

MINUTES

HOUSING RESOURCES EXECUTIVE COMMITTEE AND LOW-INCOME HOUSING COORDINATING GROUP MEETING

September 5, 1968

The regular monthly meeting of the Housing Resources Committee Executive Group and the Low-income Housing Coordinating Group was held at 10:00 a.m., this date, in Committee Room 2, Second Floor, City Hall.

Fifteen (15) members of the Housing Resources Committee Executive Group; Eleven (11) key individuals concerned with Low-income Housing; Seven (7) other invited guests and members of the Press attended the meeting. List of those invited, with attendance indicated, agenda, and other related documents are attached to the file copy of the minutes.

Chairman Alexander presided.

Mr. Alexander opened the meeting by stating the following six proposals that were submitted by the HRC to the Planning and Development Committee and the Zoning Committee of the Board of Aldermen at the August 2 Special Meeting:

1. Establishment of a Committee of Aldermen to be responsible for housing.
2. Revise the Building Codes to permit innovations in new techniques and materials, particularly in Experimental Housing in the Model Cities area.
3. Revise the Non-Conforming Use Ordinance to permit structural changes in residential units, to meet requirements of the Housing Code.
4. Stepped-up Urban Renewal program in existing slum areas.
5. 2,000 more Public Housing units.
6. Updated District Zoning Map, including adequate areas for low-income housing.

The Chairman expressed disappointment that two meetings of the Board of Aldermen have been held since the August 2 meeting with no apparent action taken on any of the HRC proposals. He then stated that there was going to be a meeting of the Planning and Development Committee on September 13 to consider the Housing Resources Committee's proposals, and the next meeting of the whole Board of Aldermen would be held on the 16th of September.

The Chairman asked that the Construction and Design Panel of the Housing Resources Committee arrange a meeting with Mr. William Wofford, Building Official, to discuss the "Codes", and to offer any help to the Building Department in proposing appropriate specific changes and report back to the Committee.

Mr. Alexander stated that there were three sources by which the Committee could find out about the Codes: (1) Mr. Wofford, Building Official, (2) Metropolitan Planning Commission - has a complete study of the Building Codes throughout the City of Atlanta and Metropolitan Atlanta and, (3) Mr. Johnny Johnson, Director of Model Cities.

The Chairman then introduced Attorney Freeman Hutton. Attorney Hutton, speaking for the Legal Panel of the Committee, made a presentation in brief of the principal features contained in the National Housing Act of 1968. A copy of his presentation is attached to the file copy of these minutes.

Mr. Cary Hooks, Director of Federal Housing Administration stated that the 221 (h) program is funded and that it may have interest rates as low as 1, 2 or 3% on the mortgages; that the minimum number of units has now been reduced from 5 to 4 and may include duplexes, if the owner lives in one side. He also stated that Atlanta is now operating under Section 235 and that maximum mortgages have been increased in the Atlanta area to \$15,000 and in high cost areas to \$17,500. He stated the 221 d(2) applications can be transferred to 235. Mr. Hooks stated, however, that the program is in need of counselors. Mr. Alexander suggested that Interfaith, Inc. be contacted.

Mr. William Howland, Executive Director of CACUR, stated that construction would start Monday on CACUR's 221 (h) project in Lindwood Park.

Dr. Benjamin E. Mays stated that 6,000,000 dwelling units out of a total of 26,000,000 in the President's ten year Housing Program is insufficient for low-income housing. He also asked if people making \$3,000 could buy single-family housing?

Mr. Hooks explained that the program is designed to accomplish this under certain situations and that this is where the need for counseling comes in.

Dr. Mays suggested that all members of the Housing Resources Committee be furnished a copy of the Housing Act of 1968.

Mr. Alexander suggested that a long-range Planning Committee should be set up to work with the Legal Panel. He also called attention to the financial impact of the low-income housing program on the City and stated that this has not been adequately emphasized; that at an average cost of \$12,000 per unit, this program alone, money wise, amounts to the equivalent of five First National Bank Buildings.

Mr. J. E. Giblin, representing Mr. Wells of the Business Participation Panel, informed the group that Sylvia Porter had just started a series of articles in the Atlanta Journal on the impact of the changes in the National Housing Act of 1968.

Mr. Alexander suggest that Mr. Archer Smith, Legal Panel, work with Mr. W. W. Gates, HRC Consultant, in preparing for the Committee and the Public high lights of principal changes in the National Housing Act of 1968.

Mr. Robert C. Watkins explained the general purpose of Atlanta's newly formed Housing Development Corporation and commented on a project on which the Corporation is working involving the houses being moved from Atlanta Airport Expansion area; that a local nonprofit organization proposes buying the houses; moving them and rehabilitating them under the FHA 221 (h) program.

Mr. Alexander commented on the Federal Pen Site proposals, submission of which to the Housing Authority of the City of Atlanta has been changed from September 5 to October 14, to enable adequate consideration of the new features contained in the Housing Act of 1968.

In the absence of comment from the Planning Department, Mr. Alexander called on Mr. Johnny Robinson, Community Development Coordinator, to comment on the progress being made on improvement plans for the NASH-BANS area.

Mr. Robinson stated that Mr. Bob Weymer of EOA is working with the people in Vine City. He stated that the people should be involved in the planning and in discussion of development plans with City Officials. He also stated that the area has been divided into four sectors and that the tentative officers of Vine City are: Chairman - Mrs. Helen Howard and Co-Chairman - Mr. John Brown.

Mr. Alexander suggested that the City ought to have a time schedule for improvement plans and development of the different proposed Urban Renewal areas and that after due notice and ample time for citizen participation, the City should go ahead and act if the situation is deemed critical.

There was general assent from Committee members.

Mr. Robinson stated that a time table has been established for NASH-BANS only on organizational structure and that 18 months have already been lost.

After considerable discussion, Mr. Archer Smith made a motion that the HRC protest to the Mayor and Board of Aldermen, and request consideration of rescinding, of an Aldermanic Resolution introduced September 3 and approved September 4, calling on the Atlanta Housing Authority to notify the Board of Aldermen at least 30 days in advance of any lease agreements which it proposes making for Public Housing. The motion was seconded by Mr. Harvey and duly adopted without any dissenting votes.

The meeting was adjourned at 11:30 a.m.

Respectfully submitted,

Malcolm D. Jones

Malcolm D. Jones
Housing Coordinator

Encls: Invitational notice
Agenda
List of those invited and in attendance
Brief of Mr. Freeman Hutton's presentation of the
National Housing Act (All with file copy only)