the Housing Resources Committee. Such study might substitute for, or be absorbed in, the proposed study by Eric Hill Associates.
2. Some suggestions for a more practical approach to solving the low-income housing problems are contained in Memo to Dan Sweat, February 11, 1969, copy attached (Encl. 3).
3. Proposal for specific housing and related activities for the recently approved Urban Observatory are contained in Memo to Mr. Sweat, October 31, 1968, copy attached (Encl. 4). It is doubtful however, that all of the proposed activities can be assumed by the Urban Observatory, certainly not initially.
4. The Housing Coordinator has repeatedly pointed out the need for, and requested the services of, a Statistical Clerk to keep up-to-date and periodically reproduce the Low-Income Housing Inventory Report. That important report cannot be kept current, through existing facilities of the Housing Resources Committee office. Just recently, as frequently,