

Position Paper

HOUSING LOCATIONS PANEL

Housing Resources Committee

For families in the lowest income brackets, \$3,000 and below, which is generally considered poverty level, low-rent Public Housing has to date been the only current means of providing standard housing.

Other Federal assisted programs, such as the FHA 221 d(2) (Single-family home ownership); the 221 d(3) (Thus far the work horse of the multi-family low-income housing program); and the 235, 235 (j) and 236 programs authorized in the 1968 Housing Act, are all designed to provide standard housing for those families whose incomes are just above the Public Housing level but not sufficient to enable them to compete for standard housing in the private enterprise open market, as it is now constituted.

Recent survey, conducted by a private group, showed that more than 80% of the existing and projected Public Housing units in the Atlanta Metropolitan area are located within the City of Atlanta. Furthermore, the FHA 221 d(3) moderate income housing program is prohibited by Federal law from going in any area that does not have a certified Workable Program. (None of the Counties in the Atlanta Metropolitan area have certified Workable Programs.) This restriction however does not apply to the FHA 235 or 236 moderate income housing programs authorized by the 1968 Housing Act.

Since the metropolitan area outside the Atlanta City Limits provides job opportunities and employment for such a large portion of the Atlanta Metropolitan population and constitutes the primary base for the growth of the Metropolitan area, it is only just and reasonable that low-rent Public Housing units and Federally

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assisted moderate income housing be more equitably distributed beyond the City Limits of Atlanta.

At the present time, in Atlanta's current housing program, locations are needed for 2,261 Public Housing units to meet reservations already requested by the City and approved by the Housing Assistance Administration of HUD. Also, Federal reservations and sites are needed for an additional 1,936 Public Housing units in order to meet the City's 5-year goal in this important category.

Under existing Federal policies, the Housing Authority of the City of Atlanta is authorized to produce (build, buy or lease) and operate Public Housing units within 10 miles distance of Atlanta City Limits, provided the locations are not within the jurisdiction of another legally constituted Housing Authority and if the governing body of the administrative jurisdiction in which the developments are to be located consents and agrees to provide the necessary community facilities.

Since the FHA 235 and 236 housing programs do not require Workable Programs nor formal agreement by the local administrative bodies to provide community facilities, there is an opportunity under these programs for developments to be located in almost any administrative jurisdiction within the Atlanta Metropolitan area.

We, members of the Housing Locations Panel of the Housing Resources Committee, believe that adequate physical sites exist (but not without serious problems as to availability), both within the City Limits of Atlanta and in the unincorporated areas of adjacent counties, to meet current and future low-income housing needs, without detriment to any group or neighborhood. However,

many tests such as zoning, government agency approval, price, utilities, and availability must be passed. These tests greatly limit site acquisition. We also feel that not all future Public Housing units or Federally assisted moderate income housing should be located within the City of Atlanta.

We further feel that within the City of Atlanta, Public Housing should be dispersed and that Public Housing developments outside the City should be located near sources of employment for the occupants, in developments of not to exceed 200-300 units each.

We also believe that home ownership for both moderate and low-income families should be encouraged, where ever possible and that private enterprise should continually be encouraged to produce needed housing in all categories. We welcome all efforts to produce housing through private enterprise and hope that ways and means will be found to create housing through this traditional method.

We further feel that Atlanta urgently needs a comprehensive review of the Zoning Ordinance and complete rezoning of the entire City (not done since 1954) in order to best meet the City's needs in many fields, to include adequate provision for low-income housing of all categories.

Since residential construction is largely channeled cost-wise in economic strata, through requirements on minimum lot sizes authorized for respective Zoning Districts, thereby limiting upper brackets on construction costs which are practical for the various categories, it follows that apartment zoning might just as logically also have several categories, with some particular categories geared to low-rent Public Housing and to Federally assisted housing programs, such as the FHA 221 d(3), 235 and 236.

We therefore recommend and urge the following:

- a. Prompt mutual cooperation and assistance of public bodies in the Atlanta Metropolitan area in providing adequate sites for low-income housing, including Public Housing, preferably in small developments not exceeding 200-300 units each, distributed throughout the Atlanta Metropolitan area and insofar as feasible, in reasonable proximity to sources of employment for the occupants.
- b. That home ownership projects be sponsored and encouraged where ever possible for both moderate and low-income families.
- c. That private enterprise seek to enter the field of low-income housing.
- d. That a comprehensive review and rezoning of the entire City of Atlanta be made as soon as possible to meet the constantly expanding needs of the City; and  
  
That consideration be given to establishing separate apartment zoning categories for Federal assisted multi-family housing developments.
- e. That the Housing Authority of the City of Atlanta actively seek appropriate locations, both within and outside the City Limits of Atlanta, with view to establishment and operation of Public Housing developments thereon in groups of not to exceed 200-300 units each.
- f. That the Housing Locations Panel of the Housing Resources Committee meet and confer with County Commissioners of adjoining counties, encouraging their cooperation and active participation in locating some low-rent Public Housing units and moderate income housing developments in appropriate locations within their respective jurisdiction.

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