



# CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

800 CITY HALL

Atlanta, Georgia 30303

September 25, 1969

WILLIAM R. WOFFORD, P.E., R.A.

INSPECTOR OF BUILDINGS

CHARLES M. SMITH, E.E.

ASST. INSPECTOR OF BUILDINGS



## MEMORANDUM

To: Mr. Dan E. Sweat, Jr., Director of Governmental Liaison

From: Mr. W. R. Wofford, Building Official *WRW*

Subject: Demolition Grant No. Ga. M-1

Attached herewith is information relative to our Demolition Grant Program. As soon as a financial statement is prepared by the Office of Director of Finance where these records are kept, I will forward it to you.

In order that you may have a complete picture of the Demolition Grant Program, I have included more detailed information than requested. It can be seen from the report, after owners were notified and hearings held, many owners elected to demolish their own houses, thus relieving the City of this task.

Owners of the 282 houses programmed to be demolished in the Demolition Grant Area were notified of the City's intention to demolish each house involved should they fail to do so.

I would like to point out that under "In Rem" authority, the City has demolished houses outside of the Demolition Grant Area and placed liens on the property for the demolition costs involved. We, therefore, are able to fully recover the cost of demolition whether or not the house is in a Demolition Grant Area.

WRW:gs

On August 23, 1966, application was made to HUD for a Demolition Grant. On November 11, 1966 the contract was executed, and our program dates from that time.

At that time the Demolition Grant Area comprised approximately the Eastern 2/3 of what is now our Model Cities Area, and it was planned to demolish 157 structures during the Grant Program.

Experience showed that while the number of demolitions were proceeding about as planned, voluntary compliance by owners was reducing the number demolished under contract drastically, and that the funds allocated were not being used at the rate anticipated.

Therefore, in March 1968 an amendment was proposed and accepted on May 1, 1968 increasing the Grant Area to about 1/7th of the City in the south-east section. The number of structures to be demolished was increased to 282.

Since that time our rate of progress has been accelerated, but the ratio of owner demolitions to Grant fund demolitions has remained essentially the same.

For example the total demolitions in the area during the Grant period is 224. Of these, the owners have voluntarily demolished 163, while the City has only had to demolish 61. We feel that this ratio is a desirable thing from the standpoint of public relations, since it minimizes dispute, legal complications, and adverse publicity.

It should be pointed out that in planning this Program no adequate provision or allowance for owner demolitions was included. For this reason the funds actually spent are less than that provided under the Grant.

The following is a complete breakdown of our progress as of September 22, 1969.

1. To be demolished - Initial estimate

Total	Residential	Non-Residential	Mixed	Number of Units
157	141	5	11	203

2. To be demolished - Revised Estimate

Total	Residential	Non-Residential	Mixed	Number of Units
282	256	12	14	363

3. Actually demolished - Cumulative Total

Total	Residential	Non-Residential	Mixed	Number of Units
224	206	11	7	312



4. Demolished - Owner's Expense

Total	Residential	Non-Residential	Mixed	Number of Units
163	148	8	7	219

5. Demolished - At Project Expense

Total	Residential	Non-Residential	Mixed	Number of Units
61	58	3	0	93

6. Remaining of Contract

Total	Residential	Non-Residential	Mixed	Number of Units
58	50	1	7	51

7. Now in process in Grant Area

Total	Residential	Non-Residential	Number of Units
36	32	4	48

8. Balance -

Total	Residential	Non-Residential	Number of Units
- 22	-18	-4	-3

9. Structures Repaired (estimated)\*

Total	Residential	Non-Residential
75	72	3

Statement:

Total estimated Demolitions under Grant, 282 - Total demolished to date	224
Active cases	36
Repaired (estimate)	<u>75</u>
Total	<u>335</u>
	<u>282</u>
	53

\* We feel these should be counted as they were included in the planning count, but repaired by owner.