

MINUTES

HOUSING RESOURCES EXECUTIVE COMMITTEE MEETING

MAY 31, 1967

Members of the Housing Resources Committee Executive Group met on Wednesday, May 31, 1967, at 10:00 a.m., in Committee Room #1, City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman
Dr. Sanford S. Atwood, Co-Chairman
Mr. Lee Burge, Chairman, Finance & Non-Profit Funds Panel
Mr. John C. Wilson, Finance & Non-Profit Funds Panel
Mr. Dale Clark, Public Information Panel
Dr. Vivian Henderson, Land Acquisition Panel
Mr. Roland Maxwell, Representing Mr. Virgil Milton, Business Participation Panel
Mr. Norman Underwood, Representing Mr. Charles L. Weltner, Legal Panel
Mr. Robert Winn, Representing Dr. Harrison, Construction and Design Panel
Mr. Malcolm D. Jones, Director
Mr. W. W. Gates, Consultant

The Public Housing Panel and the Social Problems Panel were not represented at the meeting.

Mr. Cecil A. Alexander, Chairman, presided. Mr. Alexander read the Housing Resources Committee's "White Paper" (copy attached) and explained the different divisions of this report. He then explained the other documents which were attached. He also stated that there were several difficulties in locating rental housing sites, partially because of the racial problems in Atlanta, and gave his interpretation of the May 5, 1967 letter from HUD, pertaining to HUD's reluctance to approve Public Housing sites in racially concentrated areas.

Dr. Vivian Henderson, Land Acquisition Panel, stated that this did not necessarily hold true in all cases; that he did not think the announced HUD policy was intended to apply to racially integrated projects in previously all white neighborhoods. Dr. Henderson also asked about his Panel's previous request for a list of possible sites for locating low-cost housing.

Mr. Jones explained that this has been requested from the Planning Department, but not yet prepared; however, that he has been provided with a group of Land Lot sheets showing vacant property (with current zoning) in the eastern half of the city; and these locations were being looked into.

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Dr. Henderson suggested that the need for such a list of available sites be reported to the Board of Aldermen.

Mr. Alexander reported that the Planning Committee initially prepared a list of sites comprising 800 acres of land that were considered available for use or that could be re-zoned. He also stated that the developers had already looked into these properties but that only four tracts had been approved so far.

Mr. Jones stated that he knew of only two, or possibly three, of these that had been actually approved by HUD.

Mr. Alexander stated that one of the main problems was that the land developers could not always use the sites because of locations, costs, and building codes.

Mr. John C. Wilson, Finance and Non-Profit Funds Panel, suggested that the Committee accept all the land possible, because to provide all the housing required, all available land would be needed.

Mr. Alexander stated that this Committee should take action one way or another to get these problems corrected before any further substantial developments can be made.

Mr. Jones stated that it was this Committee's policy to consider any suitable location that was submitted or proposed and to try to get action based on merits of individual tracts.

Mr. Lee Burge, Finance and Non-Profit Funds Panel, asked if this Committee was over-playing the housing problems, or if this was just the normal type of thing which resulted from trying to get through zoning changes, Housing Authority and/or FHA approval of a housing development.

Mr. Alexander explained that there is a greater low-rental need in the city than apparently some members of the FHA underwriting staff feel justified.

Mr. Jones said that the problems were not being over-played because there were many problems in trying to locate low-cost housing sites. He explained that this was the purpose of this meeting; to try to work out some of these problems.

Dr. Henderson stated that many of the present problems appeared to be with the Planning Department, and they were not very good reasons.

Mr. Alexander stated that the City is striving to get a workable Land Use plan which people feel that they can rely on.

Mr. Dale Clark, Public Information Panel, asked if the Planning Department is represented on this Committee.

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Mr. Jones stated that it is not, but that we are working in close contact with each other.

Mr. Alexander stated that the general feeling is that in some residential areas the zoning from single family houses to apartments will be a necessity. He asked the press not to mention any specific areas where this may be possible, because there are no definite plans to this effect as yet.

Mr. Burge asked if it would not be helpful to create a link between the Housing Resources Committee and the Planning Department?

Mr. Alexander stated that it would also be a good idea to create such a relationship with the Board of Aldermen.

Mr. Burge said, in relation to item (d) under "Discussion" in the "White Paper", that he would like to know how the zoning people felt about this.

Dr. Henderson said that it was easy to discuss this problem but that it would not always work out in practice, and that the real issue is the difficulty of locating in an area that does not want housing developments.

Mr. Burge asked the reason given by FHA for its action in connection with the sites near Magnolia Cemetery, Etheridge Drive, and Gun Club Road.

Mr. Alexander referred the question to Mr. Gates for answer.

Mr. Gates stated that proximity to Rockdale Urban Renewal Project, in which about 1,500 units are to be constructed during the next four years, would be taken into consideration in determining the probable market absorption in the general area. Both the City of Atlanta and the Federal Government have considerable investment in Rockdale.

Mr. Alexander asked Mr. Jones to give a report on possible locations for pre-fabricated houses in Atlanta.

Mr. Jones stated that there is some effort to build this type of house in Atlanta, but that there is difficulty because of the Atlanta Building Code. This code states that the plumbing, electrical, and heating fixtures be installed on site in Atlanta, and that the pre-fabricated houses come with these fixtures and electrical circuits already installed. However, there are plans being made now for some sites on which pre-fabricated houses could be located by designating special areas

where this type of housing could be installed. He also stated that the amount of land required to build a house on was too great economically in Atlanta for this type of house, and that there are also plans under way to correct this by permitting them to be built on a 50' x 100' lot, or 60' x 83.33' (5,000 sq. feet instead of 7,500 sq. feet, which is now required.)

Mr. Alexander stated that he thought that organizations such as Tech should organize studies of the housing situation in Atlanta, which would be made available to this Committee. He asked Mr. Winn if the Construction and Design Panel were looking into this now?

Mr. Robert Winn, Construction and Design Panel, stated that there will be a meeting of his panel a week from next Tuesday to discuss this.

Mr. Jones inquired if the present meeting time and date for this Committee was satisfactory, and the reply was affirmative. He also stated that he had appeared before the Zoning Committee on several occasions and felt that it would carry more influence with them if this Committee could take definite action on some areas before he re-appeared. He stated that there were three sites in particular coming up for re-zoning hearings soon on which he would like for the Committee as a group to indorse and support, i.e:

1. Fairburn Road
2. Jonesboro Road
3. North of Baker's Ferry Road

Mr. Alexander stated that he felt that it was too soon to take any definite action on these sites as yet.

Mr. Burge moved that this Committee accept the present "White Paper" as a guide for further action.

The motion was seconded and carried unanimously.

There being no further business, the meeting was adjourned at 11:35 a.m.

Respectfully submitted,



Malcolm D. Jones
Supervisor of Inspection Services

Encl: "White Paper" (without attachments)