

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON

FRANK G. ETHERIDGE

JACK F. GLENN



LESTER H. PERSELLS
EXECUTIVE DIRECTOR AND SECRETARY

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

December 10, 1969

MEMORANDUM

To: Mr. E.M. Laws
Chairman, Vine City Project Area Committee

From: Mr. Lester Persells, Executive Director and
Mr. Howard Openshaw, Director of Redevelopment

Present: Mr. E.M. Laws, Mrs. Dorothy Bolden, Mrs. Clara Bell
Williams, Mr. Richard Hoffman, Mr. Ralph Jacobson,
Mr. Lester Persells, Mr. Howard Openshaw.

Subject: RESPONSE TO QUESTIONS RAISED BY REPRESENTATIVES OF THE
VINE CITY PROJECT AREA COMMITTEE AND THEIR LEGAL COUNSEL
ON NOVEMBER 21, 1969.

1. We regret that the situation in Vine City is such that representatives of the PAC have requested Mr. Barnett's transfer. Mr. Persells and I both feel that Mr. Barnett is totally committed to serve the PAC and the Vine City community. We certainly hope that any difficulties that exist can be worked out and that Mr. Barnett's relationship with the PAC will be effective in achieving the objectives of the Vine City community.
2. The Atlanta Housing Authority has established a project office and appropriate staff in each NDP area in order to bring the program closer to the people and to enable the residents, through their PAC, to be involved in the planning and implementation of the program. The project director is the Housing Authority's representative in the community and, in turn, represents the community in his contacts with this office. Of course, all members of the Authority are available upon request for technical assistance. If any problems can be identified in communications between the Authority and the PAC, then we will do more than our share to correct them.
3. The PAC working directly with the project director in the day-to-day program activities has proven effective in all neighborhoods. The purpose of establishing project offices and project directors in neighborhoods is to allow the Housing Authority and the PAC to communicate more meaningfully with residents. All plans and recommendations from

individual neighborhoods are reviewed by the Housing Authority and the City Planning Department with regard to the total program of the City and the financial limitations of the City and the Federal government. The PAC should be represented at all meetings of the Planning and Development Committee of the Board of Aldermen when actions affecting Vine City are considered (see item 6 below).

4. A list of the membership of the Citizens' Advisory Committee for Urban Renewal appointed by the mayor is attached (exhibit A). It is our understanding that Mr. A.J. Lockhart, 85 Griffin Street, NW, a resident of Vine City, is on the committee. Attached is a letter (exhibit B), dated August 20, 1969 to Dr. Noah Langdale, Chairman of the CACUR, respectfully requesting that each Project Area Committee be invited to appoint a member to the Citizens' Advisory Committee for Urban Renewal.

5. All project directors, managers and branch chiefs from the Redevelopment Division of the Authority hold staff meetings every Monday at 10 A.M. at 824 Hurt Building. The purpose of the staff meetings is to report on pending activities and to coordinate the activities of the various projects and departments within the Authority. While these staff meetings are not secret, no useful purpose would be served by PAC attendance, as no policy making decisions are made therein.

6. The Housing Authority will notify the PAC whenever the Planning and Development Committee of the Board of Aldermen meets to consider any actions affecting Vine City. Prior to adoption by the Mayor and Board of Aldermen of any plans designating acquisition or rehabilitation of properties, a public hearing is required, to which the PAC and area residents will be invited to represent the community's views. However, other committees of the Board of Aldermen may take actions concerning a particular neighborhood without the knowledge of the Housing Authority, such as actions on rezoning, street paving, utility installation, etc.

7. The draft of the Citizen Participation Report for Vine City, prepared by the Planning Consultants, contains an estimated cost of \$13,220. to support the PAC and includes costs of publishing newsletters, attending monthly meetings, and providing technical assistance to the PAC. These costs will be included in the planning consultant's contract.

8. Following notification that Atlanta's 1970 NDP allocation from the Federal Government was reduced to \$7,500,000 it became necessary to return the plans to the neighborhoods to determine priorities within the available Federal funds.

The revised time schedule is as follows:

January 30 -- Public Hearings on neighborhood plans for 1970.
February 2 -- Submit to Board of Aldermen for approval.
February 3 -- Submit to Atlanta Housing Authority Board for approval.
February 6 -- Submit NDP application to HUD.

It is imperative that PAC plans for each neighborhood be finalized and submitted to the Housing Authority no later than January 15, 1970.

9. Each submission to the Federal Government of an NDP application

requires a citizen participation report including: (a) a statement from each PAC on the timing, location and appropriateness of activities planned for the Urban Renewal Area, and (b) a report on citizen participation describing the information and technical assistance provided, prepared by the Housing Authority. While the PAC minutes would assist the Housing Authority in preparing item (b) above, it is not essential or required that the Housing Authority obtain copies of the PAC minutes. We feel compelled at this point to state again that the PAC, representing all the area residents, consultants, and the Housing Authority are a team, hopefully working together in a cooperative spirit to achieve the objectives of the Vine City Community.

10. With regard to PAC attendance at local, regional or national meetings at project expense, see attached letter from HUD dated November 26, 1969, (exhibit C).

11. The Department of the Public Works of the City has advised this office that street paving now under way in Vine City, was undertaken at the request of the Mayor. With respect to new construction to be undertaken by the City in Vine City, I have requested Mr. Ray Nixon, Chief of the City Construction, to coordinate future work with the Housing Authority to determine if the improvements are in accordance with the plans for the Area and to determine the method of funding, ie., assessment against property owners or provided by the City.

12. Apparently the relocation activity report was not included in the Neighborhood Development Program application furnished to the PAC. A copy of the relocation activity report is attached (exhibit D).

13. It is our understanding that the PAC volunteered to assist the planning consultants in conducting project area surveys. In accordance with the consultants' contract with the Authority and HUD regulations, all survey data become the property of the Authority. However, all planning documentation is available to the PAC at the project office.

14. The City Planning Department is responsible for the annual preparation and submission of the City's workable program to the Department of Housing and Urban Development. Contact Mr. Collier Gladin, Planning Director of the City, 7th floor, City Hall, telephone 522-4463, for information relating to Atlanta's workable program.

15. It is the policy of the Housing Authority to employ residents from program areas as jobs become available dependent, of course, on meeting job qualifications. Persons employed in jobs requiring minimum qualifications will be trained and promoted according to their demonstrated abilities.

16. The City Planning Department and the Housing Authority will present to the Planning and Development Committee of the Board of Aldermen a proposed allocation of NDP moneys and activities by neighborhoods based on available Federal funds and PAC recommendations and priorities, all subject to approval of the City comptroller, Planning and Development Committee, the mayor and Board of Aldermen and the Federal Government, (see attached schedules A and B, exhibits E and F).

17. Structures in good condition will not be acquired unless their location and retention is contrary to the Urban Renewal plans formulated

by the PAC and adopted by the Mayor and Board of Aldermen after a public hearing. The plan will designate good structures for rehabilitation.

18. Home owners can be told now whether their houses are subject to rehabilitation or clearance as determined by the plans prepared by the PAC and their planning consultants. However, it is important to differentiate whether rehabilitation or clearance will take place in 1970 or a subsequent year and also to know that the plans are not final until approved by the City and the Federal Government.

The PAC has established a priority of activities to be undertaken in 1970 with clearance to begin in area 35, then area 34, etc. A specific area must also be designated for rehabilitation by the PAC if this is your desire.

19. In my letter to Mr. Laws on December 4, 1969 I indicated that, to the extent feasible, the Housing Authority will carry out the objectives of the PAC, i.e., complete the clearance and redevelopment of area 35 before beginning acquisition in area 34. A determination must be made about this particular sequence of areas as to whether it is practicable and possible from the standpoint of street access, utilities, and construction of the residential units.

It will be virtually impossible to acquire property, relocate families, demolish buildings, install necessary improvements, sell the land to private enterprise and to construct and complete housing short of a year, which means that property acquisition of the second area will probably not occur in the initial NDP year. It is simply a question of the time involved to complete each activity in sequence in accordance with applicable state and Federal regulations. We will explore with the PAC the most feasible way to proceed, and concur with the PAC that families to be displaced from the initial clearance area should be kept to a minimum and every effort must be made to provide an opportunity for each family to remain in the area.

In summary, we hope that this response adequately answers the questions posed at the November 21, 1969 meeting. We want to assure the PAC and all residents of the Vine City community of the commitment of the Atlanta Housing Authority to a meaningful involvement of area residents in the planning and execution of all Urban Renewal activities to be undertaken in Vine City. The Housing Authority solicits the continued cooperation of the PAC as we work together to make Vine City an outstanding residential area of Atlanta.

Enclosures.