

January 27, 1967

File

A regularly scheduled meeting of the Planning and Development Committee of the Board of Aldermen was held in Committee Room #1, Second Floor, City Hall, Friday, January 27, 1967 at 2:00 P. M.

The following members were present:

Rodney Cook, Chairman
E. Gregory Griggs
Charles Leftwich
George Cotsakis
Jack Summers
Q. V. Williamson
John M. Flanigen

Also in attendance were:

Robert Sommerville
Earl Landers
Collier Gladin
George Aldridge
Malcolm Jones
Pierce Mahony
Dan Sweat
Bob Bivens
Ray Nixon
Darwin Womack
William Howland
M. B. Satterfield
Elmer Moon
George Berry
Howard Openshaw
Les Persells

The Chairman called the meeting to order and the following business was considered:

Regarding the minutes of the December 14, 1966 meeting (see page 3) Alderman Flanigen requested (by letter of January 6, 1967) that the following clarification be added regarding the discussion of the \$450,000 allocated for the study of additional housing units: He raised the question of who was to guarantee this loan from the Federal Government and Mr. Satterfield advised that when, as, and if a project was approved this amount would be added to the cost of that project, but he was rather evasive on what would happen if no project was approved, but inferred that it would not be charged to the City; in seconding the motion to adopt the Resolution, Mr. Flanigen made it clear that this would not be charged to the City.

Mr. Gladin gave a brief 35 mm slide presentation on the Demonstration Cities Program and what Atlanta has done thus far to take advantage of it.

He stated it has been under consideration for the past six to eight months and represents a logical extension of the Community Improvement Program — the Demonstration City project being one of the first phases of implementation. He also explained that the City had received the official guide lines from the Federal Government and is now proceeding with the preparation of an application for planning funds and it is anticipated it will be completed and submitted to Washington by March 1; that if these planning funds are granted, it would then entail some nine to twelve months to complete a final application for implementation funds and would eventually require five years to complete the program.

There was a brief discussion about funds and it was pointed out that there had been no actual appropriation beyond the initial allocation of twelve million dollars for planning grants for fiscal '67.

Mr. Gladin said that this program places major emphasis on citizen participation and as a result, two neighborhood meetings have been scheduled for the purpose of presenting this program to the residents of the project areas; that Mayor Allen will be conducting these presentations, explaining the program to the people and seeking their support. Further, he stated that Mr. Johnny Robinson, under a Sterne Foundation Grant, is working out of Dan Sweat's office and has the responsibility of publicizing the program. This is in addition to considerable press and television coverage. Mr. Gladin commented this program will also place more emphasis on social rehabilitation than has ever been done before and major efforts made to rehouse the people as they are displaced by staging the developments (on a block-by-block basis if necessary) so as to avoid wholesale relocation, as has been experienced in the past.

Mr. Sommerville stated he supported the submission of the application, but he questioned the ability of the city planning staff, which he stated is too slight as it is, to submit an application within a six weeks period that would meet the Federal guide lines - particularly "innovation", on which so much emphasis is being placed. He also made the observation that this program has been oversold nationally and he feared it was in danger of being oversold locally; that he questioned greatly some of the statistics shown on the slides and the choice of some wording being used in connection with the program, particularly that Atlanta "expects" to be a model city. He stated we have no basis on which to "expect" Atlanta will be one. He reiterated his support of the application submission but again warned that it was very dangerous for the City to oversell what it was capable of producing in so short a time.

Mr. Gladin explained that the preparation of this planning application is not restricted to just the city planning staff, but involves many agencies whose staffs have been working on the matter for a year and the results at this point do not merely represent a six weeks effort, but actually about a year and a half to two years. He also explained that it is not contemplated there will be an additional large staff to implement this particular project,

but rather a smaller coordinating staff (5 to 6 people) working directly out of the Mayor's office under a program coordinator who will be responsible for coordination of all activities of the responsible agencies involved.

The Committee agreed with the principle but raised the practical objection as to staff availability.

Mr. Gladin explained that in developing the application, proposals will be made for administering the program but at this point all of these questions have not been answered.

Mr. Sweat re-emphasized that it is only being requested at this point to file an application for planning funds; that a massive amount of research material has resulted from the CIP study and Atlanta has more information from which to put together an application than any other city, except perhaps those who have a completed CIP study. He suggested that a copy of the complete program guide lines should be furnished to the Committee members as soon as possible.

Mr. Cook concluded by requesting that Mr. Gladin inform the neighborhood residents that this program is still in the preliminary stages and that funds were not yet available for execution.

Colonel Malcolm Jones gave the following report in behalf of the Housing Resources Committee: The response to the Mayor's Housing Conference of November 15, 1966, calling for 16,800 additional low and medium cost standard housing units in Atlanta during the next five years (9,800 by December, 1968) has far exceeded the expectations of the Housing Resources Committee. It has been announced by Mr. Cecil Alexander, Chairman, that 51 separate projects have been proposed or are in execution, or completed; 9,311 units are completed, under construction, and/or proposed since the Mayor's Conference. A breakdown of this total was then given in three categories as follows: 3,963 units - probable; 1,540 units - being considered; and 800 units - doubtful. The 9,311 total includes 1,206 public housing units, 66 of which are being leased. In addition, 1,424 existing units are proposed for rehabilitation and of the 9,311 total, 1,652 units are estimated to be available during '67 and 4,075 available during '68 so that there is now a total of 5,727 units in sight for the next two years. Colonel Jones then stated that in addition to the Chairman and Co-Chairman initially appointed to the Housing Resources Committee, Mayor Allen is now appointing additional prominent community leaders to the Committee to serve on nine different panels — Legal, Construction & Design, Financing, Non-Profit Funds, Public Housing, Land Acquisition and Rehabilitation, Social Problems, Business Participation, and Public Information; that an organizational meeting of the entire Committee is scheduled to be held February 9 and details will be announced later. Colonel Jones concluded by informing the Committee that Mr. William W.

Gates, retired former Chief Underwriter for FHA in Atlanta, has accepted an appointment as Special Advisor to the Housing Resources Committee and will be available in the committee office in the City Hall each Thursday to advise and assist builders and developers interested in FHA programs; further, their Committee is trying to keep an inventory of the different projects and proposals coming up and would appreciate receiving any information on such matters. (Copy of Report attached).

Mr. Cook asked how many of the 5,727 units would be public housing, to which Colonel Jones replied 2,406.

Mr. Sommerville asked how many units in Rockdale were included in the three categories, to which Colonel Jones stated roughly 250.

Mr. Satterfield gave a brief resume of the time schedules on various projects with statistics (Thomasville, McDaniel, Rockdale, etc.) and Mr. Cook subsequently requested of Mr. Satterfield a chronological listing of these projects with time schedules and that each member of the Planning & Development Committee be furnished with a copy.

Mr. Gladin then gave each Committee member a Fact Sheet of the Nash-Washington Urban Renewal Area, along with a letter from Mayor Allen, requesting that the Planning & Development Committee reconsider its previous rejection of and approve the submission of a Survey and Planning Application for the Nash-Washington Area in view of the progress that has been made in providing housing and the future outlook. (Mayor Allen's letter contained supporting statistics, as outlined by Colonel Jones' housing report).

At this point, Mr. Gladin pointed out the need to select a name for the project.

Referring to the Fact Sheet, Pierce Mahony of the departmental staff briefed the Committee on the Survey and Planning Application, covering the following major points — Description, Goals, Proposed Reuses and Improvements; Methods and Procedures, Financing, Option on Sewers, and Possible Sources of Money.

He then stated the recommendations of the planning staff, as outlined in a memorandum to Chairman Cook, dated January 27, 1966. (See copy attached).

There was a lengthy discussion of the Nash-Washington Project, including the controversial location of the new junior high school and the major problem of relocation. It was the tenor of the conversation that the Committee members were very frustrated and disillusioned over time schedules that are continually not met because of any number of delays; that they were tired of dealing with the people on promises and unless some better assurances could be given the Committee (than had been done in the past) that housing

would be available to the people in this area, then they would be reluctant to approve the Survey and Planning Application. It was generally felt that there was, however, a favorable trend in providing adequate housing and this Committee would certainly not want to reverse or slow down this trend.

Mr. Charles Hart, 807 Commodore Drive, speaking as a layman, expressed his disappointment at past efforts in this regard, but stated he too felt the trend was favorable.

The Committee then gave tentative approval to the project, with the tentative name - "Nash-Bans Project Area" - pending further discussion of the project with area residents. The Committee stressed that evidence of neighborhood support of the program will have to precede final approval of the planning application request.

The Committee discussed a Bill to incorporate certain land adjacent to the City of East Point. This review was made in response to Representative Dick Lane's (of the 126th District) letter of January 12 to Mayor Allen requesting comment on the proposal. Mr. Bill Bush was present in behalf of the City of Atlanta Water Department. In reviewing maps of Land Lot's 1 and 37 of the 14th District (consisting of 24 parcels) and noting their relationship to the corporate limits of both Atlanta and East Point, the Committee observed (1) that this area would provide one direction in which the City of Atlanta might expand in the future; (2) one of the City of Atlanta's major water mains (approximately 1600 feet valued at \$32,000) supplying water to a large part of South Fulton County is located in Welcome All Road which runs north and south through the area under consideration and must continue to be maintained or be relocated by the City of Atlanta in order to provide uninterrupted service to Fulton County.

Mr. Leftwich then moved that the Committee take a stand against passage of the Annexation Bill. This motion was unanimously approved by the Committee and Mr. Gladin was requested that this information be conveyed to the Fulton County Delegation. (See attached sheet for additional action taken on this matter).

There being no further business, the meeting was adjourned.

Approved:

Respectfully submitted,

Collie B. Gladin

Jeanne Parks