

A REPORT
To The Citizens of Atlanta
On
URBAN RENEWAL

During
1961

URBAN RENEWAL DEPARTMENT
CITY OF ATLANTA

BY
MALCOLM D. JONES, DIRECTOR

PUBLISHED BY
CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL
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CITY OF ATLANTA

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URBAN RENEWAL DEPARTMENT

City of Atlanta

REPORT FOR 1961

I. PURPOSE, FUNCTIONS AND RESPONSIBILITIES

The primary purpose of this report is to bring to the citizens of Atlanta a better concept of Urban Renewal, why we have it, how it works, who is responsible for it, what has been accomplished to date, principal needs for the future and suggestions for accomplishing them.

The Urban Renewal Department performs four major functions, the first and foremost of which is prescribed in ordinance establishing the Department, adopted July 1, 1957 which states, "The functions of this department shall be to study the Urban Renewal requirements of the City of Atlanta, to determine ways and means for their accomplishment and to provide and facilitate timely coordination and orderly development of Urban Renewal plans, projects and other related activities throughout the city . . . and to make recommendations for facilitating progress on Urban Renewal in the City of Atlanta. . ."

In carrying out this function the Urban Renewal Department serves as the staff of the Urban Renewal Committee of the Board of Aldermen and performs the principal coordinating activities on Urban Renewal matters with other Departments and Agencies. This work is performed by the Director, Assistant Director, Rehabilitation Specialist and Secretary.

The second function assigned this Department, as of July 1, 1959, is enforcement of the Housing and Slum Clearance Code of the City of Atlanta. For this purpose the Department is now authorized a Chief Inspector, 8 Field Inspectors and 2 Clerks.

The third function is the city-wide responsibility for providing relocation housing assistance for families displaced by Governmental action, including expressway acquisition, and for issuance of certificates of eligibility to displaced families for purchase of FHA insured mortgage homes under the 221 Program. A relocation Housing Officer and Secretary perform this function.

The fourth and most recently assigned function, since August 1, 1960, is responsibility for enforcement of the City Ordinance requiring that demolitions be accomplished within a prescribed time limit after issuance of demolition permit and that resulting debris, litter and rubble be removed from the premises. This function is performed by the Environmental Improvement Division, in addition to Housing Code enforcement.

The Urban Renewal Department, with advice and assistance of other Departments, especially the Planning Department, initiates and makes recommendations to the Urban Renewal Committee of the Board of Aldermen for new Urban Renewal Projects, reviews Urban Renewal Plans for the Urban Renewal Committee and when appropriate initiates changes in boundaries of existing Projects.

Survey, planning and execution of the City's current Urban Renewal Projects, after selection, designation and adoption of the Projects by the City, has been delegated by Ordinance to the Housing Authority of the City of Atlanta, as the City's Agent.

However, the establishment of broad policies for operation of the entire Urban Renewal program and responsibility for insuring that they are carried out is a duty and function of the City (the Mayor and Board of Aldermen) executed through its Urban Renewal Committee. This responsibility should not and cannot be delegated.

II. SUMMARY—EXISTING URBAN RENEWAL PROJECTS:

Atlanta's five Urban Renewal Projects now comprise 1303 acres, originally contained 2,971 substandard residential structures to be demolished, 1500 dwellings to be rehabilitated, will require 4,545 families to move and after redevelopment will house 7,598 families in safe, decent and sanitary standard housing (a gain of 969 families) above the number that were in the areas originally. The net project cost of the first five projects will be roughly \$27,000,000, of which the local share is \$9,000,000, with \$18,000,000 being borne by the Federal Government.

Of the local share, all but \$1,500,000 in cash, the total 1957 Urban Renewal Bond funds, is being provided by non-cash grants in aid by other departments for capital improvements which will serve the areas. \$4,500,000 of this amount is being provided by the Board of Education in the form of school construction.

Taxes (city and county) derived from the areas before the projects started was \$160,000 annually; after redevelopment is complete the value of newly constructed taxable property in the areas is conservatively estimated to be \$125,000,000, producing in real estate taxes alone \$1,600,000 annually, an increase of ten fold.

The first three (center of town) projects were adopted in February, 1956, and the two outlying projects, for relocation purposes, were adopted in August, 1957. Final plans for Butler, Rawson-Washington and Thomasville Projects were approved July, 1959, and for University and Rockdale June, 1960. Execution is considered to have started in Butler, Rawson-Washington and Thomasville Projects January 1, 1960, and in University and Rockdale January 1, 1961. The redevelopment phase is five years for all projects.

By year end 1961, some 2400 substandard properties had been acquired by the Housing Authority at an expenditure of \$17,000,000. 70% of all parcels to be acquired, have been purchased or are under condemnation; all property in the Thomasville Project had been acquired or was in the process of condemnation; over 1,000 substandard structures had been demolished and their occupants rehoused in standard dwellings; 431 dwelling units in the Urban Renewal Projects had been brought up to standards required by the Housing Code and 673 additional units were in the process of being rehabilitated. Six parcels, consisting of 69.43 acres, or 7.5% of the Urban Renewal tracts, have already been sold for redevelopment valued at \$12,068,350. This includes a \$3,250,000, 21 story, luxury apartment building; a 1,000 pupil elementary school, an 8 story Holiday Motel; 596 medium priced rental apartment units; and 100 units of single family 221 sales housing.

III. PRINCIPAL ACCOMPLISHMENTS OF THE URBAN RENEWAL DEPARTMENT:

Housing Code Enforcement:

In order to make the Housing Code felt throughout the entire city, the Environmental Improvement Division has devoted its efforts during 1961 primarily to the worst property in the block or neighborhood basis. However, in addition to city-wide coverage, conservation areas in salvagable, residential neighborhoods have now been selected for concentrated effort in 1962 on a house-by-house basis. This should result in substantial increased production during 1962.

**A SUMMARY OF HOUSING CODE ENFORCEMENT
ACTIVITIES FOLLOWS:**

As of December 31, 1961,

		Sept.- Dec. '59	1960	1961
*/6. Major Repairs:	Cases	695	82	1960
		793	544	1960
		1509	1046	1961
	Units	3628	1307	1959
		3063	2270	1961
/4. Demolitions:	Cases	111	51	1960
		326	205	1961
	Units	271	216	1960
		712	407	1961
/8. Minor Deficiencies: (Usually clean up of premises)		201	130	1959
		306	329	1960
		974	410	1961
/2. Properties Inspected in Conservation Areas		747		
/2. Cases referred to other Departments		121		1960
		207		1961
/2. Demolition Permits complied		387		
/2. Court cases for non-compliance with Demolition Permits		(9)		
/3. Cases considered by Better Housing Commission		(137)		1960
		(325)		1961
Units Placarded (with approval of B.H.O.)		(242)		1960
		(675)		1961
Families required to move— for demolitions		(192)		1960
Families required to move for other reasons		(465)		1961
		(7)		
/6. Court Cases for Housing Code violations (all won)		36		1960
		47		1961

***NOTES:**

Where no dates are indicated, figures pertain to 1961 operations only.
 Figures in () also included under other items.
 /6. Requires average of 6 inspections each.
 /4. Requires average of 4 inspections each.
 /3. Requires average of 3 inspections each.
 /2. Requires average of 2 inspections each.
 At year end, Inspectors were carrying an average work load of approximately 225 uncompleted cases each.

The above was accomplished with only 4 Inspectors in 1959 and 1960; in 1961 with 6-1/3 Inspectors; 8 Inspectors are now authorized.

The Better Housing Commission has considered 462 slow moving and difficult cases in an effort to resolve them without court action; and has authorized the placarding of 917 dwelling units.

Relocation Housing:

During 1961, 620 certificates of eligibility (23 to Whites and 597 to Negroes) were issued by the Relocation Housing Division to displaced families for the purchase of FHA insured mortgage homes built by private enterprise. A total of 3,210 certificates (306 to Whites and 2904 to Negroes)

have been issued under this program to date. Since this program started in 1958, building permits have been issued for construction within the City of Atlanta for 2,889 single family, 221 houses (1072 for Whites and 1817 for Negroes). All but 100 of these have been completed and all but 137 of the completed houses have been sold and occupied. This program alone represents \$29,000,000 in new construction in Atlanta.

The Relocation Housing office of this Department has relocated 58 displaced families in private rentals and referred 340 families to Public Housing.

Fight Blight:

During April, 1961, the Urban Renewal Department, with the assistance of other Departments and agencies, promoted and spear-headed a very successful city-wide FIGHT BLIGHT campaign. This was closely tied in with and supported by the Women's Chamber of Commerce in connection with its annual Clean Up, Paint Up, Fix Up Campaign.

Exhibits:

During the week of August 21-26, 1961, this Department participated with other City Departments in providing displays at Lenox Square for the "Salute to Atlanta." The Department also had a very substantial and informative Urban Renewal display at the Southeastern Fair.

Recertification of Workable Program:

The Department prepared, with assistance of material furnished by other Departments and Agencies, Atlanta's annual report for Recertification of Progress in Community Improvement (Workable Program). The principal comments by the Federal Government in its Recertification of the Workable Program (to January 1, 1963) were:

- (1) That progress in Housing Code enforcement is good, but the City badly needs additional Inspectors and suggestion was made that building permit fees might be increased to finance the cost of the Housing Code enforcement service; and
- (2) That activities of the Citizens Advisory Committee for Urban Renewal be more comprehensive and positive in the role of actually accomplishing community improvements.

Apartment Improvement:

Inspection and upgrading major medium rental apartment developments has been undertaken by the Rehabilitation Specialist of the Department.

Revision of Housing Code:

A comprehensive revision of the Housing Code is currently being undertaken, designed to clarify and strengthen certain provisions of the Code, based on our 2½ years actual experience in Code Enforcement.

IV. OTHER MAJOR URBAN RENEWAL

REPORTS AND RELATED PROJECTS:

EFF

Buttermilk Bottoms:

The 160 acre Buttermilk Bottoms tract has, since November, 1960, been designated and adopted by the Mayor and Board of Aldermen as a future Urban Renewal Project. This area has long been considered by many as Atlanta's future Number 1 Urban Renewal Project.

West End:

A General Neighborhood Renewal Plan study is underway in a 650 acre area of the "West End": to be completed in June, 1962. It is anticipated that a \$1,500,000 Urban Renewal Project will develop in at least 10% of the area being studied.

Transportation Plaza:

A Feasibility Study for future Urban Renewal Projects is being made by the Planning Department in the 500 acre tract known as "Transportation Plaza," which includes the area between Whitehall-Spring Streets and Northside Drive, from McDaniel Street to North Avenue.

Georgia State College:

An Urban Renewal Project for expansion of Georgia State College along Decatur Street, between Central Avenue and Piedmont Avenue, is already definitely underway, with the entire local share of the cost of the project being borne by Georgia State College and the State Board of Regents.

Howard School:

Application has been prepared for submittal to the Federal Government for a small Urban Project

sponsored by the School Department primarily for expansion of Howard High School. The Board of Education has committed itself to defray all but \$17,500 of the cost of the local share of this project.

East Atlanta:

An application is being prepared by the Housing Authority for a 110 acre Urban Renewal Project in East Atlanta in the Mayson Avenue-Hardee Street area. About half of this project is contemplated for rehabilitation. There is also sufficient vacant land in this project to provide location within the project for construction of additional public housing units required, before any demolition takes place within the project area.

Bond Issue:

Since 1958 the Urban Renewal Department has been working consistently for adoption of a Long Range Program for future Urban Renewal Projects, has developed such a proposal for consideration by the Urban Renewal Committee and is prepared to present and support the proposal before the Bond Commission. This proposal is for six year program, 1962-7, and, in addition to the projects listed above, includes five other badly needed projects. Two of these are proposed as "companion" projects to complement others. The local share of this proposed six year program amounts to \$8,000,000. This includes a \$1,000,000 revolving fund for non-Federal-assisted projects. This amount is not excessive, when compared with the needs of the City, and is in keeping with the financial effort being made in Urban Renewal by other cities of comparable size.

Relocation Housing:

Other developments in progress, not a direct part of but closely related to Urban Renewal, are the 650 unit Field Road Public Housing Project for Negroes and 250 units of high-rise Public Housing for Elderly (Whites) now underway on Ashby Street, just South of the Joel Chandler Harris Public Housing Project. Also commitment has been made in the Eastern sector of the Butler Street Urban Renewal Project for 200 units of high-rise Public Housing for the Elderly (Negroes).

V. CITIZENS PARTICIPATION:

The highlight of citizen participation during 1961 was the enthusiastic and effective part played by neighborhood groups, business associations,

trade organizations, clubs and individual citizens in Atlanta's first FIGHT BLIGHT Campaign. The Citizens Advisory Committee for Urban Renewal was particularly helpful in a clerical, financial and advisory capacity. Throughout the year the Acting Director of the Citizens Advisory Committee published and distributed to its membership a very informative weekly newsletter. The Citizens Advisory Committee also provided for publication of the 1960 Report of the Urban Renewal Department, and has offered to publish this report. It has also been very active through the courtesy of the Trust Company of Georgia in arranging informative talks and tours on Urban Renewal for various citizen groups.

The Chamber of Commerce has listed progress in Urban Renewal as one of its seven major objectives during 1962. The first edition of "Atlanta" (January, 1962, edition), a publication sponsored by the "Forward Atlanta" movement of the Chamber of Commerce, contained as its primary feature an excellent article on Urban Renewal.

The Central Atlanta Association and the newly organized Uptown Association have both strongly endorsed and adopted policy supporting Urban Renewal.

The League of Women Voters published during 1961 a special edition of its "FACTS" pamphlet devoted exclusively to Urban Renewal. Both this organization and the Voters Guild prominently featured Urban Renewal in their educational campaigns for voters during the 1961 Primary and General Election. All local candidates for re-election during the 1961 Mayor and Board of Aldermen campaign endorsed and promised support for Urban Renewal.

The local press, radio and television have consistently supported and assisted the Urban Renewal Program.

VI. SPECIAL NEEDS FOR THE FUTURE:

(a) According to the 1960 census, there are 40,000 dwelling units within the City of Atlanta that are dilapidated or deteriorating. These represent areas of the City six times as extensive as our current Urban Renewal Projects. It takes little imagination to see the need for Housing Code Enforcement and Urban Renewal clearance projects in these areas.

(b) A Long Range Program for future Urban Renewal Projects, with some degree of acceptance for future development, is essential to planning areas for Housing Code Enforcement, taking full

advantage of capital improvements by other Departments for Urban Renewal credit purposes and for controlling, or at least influencing, interim developments in various critical areas of the City.

(c) Adequate provision for financing such a program on a continuing basis is a must, if Urban Renewal is to serve the purpose intended in Atlanta, and which it is capable of doing, if given adequate financial support. The City simply cannot afford to fail to take advantage of the opportunity now offered, through the Urban Renewal Program, to rid itself of its extensive festering slums.

(d) Future substantial Urban Renewal Projects cannot be undertaken, however, without simultaneously providing for additional Public Housing to accommodate those displaced families whose income is too low to buy or rent standard dwelling units in the open market.

(e) The adoption by the City of Minimum Standards for existing commercial and industrial properties, similar to those now in the Housing Code for residential structures, is essential if we are to eliminate slums and upgrade neighborhoods.

(f) Violations of the Housing Code are so numerous and extensive, it is doubtful that material progress can be made in corrective measures until the Courts adopt the policy of fining offenders on first notice and summons for Housing Code violations, in much the same manner as is now followed in Traffic Court for traffic violations.

(g) The Sanitary, Health and Fire Departments have been and can continue to contribute tremendously to Environmental Improvement throughout the City by assisting in enforcing clean up of premises and removal of accumulations of trash and litter from occupied properties and vacant lots. This will, at the same time, improve sanitary and health conditions and reduce fire hazards.

(h) Improvement of apartment zoning regulations would greatly assist, from an Environmental Improvement standpoint, prevention of future slums, through new construction.

(i) Greater restrictions and controls on operators of junk yards and salvage dumps throughout the City is very much needed. A requirement for screening *existing* establishments in this category with a woven redwood fence, similar to that now required for *new* establishments would be a

tremendous benefit to the City in its Environmental Improvement effort.

(j) Thorough rehabilitation through Housing Code enforcement is the backbone of the City-wide Urban Renewal effort. Increased emphasis *now* on this phase, with additional Housing Code Inspectors, is far cheaper and more practical for the City than clearance and redevelopment *later*, except in those areas which are already so badly deteriorated that it is not economically feasible to rehabilitate them.

(k) The need urgently exists for some appropriate incentives, probably tax concessions, to encourage private enterprise to redevelop, at no cost to the City, slum areas in accordance with plans and appropriate controls established and approved by the City.

VII. IN APPRECIATION:

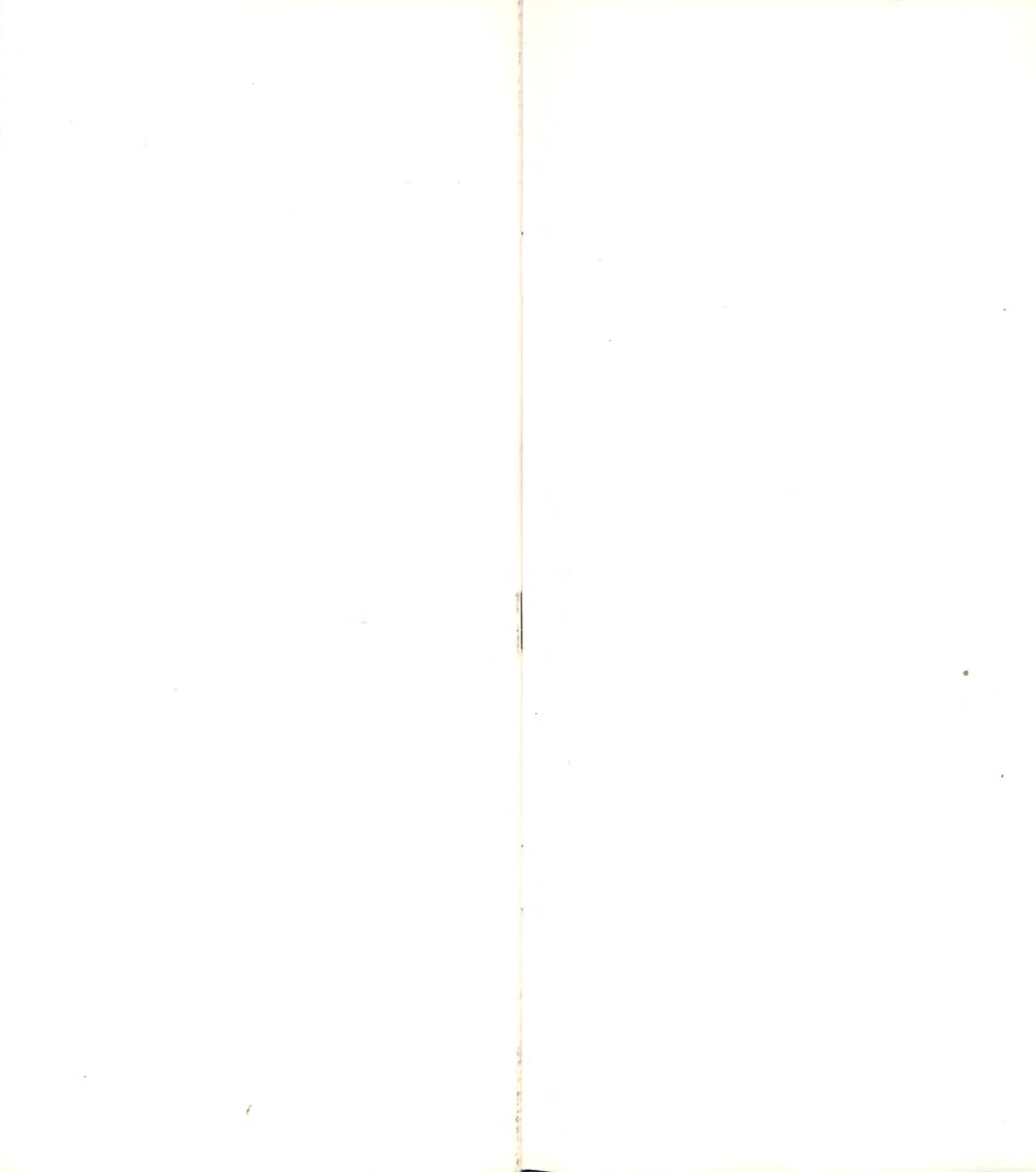
The Urban Renewal Department is especially appreciative of assistance and cooperation rendered during 1961 in the overall Urban Renewal effort by the following on various and special occasions, for which space herein does not permit detailed recognition.

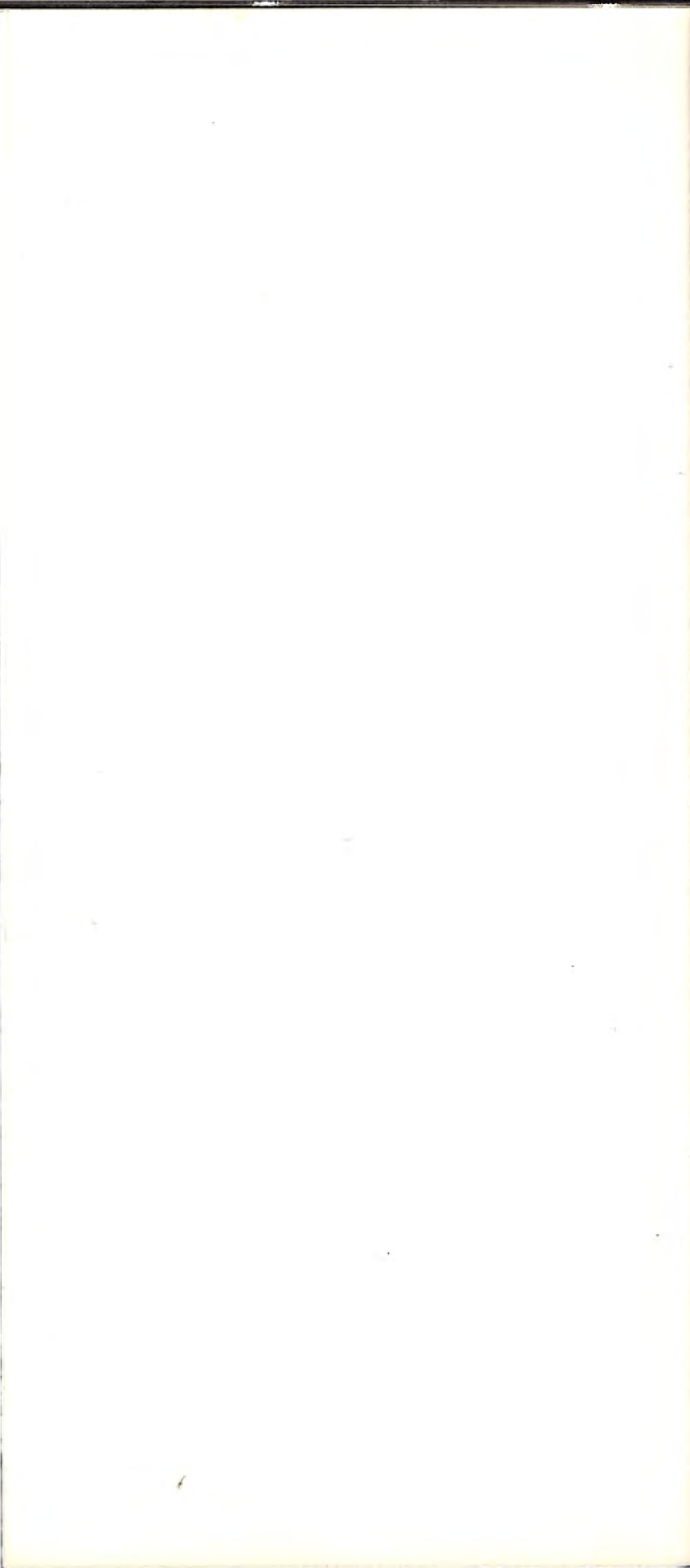
Various Departments of the City of Atlanta (especially the Planning and Construction Departments):

Housing Authority of the City of Atlanta
Board of Education
Atlanta-Fulton County Joint Planning Board
State Highway Department
Fulton County Health Department
Federal Agencies
Citizens Advisory Committee for Urban Renewal
Municipal Court
Better Housing Commission
Atlanta Chamber of Commerce
Women's Chamber of Commerce
Central Atlanta Association
Uptown Association
Atlanta Real Estate Board
Fulton County Grand Juries
Grand Jurors Association
Voters Guild
League of Women Voters
Atlanta Urban League
Atlanta newspapers and local radio and television stations
Trust Company of Georgia
And host of organizations, clubs and individual friends and supporters

The Urban Renewal Department especially

wishes to acknowledge the valuable services and consistent support given this Department and the Urban Renewal Program by two former members of the Urban Renewal Committee, Alderman Jesse Draper and W. A. "Bill" Sims, who chose not to stand for re-election in the 1961 political campaign.





*Citizens
Advisory Committee*

November 24, 1969

Dr. William M. Suttles
Vice President
Georgia State University
33 Gilmer Street, S. E.
Atlanta, Georgia 30303

Dear Bill:

May I acknowledge receipt of your letter of November 21st submitting your resignation as Chairman of the Joint Atlanta-Fulton Citizens Advisory Committee.

First, may I thank you for the splendid job you have done and express our gratitude for the many long hours you have put into this task.

I will consult with Mr. Mitchell, and we will attempt to fill the vacancy that has been created by your resignation.

With appreciation, I am

Sincerely yours,

Ivan Allen, Jr.

IAJr:lp

for Mayor's file



CITY OF ATLANTA

November 5, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Joe C. Whitley
325 Orleans Street, S. E.
Atlanta, Georgia 30312

Dear Mr. Whitley:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

The Committee has nominated some new persons for membership and has proposed staggered terms for all members, in order to effect gradual turnover and to bring new interests into the Committee. Terms have been proposed for 1, 2 or 3 year appointments, determined initially alphabetically.

In accordance with the foregoing premise, I wish to thank the old members for their dedication to this important citizen function and for a job well done; and to welcome the new members to the Committee. It is a pleasure therefore for me to appoint you to active membership on this essential Committee for a period of three years. I hope that you will be able to serve.

Please notify Malcolm Jones of my Office, Tel. 522-4463, Ext. 430 or 431 in the event you feel that you should decline.

Sincerely,

Ivan Allen, Jr.
Mayor

IAJr/mc



GEORGIA STATE UNIVERSITY

33 GILMER STREET, S. E. • ATLANTA, GEORGIA 30303

November 7, 1969

*Citizens
Advisory Committee*

Honorable Ivan Allen
Mayor, City of Atlanta
City Hall
Atlanta, Georgia

Dear Ivan:

Representatives of the IPA will present the Atlanta-Fulton County Merger Study to the Joint Citizens Advisory Committee on Tuesday, November 18, 1969, at 10:00 a.m. in the Assembly Hall, Sparks Hall, Georgia State University.

Since phase I of the Study is now complete and since phase 2, which is informing the citizens of the Study and its recommendations, should now begin, I plan to recommend the following at this meeting:

(1) Since the task of advising the IPA officials with their study has been basically completed, the Citizens Advisory Committee should either be discharged and a new group named to implement phase 2 or the present committee should be greatly increased in number.

(2) Since Georgia State has become a University, and since the University is in a period of unprecedented academic and physical growth, and since I serve as Vice President of the University, Chairman of the Master Campus Planning Committee, and Chairman of the Academic Growth Committee, I do not feel that I can give the time necessary to the implementation of phase 2. The Chairman should be able to give full time to the important task of informing our citizens of the recommendations of this Study. Therefore, I feel that I must resign as Chairman of the Joint Citizens Advisory Committee. I will be happy to continue as a member of the committee.

It is always a pleasure to work with you and to be associated with you.

Sincerely,

William M. Suttles

William M. Suttles

Vice President

WMS/r1b

Mr. George Berry
CACUR

Trust Company of Georgia

POST OFFICE DRAWER 4418

Atlanta, Georgia-30302

November 12, 1969

C
O
P
Y

Mr. Charles L. Davis
Director of Finance
City of Atlanta
501 City Hall
Atlanta, Georgia 30303

Dear Charles:

Thanks for your letter of November 5 regarding grants to the Citizens Advisory Committee for Urban Renewal by City of Atlanta. I've had the opportunity of discussing this with Chairman Noah Langdale and we concur in your evaluation of the needs of the Committee.

As I have been charged with the responsibility of handling the finances for the Committee, I would appreciate you accepting this letter as our official request for a \$3,000 grant for the year 1970.

Thanks for your good help.

Kindest regards.

Sincerely,

A. B. Padgett
Vice-Chairman
Citizens Advisory Committee
for Urban Renewal

ABP:bb

copies to Dr. Noah Langdale, Jr.
Colonel Malcolm Jones ✓

October 29, 1969

*Citizens Advisory
Committee
UR*

Mr. Samuel Inman Cooper
Cooper, Barrett, Skinner,
Woodbury & Cooper, Inc.
Architects and Engineers
501-507 Henry Grady Building
Atlanta, Georgia

Dear Sam,

I am delighted that you are able to again serve on
the Citizens Advisory Committee for Urban Renewal.

With appreciation for your kind expressions of
support, I am

Sincerely yours,

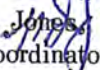
Ivan Allen, Jr.
Mayor

IAJr:lrd

Office of the Mayor

ATLANTA, GEORGIA
PHONE 522-4463

October 28, 1969

From Malcolm D. Jones, 
Housing Coordinator

TO: Mr. George Berry
Director of Governmental Liaison

Re your attached note and Memorandum of October 23, 1969, from Charles Davis, I was not aware of the arrangement described in second paragraph of Mr. Davis' Memo.

However, I am this date providing each Dr. Langdale, Dean Lacy and Mr. A. B. Padget, with a copy of Mr. Davis's Memo to determine if it reflects their understanding and agreement. If so, I will request Dr. Langdale to submit a formal request soon to Mr. Davis for inclusion of the \$3,000 in the City's 1970 Budget.

MDJ/mc

Encl: Note with Memo from Mr. Davis attached

Memo

DATE

From GEORGE BERRY

To Col. Jones

Evidently, Mr. Davis does not have the understanding that the \$15,000 is to be continued into 1970. He states that it has been removed and a \$3,000 appropriation will be made for 1970.

Please return for my files.



CITY OF ATLANTA

DEPARTMENT OF FINANCE

501 CITY HALL

ATLANTA, GEORGIA 30303

October 23, 1969

CHARLES L. DAVIS
DIRECTOR OF FINANCE
EDGAR A. VAUGHN, JR.
DEPUTY DIRECTOR OF FINANCE

W. ROY SMITH
DEPUTY DIRECTOR OF FINANCE
JAMES R. FOUNTAIN, JR.
DEPUTY DIRECTOR OF FINANCE

MEMORANDUM

TO: Mr. George Berry

FROM: Charles L. Davis *CD*

Reference is made to your memo of October 23, 1969, in which you discuss the appropriation the City of Atlanta is making to the Citizens Advisory Committee for Urban Renewal.

Along this line, I would like to advise that in either May or June of this year I worked very closely with Mr. Noah Langdale and Dean Alex Lacey who was then acting as Director of the Committee regarding the current year's appropriation. It was concluded at that time that there would be no funds requested from the City in 1969 and that future appropriations would be reduced from the \$15,000 level to approximately \$3,000 per year. This reduction took into account the City furnishing an Executive Director and the proper supporting clerical resources.

We have removed the 1969 appropriation and have earmarked the 1970 Budget Request to show a request of approximately \$3,000 for the Citizens Advisory Committee for Urban Renewal.

CLD:dhf

cc: Mr. Woody Underwood
Mr. Gerald Bernal
Mr. Malcolm Jones
Dean Alex Lacey

CITY OF ATLANTA



Mayor Allen's file

*Citizen's
Advisory
Committee*

October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Jack Adair, President
Adair Realty and Loan Company
56 Peachtree Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Adair:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

The Committee has nominated some new persons for membership and has proposed staggered terms for all members, in order to effect gradual turnover and to bring new interests into the Committee. Terms have been proposed for 1, 2 or 3 year appointments, determined initially alphabetically.

In accordance with the foregoing premise, I wish to thank the old members for their dedication to this important citizen function and for a job well done; and to welcome the new members to the Committee. It is a pleasure therefore for me to reappoint you to active membership on this essential Committee for a period of one year. I hope that you will be able to serve.

Please notify Malcolm Jones of my Office, Tel. 522-4463, Ext. 430 or 431 in the event you feel that you should decline.

Sincerely,

Ivan Allen, Jr.
Mayor

IAJr/mc

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. T. M. Alexander, Sr., President
Alexander and Associates
208 Auburn Avenue, N. E.
Atlanta, Georgia 30303

Dear Mr. Alexander:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

The Committee has nominated some new persons for membership and has proposed staggered terms for all members, in order to effect gradual turnover and to bring new interests into the Committee. Terms have been proposed for 1, 2 or 3 year appointments, determined initially alphabetically.

In accordance with the foregoing premise, I wish to thank the old members for their dedication to this important citizen function and for a job well done; and to welcome the new members to the Committee. It is a pleasure therefore for me to reappoint you to active membership on this essential Committee for a period of two years. I hope that you will be able to serve.

Please notify Malcolm Jones of my Office, Tel. 522-4463, Ext. 430 or 431 in the event you feel that you should decline.

Sincerely,

Ivan Allen, Jr.
Mayor

IAJr/mc

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Dr. Ernest Banks
106 Forrest Avenue, N. E.
Atlanta, Georgia 30303

Dear Dr. Banks:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

The Committee has nominated some new persons for membership and has proposed staggered terms for all members, in order to effect gradual turnover and to bring new interests into the Committee. Terms have been proposed for 1, 2 or 3 year appointments, determined initially alphabetically.

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Please notify Malcolm Jones of my Office, Tel. 522-4463, Ext. 430 or 431 in the event you feel that you should decline.

Sincerely,

Ivan Allen, Jr.
Mayor

IAJr/mc

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Richard K. Barksdale
3786 Wisteria Lane, S. W.
Atlanta, Georgia 30331

Dear Mr. Barksdale:

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CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Robert W. Bivens
Executive Director
Central Atlanta Progress, Inc.
2 Peachtree Street, N. W.
Suite 2740
Atlanta, Georgia 30303

Dear Mr. Bivens:

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IAJr/mc

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. William L. Calloway, President
Calloway Realty Company
193 Auburn Avenue, N. E.
Atlanta, Georgia 30303

Dear Mr. Calloway:

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CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Jack Carrollton
Senior Sales Representative
Georgia Power Company
P. O. Box 4545
Atlanta, Georgia 30302

Dear Mr. Carrollton:

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Ivan Allen, Jr.
Mayor

IAJr/mc

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. F. Earle Connell, Vice President
Fidelity Federal Savings and Loan Association
300 West Peachtree Street, N. W.
Atlanta, Georgia 30308

Dear Mr. Connell:

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Ivan Allen, Jr.
Mayor

IAJr/mc

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Sam I. Cooper, Architect
Cooper, Barnett, Skinner, Woodbury and Cooper, Inc.
Henry Grady Building
Atlanta, Georgia 30303

Dear Mr. Cooper:

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Mayor

IAJr/mc

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mrs. Sujette F. Crank
131 Linkwood Road, N. W.
Atlanta, Georgia 30311

Dear Mrs. Crank:

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Ivan Allen, Jr.
Mayor

IAJr/mc

CITY OF ATLANTA



October 30, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Lawrence Gellerstedt
Beers Construction Company
P. O. Box 7361
Atlanta, Georgia 30309

Dear Mr. Gellerstedt:

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IAJr/mc

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mrs. Hal Gibson
1646 Mt. Paran Road, N. W.
Atlanta, Georgia 30327

Dear Mrs. Gibson:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

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Ivan Allen, Jr.
Mayor

IAJr/mc

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mrs. Mary Gilmer, Principal
Dean Rusk School
433 Peeples Street, S. W.
Atlanta, Georgia 30310

Dear Mrs. Gilmer:

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Mayor

IAJr/mc

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Denver D. Gray, Chairman
Housing and Redevelopment Committee
Chamber of Commerce
Travelers Insurance Company
230 Peachtree Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Gray:

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Ivan Allen, Jr.
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IAJr/mc

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Rev. Joseph L. Griggs
Gordon Street Presbyterian Church
1450 Gordon Street, S. W.
Atlanta, Georgia 30310

Dear Rev. Griggs:

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CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Joe Guthridge
Vice President for Development
Georgia School of Technology
225 North Avenue, N. W.
Atlanta, Georgia 30313

Dear Mr. Guthridge:

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CITY OF ATLANTA



October 20, 1969

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Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mrs. Leonard Haas
Grizzard and Haas
306 Carnegie Building
133 Carnegie Way, N. W.
Atlanta, Georgia 30303

Dear Mrs. Haas:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mrs. Grace Hamilton
Hamilton Associates, Consultants
582 University Place, N. W.
Atlanta, Georgia 30314

Dear Mrs. Hamilton:

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IA, Jr. /mj

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Dr. J. B. Harris
Herndon Building
239 Auburn Avenue, N. E.
Atlanta, Georgia 30303

Dear Dr. Harris:

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Ivan Allen, Jr.
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IAJr/rr

CITY OF ATLANTA



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Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mrs. Lottie L. Harris
1478 Mozley Drive, S. W.
Atlanta, Georgia 30314

Dear Mrs. Harris:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Roy Harwell
1025 Oglethorpe Avenue, S. W.
Atlanta, Georgia 30310

Dear Mr. Harwell:

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IA, Jr. /mj

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Percy Hearle
3434 Creatwood Trail, S. E.
Smyrna, Georgia 30080

Dear Mr. Hearle:

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IA, Jr. /mj

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Jesse Hill
Atlanta Life Insurance Company
148 Auburn Avenue, N. E.
Atlanta, Georgia 30303

Dear Mr. Hill:

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CITY OF ATLANTA



October 20, 1969

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Henri Jova
Jova-Daniels-Busby, Architects
75 Cone Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Jova:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. George Kennedy, Jr., Trust Officer, Real Estate
Trust Company of Georgia
P. O. Drawer 4655
Atlanta, Georgia 30302

Dear Mr. Kennedy:

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CITY OF ATLANTA



October 20, 1969

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Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Joe LaBoon
Atlanta Gas Light Company
P. O. Box 4569
Atlanta, Georgia

Dear Mr. LaBoon:

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IAJr/rr

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Dean Alex B. Lacy, Jr.
School of General Studies
Room A-231, Sparks Hall
Georgia State University
33 Gilmer Street, S. E.
Atlanta, Georgia 30303

Dear Dean Lacy:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

The Committee has nominated some new persons for membership and has proposed staggered terms for all members, in order to effect gradual turnover and to bring new interests into the Committee. Terms have been proposed for 1, 2 or 3 year appointments, determined initially alphabetically.

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Please notify Malcolm Jones of my Office, Tel. 522-4463, Ext. 430 or 431 in the event you feel that you should decline.

Sincerely,

Ivan Allen, Jr.
Mayor

IAJr/rr

CITY OF ATLANTA



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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mrs. Mary Ann Blackwood, Chairman
Governmental Committee
League of Women Voters
3069 Rhodehaven Road, N. W.
Atlanta, Georgia 30327

Dear Mrs. Blackwood:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mrs. Doris Lockerman
3411 Pinestream Road, N. W.
Atlanta, Georgia 30327

Dear Mrs. Lockerman:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. A. J. Lockhart
85 Griffin Street, N. W.
Atlanta, Georgia 30314

Dear Mr. Lockhart:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Dr. Albert F. Manley, President
Spelman College
350 Leonard Street, S. W.
Atlanta, Georgia 30314

Dear Dr. Manley:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. E. M. Martin
Vice President and Secretary
Atlanta Life Insurance Company
148 Auburn Avenue, N. E.
Atlanta, Georgia 30303

Dear Mr. Martin:

The Citizen Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Charles C. Mathias, Staff Representative
United Steel Workers of America
Suite 334, 1776 Peachtree Street, N. E.
Atlanta, Georgia 30309

Dear Mr. Mathias:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Dr. Benjamin E. Mays
President Emeritus, Morehouse College
3316 Pamlico Drive, S. W.
Atlanta, Georgia 30311

Dear Dr. Mays:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Jim L. Meyerholtz, Vice President
Trust Company of Georgia
P. O. Box 4655
Atlanta, Georgia 30302

Dear Mr. Meyerholtz:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mrs. Mattie Murcy
335 Forrest Avenue, N. W.
Atlanta, Georgia 30312

Dear Mrs. Murcy:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Reg Murphy, Editor
Atlanta Constitution
10 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Murphy:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Sanford Orkin
First National Bank Building
14 Peachtree Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Orkin:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. William R. Presley, Vice President
First National Bank
West End Branch
612 Lee Street, S. W.
Atlanta, Georgia 30310

Dear Mr. Presley:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. William Ray
The Atlanta Newspapers
10 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Ray:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Richard H. Rich
Chairman of the Board
Rich's Inc.
P. O. Box 4539
Atlanta, Georgia 30302

Dear Mr. Rich:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Dr. Harry V. Richardson, President Emeritus
Interdenominational Theological Center
1165 Tuckawanna Drive, S. W.
Atlanta, Georgia 30311

Dear Dr. Richardson:

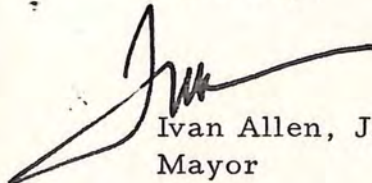
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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Carlton C. Rochelle, Director.
Atlanta Public Library
126 Carnegie Way, N. W.
Atlanta, Georgia 30303

Dear Mr. Rochelle:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. C. A. Scott, Editor and Manager
Atlanta Daily World
210 Auburn Avenue, N. E.
Atlanta, Georgia 30303

Dear Mr. Scott:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Edgar E. Schukraft
Executive Director
Southwest Atlanta Association
878 York Avenue, S. W.
Atlanta, Georgia 30310

Dear Mr. Schukraft:

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DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. I. M. Sheffield, III
600 West Peachtree Street, N. W.
Atlanta, Georgia 30308

Dear Mr. Sheffield:

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DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. R. O. Sutton, Vice President
Citizens Trust Company
212 Auburn Avenue, N. E.

Dear Mr. Sutton:

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DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Joseph H. Taylor
55 Walnut Street, S. W.
Atlanta, Georgia 30314

Dear Mr. Taylor:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. William A. Toms
Harris Upshaw and Company, Inc.
Standard Federal Building
44 Broad Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Toms:

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IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mrs. Henry Toombs
2871 Normandy Drive, N. W.
Atlanta, Georgia 30305

Dear Mrs. Toombs:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

The Committee has nominated some new persons for membership and has proposed staggered terms for members, in order to effect gradual turnover and to bring new interests into the Committee. Terms have been proposed for 1, 2 or 3 year appointments, determined initially alphabetically.

In accordance with the foregoing premise, I wish to thank the old members for their dedication to this important citizen function and for a job well done; and to welcome the new members to the Committee. It is a pleasure therefore for me to reappoint you to active membership on this essential Committee for a period of one year. I hope that you will be able to serve.

Please notify Malcolm Jones of my Office, Tel. 522-4463, Ext. 430 or 431 in the event you feel that you should decline.

Sincerely,

Ivan Allen, Jr.
Mayor

IAJr/mc

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Charles Turner
1567 Paxon Avenue, S. E.
Atlanta, Georgia 30317

Dear Mr. Turner:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

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CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mrs. Gladys Upshaw
215 Piedmont Avenue, N. E.
Apartment 705
Atlanta, Georgia 30312

Dear Mrs. Upshaw:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

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Ivan Allen, Jr.
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CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. William J. VanLandingham, Vice President
Citizens and Southern National Bank
P. O. Box 4899
Atlanta, Georgia 30303

Dear Mr. VanLandingham:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

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Mayor

IAJr/mc

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Lyndon Wade
Atlanta Urban League
239 Auburn Avenue, N. E.
Atlanta, Georgia 30303

Dear Mr. Wade:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

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Sincerely,

Ivan Allen, Jr.
Mayor

IAJr/rr

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mrs. S. M. Waddell
950 Hampton Street, N. W.
Atlanta, Georgia 30318

Dear Mrs. Waddell:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

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Ivan Allen, Jr.
Mayor

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CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. J. C. Whitley
252 Powell Street, S. E
Atlanta, Georgia 30316

Dear Mr. Whitley:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

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Sincerely,

Ivan Allen, Jr.
Mayor

IAJr/rr

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. H. W. Whitman, Vice President
First National Bank
P. O. Box 4148
Atlanta, Georgia 30303

Dear Mr. Whitman:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

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Sincerely,

Ivan Allen, Jr.
Mayor

IAJr/rr

CITY OF ATLANTA



October 20, 1969

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Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Dr. Prince E. Wilson, Executive Secretary
Atlanta University Center Corporation
55 Walnut Street, S. W.
Atlanta, Georgia 30314

Dear Dr. Wilson:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

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Ivan Allen, Jr.
Mayor

IAJr/rr

CITY OF ATLANTA



October 20, 1969

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Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. J. D. Wingfield
Metropolitan Planning Commission
Glenn Building
Atlanta, Georgia 30303

Dear Mr. Wingfield:

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Sincerely,

Ivan Allen, Jr.
Mayor

IAJr/rr

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Robert M. Wood
Sears Roebuck and Company
675 Ponce de Leon Avenue, N. E.
Atlanta, Georgia 30308

Dear Mr. Wood:

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Sincerely,

Ivan Allen, Jr.
Mayor

IAJr/rr

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Clayton R. Yates
Yates and Milton Stores, Inc.
228 Auburn Avenue, N. E.
Atlanta, Georgia 30303

Dear Mr. Yates:

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Sincerely,

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Mayor

IAJr/rr

CITY OF ATLANTA



October 20, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

Mr. Harding B. Young
Atlanta University
223 Chestnut Street, S. W.
Atlanta, Georgia 30314

Dear Mr. Young:

The Citizens Advisory Committee for Urban Renewal has recently revised its structural organization and operational policy as a result of the increased activity and sound dedication of the Committee.

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Please notify Malcolm Jones of my Office, Tel, 522-4463, Ext. 430 or 431 in the event you feel that you should decline.

Sincerely,

Ivan Allen, Jr.
Mayor

IAJr/rr

October 23, 1969

MEMORANDUM

To: Charles L. Davis

From: George Berry

Subject: CACUR

I know that you are aware that Colonel Malcolm Jones occupies one of the Administrative Coordinator positions in this office. Since he and his secretary will perform the function of the Citizens Advisory Committee for Urban Renewal in the future, there will be no need for the large annual contribution that has been made in the past. I have talked with Colonel Jones in recent days, and he advises that someone from his Board has discussed with you the possibility of carrying forward the 1969 appropriation of \$15,000 (which has never been paid over) and, consequently, not making any new appropriation for 1970. He tells me that you are agreeable to this procedure.

GB:ja

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

September 30, 1969

Mr. Malcolm D. Jones
Executive Director
Citizens Advisory Committee ←
for Urban Renewal
City Hall
Atlanta, Georgia 30303

Dear Mr. Jones:

Mr. Persells has asked me to reply to your letter of August 18, 1969 relative to the Executive Committee's concern over several features of Atlanta's Urban Renewal Program. First, let me say that we share the Committee's concern over the length of time required to close out earlier projects. However, to imply that the length of time taken to close out projects is due to an apparent lack of aggressiveness on the part of the Authority is ludicrous. The original five urban renewal projects have been amended forty-two times, requiring an additional eight million dollars from the Federal government, and resulting in a stadium, expansion of Georgia State College, additional land for schools, parks, and neighborhood facilities, acquisition of commercial properties on Georgia Avenue, and numerous other improvements. The average length of time involved in securing Federal approval of an amendment has been twelve months, with several requiring thirty months.

A second major factor delaying project close-outs is the funding and construction of non-cash grants-in-aid. The Butler Street Project, for example, could not be closed out earlier because the proposed school was not funded until the passage of the 1968 bond issue, with construction starting in August, 1969.

Even after renewal land has been sold, many developers have experienced delays caused by the tight money market, high interest rates and soaring costs.

Nonetheless, projects are not closed out without special effort. Recently I established a special task force to identify and expedite all remaining activities to be completed in the original projects. Two of these projects - Butler Street and Georgia State - have been completed this year and are waiting final HUD audit. I want to assure the Committee that the Authority recognizes its responsibility to proceed as rapidly as possible to complete the early projects.

I share the Committee's concern over its seemingly perfunctory role of late. If it is to perform its function as outlined in the Aldermanic resolution creating the Committee, i.e., advise the Mayor and Board of Aldermen and other public bodies concerned with Urban Renewal in the City, then it seems to me that it must continue to review proposed Urban Renewal activities formulated by the various project area committees with an overview of the total needs of the City. The Committee's views on pending redevelopment actions should be expressed to the Aldermanic Planning and Redevelopment Committee, as did Bob Summerville, former Committee Chairman. The Authority will cooperate in any way possible in assisting the Committee in carrying out its function of providing guidance and direction to the City in the administration of its Urban Renewal program.

The comments pertaining to the West End Urban Renewal Project are obviously personal expressions of frustrations shared by the Authority. The West End Urban Renewal Project is now in its third year of execution and to date the Authority has acquired 516 parcels of land (87%), relocated 457 families and 77 businesses (97%), demolished 354 structures (74%), sold or put under agreement for sale 54 acres of land (55%), and completed rehabilitation of 504 structures (22%). In addition, the Authority has acquired and conveyed to the City 8.7 acres of land for park development, and the 1.1 million dollar Dean Rusk Elementary School has been completed. The redeveloper for the 15 acre enclosed mall shopping center is presently securing leases, with construction scheduled in 1970.

In spite of the progress made to date, there are three specific areas in West End where progress has been delayed. The first is the seven acre tract adjacent to the Park Street Methodist Church. This area involves a land use change and is included in an amendment submitted to HUD on June 17, 1969. On September 23, HUD approved an Authority request to proceed with a public hearing and local adoption of the plan amendment pursuant to offering the land for sale for residential re-use. The public hearing has been scheduled for October 17 before the Planning and Development Committee.

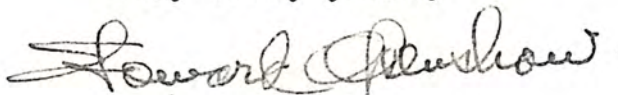
A second area involves some twenty-four acres of land in the vicinity of Lee and Oglethorpe, presently designated for office warehouse and general office use. The West End Advisory Committee had previously agreed that this area needed further study in light of the proposed location of rapid transit in the area.

The third area involves the motel and residential uses on Oak Street, between Ashby and Peoples Streets. The three acre motel site was on the market for 18 months and no proposals were received. Five redevelopers submitted proposals for 76 dwelling units on parcel 19, but the West End Advisory Committee recommended rejection of all proposals, re-study of the site in conjunction with the motel tract, and re-offer for sale. The status of the West End plan will be discussed with the West End Advisory Committee on October 1.

The Authority recognizes the urgency of proceeding as rapidly as possible in each of the eight conventional urban renewal areas and five neighborhood development program areas in the City. I want to assure the Committee that Mr. Persells and I have committed ourselves to this task while making the program responsive to human needs.

We pledge our continued cooperation to CACUR and others devoted to making Atlanta the great city it is destined to become.

Very truly yours,

A handwritten signature in cursive script, reading "Howard Openshaw".

Howard Openshaw
Director of Redevelopment

HO:pc

cc: Mayor Ivan Allen, Jr.
Mr. Rodney M. Cook
Dr. Noah N. Langdale, Jr.
Mr. A.B. Padgett
Dean Alex B. Lacy, Jr.

August 28, 1969

Mr. Vaughan B. Watts
Vice President
Atlanta Federal Savings
and Loan Association
20 Marietta Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Watts:

It was with regret that I read your letter of August 27th
telling me of your transfer from Atlanta.

Your service as a member of the Citizens Advisory
Committee for Urban Renewal has certainly been
beneficial to the City and greatly appreciated.

← file
appts.

With best wishes for the future, I am

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:lp

CC: Colonel Malcolm Jones

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

DR. NOAH LANGDALE, JR.
CHAIRMAN

August 5, 1969

MALCOLM D. JONES
EXECUTIVE DIRECTOR

A. B. PADGETT
VICE CHAIRMAN

MARY CHRISTENSON
SECRETARY

Dear Members Executive Committee, CACUR:

This is to inform you that the August meeting of the Executive Committee, CACUR, will be held in the Directors Room, Fulton Federal Building, 11 Pryor St., S. W. at 2:00 P. M., Thursday, August 21, 1969.

This will be a very significant meeting for CACUR, as a number of important matters will be considered and acted upon. These will include the following:

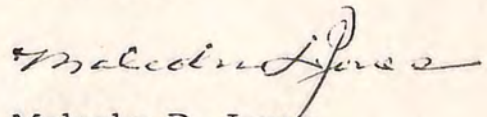
1. Analysis of the West End Urban Renewal Project.
2. Bivens Report on revision of purpose and organization of CACUR, (to include designation of Sub-committees).
3. Adoption of new candidates list for membership.
4. Creation of new Executive Committee (from proposed list and old names).
5. Proposal of staggered-terms for membership (to be presented to the Mayor of personnel selected for above).
6. Adoption of new Budget.

If members have other matters which they would like to have taken up at this meeting, please advise me in sufficient time to include them in the Agenda.

This will be the last meeting of the Executive Committee before our next full membership meeting in September.

We look forward to having you meet with us on August 21. Please call my secretary, Mary Christenson, Tel. 522-4463, Ext. 430 or 431 to inform us whether you plan to attend.

Sincerely,



Malcolm D. Jones
Executive Director

MDJ/mc

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

Jan 23, 1965

DR. NOAH LANGDALE, JR.
CHAIRMAN

A. B. PADGETT
VICE CHAIRMAN

WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR

MRS. EVELYN DODDS
SECRETARY

Dear Evan - Dear Earl - Dear Ann
Dear Dan - Dear Linda - Dear Faye
Dear Morris - Dear Malcolm - Dear Silas -
Dear Hattie - Dear Johnny - Dear Mary - Dear Barbara

More than I can adequately say, I appreciate the
very handsome and useful gift which you presented
to me on my last official day in City Hall.

And even more do I appreciate the spirit which
prompted you to honor me with such a magnificent
remembrance of our association over the past 6 years.

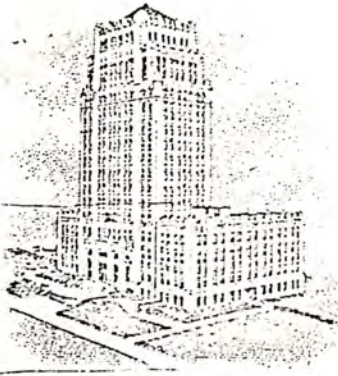
This tangible evidence of our friendship is always
will be more exhilarating and inspiring to me than
any beverage, no matter how potent, mixed with the contents
of your gift.

Over the 45 years which have gone by so quickly
since I first came to Atlanta as a sub-reporter on the Journal.
I have worked for and with many stimulating men
and women, but never have I felt so definitely a
member of an all-star team as during my 24 months
with the Ivan Allen, Jr. ~~administration~~ administration.

It is my considered opinion that our team has done more
for our entire community than any of us realize. My ears to
comb I am sure that it will be understood that not
only did we try, but also did we succeed, in more ways
than we now know, to advance and improve our beloved Atlanta.

With all best wishes to our truly peerless leader
and look and over, Peace Guardians and Guardians.

Bill Howland



CITY OF ATLANTA

DEPARTMENT OF FINANCE

501 CITY HALL

ATLANTA, GEORGIA 30303

January-10, 1969

CHARLES L. DAVIS
DIRECTOR OF FINANCE
EDGAR A. VAUGHN, JR.
DEPUTY DIRECTOR OF FINANCE
GEORGE J. BERRY
DEPUTY DIRECTOR OF FINANCE

Mr. William S. Howland, Executive Director
Citizens Advisory Committee for Urban Renewal
Mayor's Office
City Hall
Atlanta, Georgia 30303

Dear Mr. Howland:

I am returning herewith the records of the Citizens Advisory Committee for Urban Renewal and a statement of operations for the year ending December 31, 1968. This statement was prepared from the ledger of the Citizens Advisory Committee for Urban Renewal and other pertinent data in the files of the Citizens Advisory Committee.

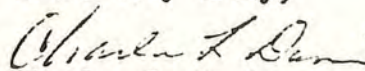
SCOPE OF AUDIT

All deposit records in the ledger were traced to the bank statements and verified. All checks issued during the period of January 1, 1968 and December 31, 1968 were accounted for. All cancelled checks were compared to invoices and/or valid endorsements, the ledger footings and ledger posting were tested for accuracy. The bank statements for the period under audit were reconciled and balanced. All tax returns on the employees' salaries for the year 1967 were filed and all applicable taxes were paid thereon. The petty cash fund was not verified.

OPINION

In my opinion, the ledger, system, and supporting information of the Citizens Advisory Committee for Urban Renewal are adequate and well kept for the period under audit. However, we feel that certain system changes should be made at your convenience. I am enclosing a statement of operations for the year 1967 marked Schedule "A" and "B", which sets forth the financial transactions for the period under audit.

Yours very truly,


Charles L. Davis
Director of Finance

GLD:lek
Enclosures

STATEMENT OF OPERATIONS
OF THE CITIZENS ADVISORY COMMITTEE FOR URBAN RENEWAL
FOR THE YEAR ENDED DECEMBER 31, 1968

Cash on Deposit, December 31, 1967

First National Bank	\$ 13,462.34	
Fulton Federal Savings	86.18	\$ 13,548.52
<u>Income Received During 1968</u>		
Private Donations	7,400.00	
City of Atlanta	15,000.00	
Interest on Savings Account	186.98	22,586.98
Cash Available for Operations		<u>\$ 36,135.50</u>
Advance Loan	175.00	
Expenditures for 1968 (See Schedule "B")	21,941.15	22,116.15
Combined Cash Balance, December 31, 1968		<u>\$ 14,019.35</u>

RECONCILIATION OF BANK STATEMENT
CITIZENS ADVISORY COUNCIL FOR URBAN RENEWAL
DECEMBER 31, 1968

Balance Per Bank Statement, December 31, 1968, First National Bank \$ 14,290.27

Less Outstanding Checks:

1648 Biltmore Flowers	\$7.73
1656 Southern Bell Tel & Tel	16.46
1658 Wm. S. Howland	414.90
1659 Wm. S. Howland	30.00
1660 Mrs. Lucile Flourde	47.19
1661 Mrs. Marianne Howland	8.32
1662 Mrs. Evelyn Dodds	67.02
1663 District Director IPS	208.42
1664 State of Ga. Income Tax Unit	66.23
1665 W. S. Howland	5.81
1666 Gestetner Corp.	72.00

Total 944.08

Balance per Checkbook, December 31, 1968 \$ 13,346.19

Balance Fulton Federal Savings Account 1-1-51863, Dec. 31, 1968 673.16

Combined Cash Balance, December 31, 1968 \$ 14,019.35

STATEMENT OF EXPENDITURES
CITIZENS ADVISORY COMMITTEE FOR URBAN RENEWAL
FOR THE YEAR ENDED DECEMBER 31, 1968

Miscellaneous Expenses	\$ 186.54
Office Expense	601.35
Telephone	195.32
Car Allowance	360.00
Film Expense	118.01
Printing Stationery	112.50
Dues and Subscriptions	381.94
Urban Renewal Tours	300.76
Committee Luncheon Expense	688.42
I-B M Equipment	494.35
Net Salary	14,221.78
Federal Income Tax	2,633.60
FCIA Taxes	1,268.26
Georgia Income Tax	<u>378.32</u>
TOTAL EXPENDITURES	<u>\$21,941.15</u>

Don Sweet

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

DR. NOAH LANGDALE, JR.
CHAIRMAN

December 3, 1968

WILLIAM S. HOWLAND
EXECUTIVE DIRECTOR

A. B. PADGETT
VICE CHAIRMAN

MRS. EVELYN DODDS
SECRETARY

Dear Committee Member:

**Tis the fortnight before Christmas
And all through our program
Many things will be stirring.**

The point of taking such liberties with the famous poem is to say that our final 1968 full committee meeting will be held exactly two weeks before Christmas on Wednesday, December 11 at 2 p.m. in the Atlanta Room of the Citizens and Southern National Bank.

We'll have a veritable Christmas stocking of a program, as follows:

1. Cary S. Hooks, FHA director for Georgia, will discuss new programs provided by the 1968 national housing legislation. Accompanying Mr. Hooks will be Ralph L. Johnston, chief underwriter and Kenneth Finn, construction analyst in charge of 221 H program. They will be glad to answer questions.
2. Percy Hearle, chairman and president of our nonprofit subsidiary, will update us on our Robert L. Sommerville 221 H project which is nearing completion.
3. Vice chairman and treasurer A. B. Padgett will report on our financial situation.
4. Howard Openshaw, Atlanta Housing Authority redevelopment director, will summarize 1968's urban renewal activity and give us a preview of what is in prospect for 1969.
5. Jack Willingham, assistant director of HUD's community service branch, will be prepared to fill us in more fully on new metropolitan development programs.

Chairman Langdale and I are looking forward to seeing you on this fortnight before Christmas...

William S. Howland

William S. Howland

MINUTES OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Directors Room
Trust Company of Georgia Building
Friday, November 21, 1969

The regular Executive Committee meeting was called to order promptly at 2:15 P. M. by Chairman Noah Langdale.

Those in attendance for the Executive Committee were: Messrs. A. B. Padgett; Jack Carrollton (representing Mr. Bob Bivens); Henri Jova; Arthur Burks, Jr. (representing Mr. William VanLandingham); William L. Calloway; Edgar Schukraft; Joe C. Whitley and Miss Jean Cornn (representing Mr. Carlton Rochell); for the Housing Authority: Mr. Howard Openshaw; and for the Atlanta Planning Department: Mr. John Matthews. Three students from Georgia State University, Carolyn B. Clemons, Nannette Evans and Don Akin also attended the meeting.

Agenda and copies of pertinent material used at the meeting are attached to the file copy of these minutes.

Dr. Langdale opened the meeting by stating that Mayor-Elect Sam Massell and Vice-Mayor Elect Maynard Jackson had been invited to the meeting, but due to previous engagements could not attend. Dr. Langdale stated that he was asked by Mr. Massell and Mr. Jackson to express their appreciation for being invited to the meeting and asked that they be invited to another meeting in the near future.

Dr. Langdale also thanked Mr. A. B. Padgett, Vice-Chairman of CACUR, for his assistance in conducting the September and October meetings during his illness, and commended Mr. Padgett for a job well done.

Dr. Langdale then turned the meeting over to Malcolm Jones, Executive Director, CACUR.

Mr. Jones stated that the Neighborhood Development Program (NDP) is a new terminology for Urban Renewal and that NDP is in smaller increments than Urban Renewal. He also stated that NDP applications are filed and funded annually, on the basis of what can be accomplished each year.

Mr. Jones stated that if a City is to have a NDP program that it must have an approved Workable Program; that the City's past, present and future activities are taken into consideration before HUD will accept the application.

Mr. Jones then called on Mr. John Matthews of the Atlanta Planning Department to comment on the new HUD policy on New NDP Projects.

Mr. Matthews stated substantially that about a month ago HUD announced a nation-wide cutback of funds for the Neighborhood Development Program. This cutback in funds left Region III (includes Atlanta) with only \$24,000,000 for 1970; and that Miami-Dade is scheduled to receive about half of all funds for Region III, thus leaving only \$12,000,000 for the remaining five cities, including Atlanta; that because of this cutback, HUD officials have only recently informed Atlanta it will not permit any new NDP areas in the 1970 program, which means that Plunkettown and Lightning cannot be included in the 1970 NDP, because HUD will not accept them. Mr. Matthews then stated that the Planning Department was not aware of this "no new areas" policy until late last week. Copies of letter from Assistant Regional Administrator for Renewal Assistance, Region III, stating the new policy, was distributed and copy is attached to the file copy of these minutes.

Mr. Matthews also stated that the Planning Department had anticipated improved public services and a planning assistance program in Plunkettown; and that the initial effort was an Attitude Survey that was conducted in the area in early August; that the main point of the operations planned for Plunkettown now is to develop a NDP plan which will most effectively meet the needs of the residents. However, the major constraint of the program is that the site on which Plunkettown is located is considered (by the Planning Department) as unfit for residential redevelopment. This unfitness is due to the surrounding land use (industry and the noise because of the airport); that for these reasons the area could not be economically developed for low-income housing. Because of the noise generated from the Airport, housing would have to be sound proofed, but this would raise construction cost considerably, thus pricing out the present residents; that FHA has stated that it could not insure houses in Plunkettown.

Because of the cutback in funds and the "no new areas" policy, only private enterprise can develop housing on another site which can meet the needs of the residents and give them an opportunity of moving together and preserving their community.

He explained that HUD has developed a new program called the Interim Assistance Program, which permits Federal assistance in several broad types of activities designed as a "holding action" until an area can be reached by NDP. The Planning Department was encouraged by Region III officials to develop such a program in Plunkettown and, working closely with the residents' Planning Committee, has developed such a program for the next year. Copies of the Interim Assistance Program Synopsis were distributed to each member in attendance and copy is attached to the file copy of these minutes.

Mr. Matthews concluded by saying that Lightning has not been overlooked, but because of manpower restrictions, efforts in Lightning have been phased about four months behind Plunkettown.

Mr. Jones then called on Mr. Howard Openshaw, Director of Redevelopment for the Atlanta Housing Authority to present Atlanta's revised overall NDP Program for 1970.

Mr. Openshaw preceded his scheduled presentation of the revised NDP program by commenting that some members of the Vine City Project Area Committee (PAC) had insisted he inform the Citizens Advisory Committee that Vine City PAC wants to designate its own representative on the CACUR; that the Vine City representative currently serving on CACUR is not a member of the Vine City Project Area Committee and therefore is not familiar with the program and cannot adequately represent PAC.

(Editorial Note: The current Vine City representative is listed as a member of PAC on brochure recently prepared and distribute by Vine City PAC, but is not the Chairman of the Vine City PAC, who has previously been specifically requested by name for appointment to CACUR. All current members of CACUR were nominated by a Membership Committee, appointed by the Chairman, and have been individually appointed by the Mayor. No group in the past has arbitrarily selected its own representative on CACUR.)

Mr. Openshaw then stated that only \$24,000,000 have been allocated by HUD for Region III, which includes Atlanta. Atlanta is scheduled to receive only about \$7,500,000. Mr. Openshaw stated that Atlanta had asked for 20.7 million dollars.

Mr. Openshaw stated that there are 26 scattered sites in Bedford-Pine which the City is to acquire in 1970 and 50 properties to rehabilitate in 1970. He also stated that Georgia Tech II area has to be cleared for extension of Georgia Tech during 1970. There are 15 vacant parcels to be bought in the Model Cities area, but that in only 4 out of the 6 areas could the City currently buy the vacant land. (This is because of protest by the Model Cities Housing Committee) The completion of Ralph McGill Elementary School and the Martin Luther King Middle School are included in the Model Cities program for 1970. He continued that acquisition in the Georgia State area has to be cut back to only three properties of the eight originally requested and that one of these is in connection with construction of a viaduct by the City; that Vine City cannot acquire nearly all the properties desired by its PAC Committee; very little activity in Edgewood; and that only an Interim Assistance Program would be undertaken in Plunkettown and Lightning.

Mr. Jones then called on Mr. A. B. Padgett to present a proposed Resolution by the CACUR.

Mr. Padgett read the proposed Resolution informing the United State Department of Housing and Urban Development of the extreme disappointment of this Committee over announced cutback in Federal funding for the 1970 NDP; and pointing out the disastrous effect such extensive cutback will have on Atlanta's Neighborhood Development Program, Community Participation and Citizen Moral in the affected areas. Copies of this Resolution were distributed and a copy is attached to the file copy of these minutes.

Mr. Padgett made a motion that this Resolution be adopted and sent to the Secretary of HUD and the Regional Administrator, Region III, of HUD. Mr. Jack Carrollton seconded the motion, which was unanimously adopted.

Mr. Jones then presented the Proposed Budget for 1970 of the CACUR. The total proposed budget for 1970 amounted to \$4,725.00. Copy is attached to the file copy of these minutes.

Mr. Padgett explained that, because the salaries of the Executive Director and the Secretary have now been absorbed by the City of Atlanta, as part of the Mayor's Office, that by agreement, only \$3,000 is to be allocated from the City of Atlanta, during 1970.

Upon assurance to the Chairman by the Executive Director, that action on the Budget need not wait for a full membership meeting, a motion was made by Mr. Padgett that the Proposed Budget for 1970 be adopted. The motion was seconded by Mr. Henri Jova and was unanimously adopted.

Mr. Jones stated that HUD is well pleased with the Citizens Advisory Committee for Urban Renewal in its participation in Urban Renewal and NDP; that its activity and recommendations have influenced major decisions in Atlanta's participation in HUD assisted programs. He stated also that HUD suggested the Citizens Advisory Committee for Urban Renewal have a name change, in order to get away from the out dated limited Urban Renewal concept and so that the Committee could broaden its scope to include the entire spectrum of Community Improvement; that a HUD official had suggested that consideration be given to changing the name to "Citizens Advisory Committee for Community Improvement" or perhaps simply "Citizens Advisory Committee".

Mr. Jones continued that HUD has an over riding policy of insuring citizen participation in its programs and insists that machinery be set up so that minority views can be heard and considered, but not to be used as a veto.

Mr. Jones further stated that HUD suggested that the City of Atlanta needs a Central Coordinating Citizen Committee to consider and advise on many important matters, in addition to Urban Renewal and NDP; i. e., Open Space Grants, Water and Sewer Grants, City Beautification, Public Buildings, etc.; that currently many of these activities have a disjointed approach. He then passed out a HUD newsletter containing an announcement from Secretary of HUD, George Romney, that the Department of HUD is going to reorganize the whole department. Mr. Jones concluded by stating he had hoped to get a HUD representative to explain the reorganization to the Committee, but was informed that Secretary Romney's visit to Atlanta on November 20, to explain the reorganization to local HUD personnel did not permit enough time for HUD officials to digest the changes, but they would be glad to explain them at a later meeting; that HUD wants to be invited to our meetings, work with the Committee and be kept well informed.

Chairman Langdale appointed Executive Committee member, W. L. Calloway, as Chairman of an Ad Hoc Committee (additional members to be added later) to consider a name change for CACUR.

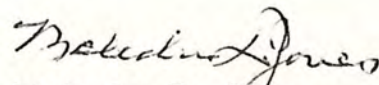
Mr. Jones then introduced Mr. Walter Denero of the Model Cities staff to present the Proposed Public Information System for Model Cities.

Mr. Denero stated that a Convention had been set-up in Model Cities to make the citizens aware of the problems involved in the Model Cities program. He stated that a survey was taken of the residents in Model Cities and the results showed that the people do want this type of project; and that most of the residents were aware of Urban Renewal generally, but not familiar with many details involved in the NDP and that his proposed system is designed to make them more aware of these details and thereby better understand the entire program. Mr. Denero distributed a pamphlet on the Model Cities area entitled "A Beginning". (Copy is attached to the file copy of these minutes.)

(Time did not permit Mr. Jones announcing that the Committee had received acknowledgement and thanks from the family of late CACUR member, Eugene Marcus Martin, for the Resolution of condolences and sympathy passed by the CACUR at its October meeting.)

The meeting was adjourned at 3:30 P. M.

Respectfully submitted,


Malcolm D. Jones
Executive Director

mc

Encls: As stated

Office of the Mayor

ATLANTA, GEORGIA
PHONE 522-4463

November 14, 1969

From Malcolm D. Jones,
Housing Coordinator

TO: Mr. Dan E. Sweat, Jr.
Chief Administrative Officer

Please note the portion of the attached minutes pertaining to Model Cities NDP activities (commencing at middle of second page).

This appears a serious matter to me, which should be resolved soon by the Model Cities Executive Board.

Mr. Openshaw told the HRC yesterday that he does not have a clear cut mandate yet to resume activities that have been suspended for four weeks.

MDJ/rr

Encl: Minutes, CACUR Meeting, Oct. 30, 1969

cc: Mayor Ivan Allen, Jr.

MINUTES OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Directors Room
Trust Company of Georgia Building
Thursday, October 30, 1969

The Reorganization meeting of the CACUR was called to order at 2:00 P. M. by Vice Chairman A. B. Padgett, by prior arrangement of the Chairman who was delayed a few minutes due to a conflicting engagement.

Those attending the meeting from the Executive Committee were: Messrs. Carlton Rochell; Robert W. Bivens; Henri Jova Art Burks (representing Mr. William J. VanLandingham); W. L. Calloway; Richard Rich; Edgar Schukraft; and Joe C. Whitley. Committee members in attendance were: Messrs. Richard K. Barksdale; Jack Carrollton; Sam I. Cooper; Rev. Joseph L. Griggs; Joe Guthridge; Roy Harwell; Percy Hearle; George Kennedy; Joe LaBoon; James L. Muddey, Jr. (representing Dean Alex Lacy); A. J. Lockhart; Jerry C. Wilkinson (representing Dr. Albert Manley); Jim Meyerholtz; Sanford Orkin; William R. Presley; I. M. Sheffield, III; J. D. Wingfield, Jr.; Mrs. S. M. Waddell; Mrs. Mattie Murcy; Mrs. Mary Ann Blackwood; Mrs. Mary F. Gilmer; Mrs. J. B. Harris; Mrs. Sujette Crank and Mrs. Leonard Haas; for the Atlanta Housing Authority: Mr. Lester H. Persells; Mr. Thomas Eskew; Mr. Howard Openshaw; and Mrs. Margaret Ross; for the Atlanta Planning Department: Mrs. Sally Pickett; Mr. John Matthews; Mrs. Helen Meyers; Mr. Eric Harkness and Mr. George Aldridge, Jr.

Invitational Notice, Agenda and other related Documents pertaining to the meeting are attached to file copy of these minutes.

Vice Chairman Padgett opened the meeting by welcoming all new and old members. He then introduced Col. Malcolm Jones, Executive Director, CACUR.

Col. Jones then read the list of new members and asked each new member to stand to be recognized. Copies of the list of members, Committee appointments and Executive Committee Members were provided each member who attended and are attached to the file copy of these minutes. (Additional copies are available for Committee members who did not attend this reorganization meeting.)

Mr. Padgett then called on Mr. Bob Bivens to give the history of the Citizens Advisory Committee for Urban Renewal, (copies of which were passed out to those in attendance and copy is attached to the file copy of these minutes).

Chairman Langdale arrived during Mr. Bivens presentation, at the conclusion of which Chairman Langdale personally addressed the group and welcomed the new members. He explained the changed role of Urban Renewal and NDP and stated that this called for changes in structure of the Committee and operational procedure. The importance of CACUR advising on Urban Renewal and NDP policy matters was

stressed. The Chairman then returned conduct of the meeting to Vice Chairman Padgett.

Mr. Padgett then called on Mr. Jim Wright of the Model Cities Staff to explain the Model Cities Proposed Physical Development for 1969 and 1970.

Mr. Wright's presentation consisted primarily of a brochure, prepared in three components, which was passed out to those in attendance. The components were: (a) Satisfactory Community Environment; (b) Transportation; (c) Housing. Each component consisted of intemization of proposed projects for 1970; Proposed source of funding and brief statement as to purpose of each project but without any explanation as to the extent of each project, specific timing or priorities. Mr. Wright then offered to respond to questions. There were none.

Mr. Rich suggested that since the presentation was on physical development that an annotated map showing proposed projects and their specific location would be helpful. Mr. Wright responded that he had such a map which any interested person could look at after the meeting.

Since State Representative John Hood, Chairman of the Model Cities Housing Committee, did not attend the meeting, Mr. Padgett asked Mr. Johnnie Johnson, Director of Model Cities, to comment on the Model Cities Housing Committee views.

Mr. Johnson stated substantially that the Housing Committee of the Model Cities arēa had expressed desires that the Atlanta Housing Authority take the following action immediately, so that the Model Cities program can proceed in a manner acceptable to the residents of Model Cities:

1. That no relocation housing be brought into the Model Cities Area until it has been specifically approved (as to location, type of structures and size) by the Housing Committee.
2. That all activity of the Atlanta Housing Authority in the Model Cities Area - including acquisition of property, displacement of residents, and demolition of structures - except those activities in which the Atlanta Housing Authority has a legal obligation to proceed and from which a release cannot be obtained, be immediately stopped until the problem of relocation housing is resolved.
3. That the October 1, 1969, offering of the Atlanta Housing Authority for the sale and development of the C-4 Peopletown site be immediately withdrawn.
4. That a Committee immediately be formed composed of representatives from the Atlanta Housing Authority, the Model Cities Agency and the Mass Convention, Inc. This Committee or its sub-committee to have the responsibility

for working out a satisfactory relocation housing plan and an offer for the sale and development of the C-4 site and other land in the Model Cities area. The problem of relocation housing to be given the highest priority so that other activities of the Atlanta Housing Authority in the Model Cities area can be resumed as quickly as possible.

Mr. Johnson stated that the Model Cities Housing Committee was prepared to file an injunction against the Housing Authority to stop activity until the Committee views had been met.

Mr. Padgett then called on Mr. Howard Openshaw, Director of Redevelopment for the Atlanta Housing Authority to comment on and explain the consequences resulting from the position taken by the Model Cities Housing Committee.

Mr. Openshaw stated that on October 16, the newly reactivated Model Cities Housing Committee advised the Atlanta Housing Authority of three major concerns of area residents, and requested that all NDP activities be stopped until satisfactory solutions could be worked out. The three major concerns include: (1) Rehabilitation, (2) Disposition of project land, and (3) Relocation. Inasmuch as the Neighborhood Development Program (NDP), which is urban renewal on an annual basis, was designed to respond to the needs of area residents, to assist them in the physical improvement of their neighborhoods, the Atlanta Housing Authority readily agreed to stop all NDP activities in the Model Cities Area in order to explore new alternatives in the direction the program should take.

The Model Cities Housing Committee expressed serious concerns of property owners unable to bring their properties up to the required Project Rehabilitation Standards, a requirement to be eligible for Federal Financial assistance. The 1968 Housing Act imposed income limitations on families eligible for 3% direct rehabilitation loans. The Atlanta Housing Authority has agreed to review the Project Rehabilitation Standards and the Federal regulations governing rehabilitation procedures with a resident committee in order to arrive at a solution.

The Model Cities Housing Committee requested that the Atlanta Housing Authority withdraw its invitation for the sale and development of Parcel C-4 in Peoplestown, and to prepare documents requiring the redeveloper to come from the Model Cities area. Attorneys representing the Atlanta Housing Authority and the Model Cities Mass Convention are in the process of preparing bid documents restricting the sale of urban renewal land in the Model Cities area to area residents or organizations.

The third concern expressed by the Model Cities Housing Committee was the complete rejection of the type of relocation housing units proposed by the Authority. These units, designed by an architect to provide maximum liveability within the cost limitations and Federal guidelines, contained three bedrooms (two bedrooms

8 feet by 8 feet, one bedroom 10 feet by 12 feet). The Housing Committee indicated that residents would reject mobile homes, and would insist on pre-fabricated modular units. Mr. Openshaw indicated that the Housing Act of 1949 as amended prohibits the use of urban renewal funds for the construction of structures, that HUD guidelines specifically limit relocation housing units to mobile homes built on a chassis, without permanent foundation, easily relocateable. Nonetheless the Housing Authority has agreed to explore with a residents' committee alternative solutions related to temporary relocateable housing in the Model Cities Area.

Mr. Openshaw stated that a Policy Committee, a Relocation Committee and a Rehabilitation Committee, composed of representatives of the Model Cities Agency, the Atlanta Housing Authority and the Mass Convention, Inc., have been appointed to seek solutions to the problems concerning rehabilitation, sale of land, and relocation in the Model Cities area, and to permit the Atlanta Housing Authority to resume the 1969 NDP activities voluntarily halted on October 17.

Mr. Openshaw indicated that the two major problems confronting the Atlanta Housing Authority, the implementing agency for carrying out the 1969 NDP plans for the Model Cities area, plans prepared by the Model Cities staff with complete resident involvement, are:

1. Conflict between the expressed desires of the residents and limitations of Federal regulations.
2. The NDP plan for 1969 and also 1970 were approved by neighborhood residents as well as the Model Cities Executive Board without benefit of the recently activated Model Cities Housing Committee's stated objectives. For example, the 1969 NDP plan for the Model Cities area designated four sites for permanent housing requiring the relocation of 278 families, 77 individuals, and 10 business concerns, all to be relocated before redevelopment could take place on the specific sites involved. To require mid-way through the calendar year that acquisition of land and relocation of families be discontinued until suitable relocateable housing is provide within the area is to introduce a valid concept, but one that will prevent the Authority from completing the NDP plan within the calendar year 1969. The 1970 NDP plans, prepared by four planning consultants with involvement of residents of the six Model Cities neighborhoods, require the relocation of 609 families during the calendar year 1970, with no vacant land included in the acquisition program, nor funds for relocation housing. While the Housing Authority will make available for occupancy during 1970 over 2,650 dwelling units for families of low and moderate income, these units are not located within the Model Cities area, hence the Housing Authority is once again placed in an impossible position of trying to carry out plans approved by the neighborhoods in conformance with objectives recently expressed of the Model Cities Housing Committee.

Mr. Openshaw indicated that the City's NDP application for 1970 is already 30 days overdue and that the application cannot be submitted to HUD until the situation in Model Cities is resolved.

Mr. Openshaw stated that the stopping of all NDP activities in the Model Cities area becomes all the more acute when we consider the fact that unencumbered funds for calendar year 1969 must be returned to Washington for redistributed in the national program, and that Atlanta has been advised that Federal funds for the 1970 NDP have been reduced to approximately 45.9% of the amount allocated for 1969.

Mr. Jones asked if any substantial delay in the relocation and acquisition of sites in the Model Cities area wouldn't seriously jeopardize the City's "Breakthrough" application for which sites in the Model Cities area had been offered as priority prototype housing sites, to be cleared by January 1970? Mr. Openshaw's reply was that this is true.

Mr. Openshaw closed his comments with an optimistic note that he hoped the difficulty with the Model Cities Housing Committee would be resolved over the weekend and that activity in the Model Cities area could resume.

Mr. Johnnie Johnson was then given an opportunity to comment again for Representative John Hood in rebuttal of any of Mr. Openshaw's remarks.

Mr. Johnson explained that he thought the situation had arisen through lack of timely communication between all elements involved and expressed hopes of a compromise solution soon.

Because of the time element involved, a more lengthy discussion was precluded.

Mr. Padgett then asked both Mr. Johnson and Mr. Openshaw what the CACUR could do now to assist in resolving the matter? Both seemed to think that for the time being it would be best to await further developments.

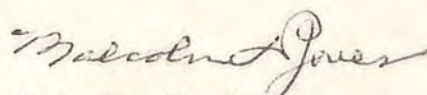
Col. Jones then presented Vice Chairman Padgett with the Financial Statement for the period September 30 to October 30, 1969, which was read to the Committee.

Col. Jones then read a Resolution expressing sympathy and condolences to the family and business associates (Atlanta Life Insurance Company) of the late CACUR member, E. M. Martin.

The Resolution was unanimously adopted and will be sent to the family and business associates of the late E. M. Martin.

The meeting was adjourned at 3:15 P. M.

Respectfully submitted,



Malcolm D. Jones
Executive Director

Office of the Mayor

ATLANTA, GEORGIA
PHONE 522-4463

November 14, 1969

From Malcolm D. Jones,
Housing Coordinator

TO: Mr. Dan E. Sweat, Jr.
Chief Administrative Officer

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Encl: Minutes, CACUR Meeting, Oct. 30, 1969

cc: Mayor Ivan Allen, Jr. ✓

MINUTES OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Directors Room
Trust Company of Georgia Building
Thursday, October 30, 1969

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Mr. Johnson stated that the Model Cities Housing Committee was prepared to file an injunction against the Housing Authority to stop activity until the Committee views had been met.

Mr. Padgett then called on Mr. Howard Openshaw, Director of Redevelopment for the Atlanta Housing Authority to comment on and explain the consequences resulting from the position taken by the Model Cities Housing Committee.

Mr. Openshaw stated that on October 16, the newly reactivated Model Cities Housing Committee advised the Atlanta Housing Authority of three major concerns of area residents, and requested that all NDP activities be stopped until satisfactory solutions could be worked out. The three major concerns include: (1) Rehabilitation, (2) Disposition of project land, and (3) Relocation. Inasmuch as the Neighborhood Development Program (NDP), which is urban renewal on an annual basis, was designed to respond to the needs of area residents, to assist them in the physical improvement of their neighborhoods, the Atlanta Housing Authority readily agreed to stop all NDP activities in the Model Cities Area in order to explore new alternatives in the direction the program should take.

The Model Cities Housing Committee expressed serious concerns of property owners unable to bring their properties up to the required Project Rehabilitation Standards, a requirement to be eligible for Federal Financial assistance. The 1968 Housing Act imposed income limitations on families eligible for 3% direct rehabilitation loans. The Atlanta Housing Authority has agreed to review the Project Rehabilitation Standards and the Federal regulations governing rehabilitation procedures with a resident committee in order to arrive at a solution.

The Model Cities Housing Committee requested that the Atlanta Housing Authority withdraw its invitation for the sale and development of Parcel C-4 in Peoplestown, and to prepare documents requiring the redeveloper to come from the Model Cities area. Attorneys representing the Atlanta Housing Authority and the Model Cities Mass Convention are in the process of preparing bid documents restricting the sale of urban renewal land in the Model Cities area to area residents or organizations.

The third concern expressed by the Model Cities Housing Committee was the complete rejection of the type of relocation housing units proposed by the Authority. These units, designed by an architect to provide maximum liveability within the cost limitations and Federal guidelines, contained three bedrooms (two bedrooms

8 feet by 8 feet, one bedroom 10 feet by 12 feet). The Housing Committee indicated that residents would reject mobile homes, and would insist on pre-fabricated modular units. Mr. Openshaw indicated that the Housing Act of 1949 as amended prohibits the use of urban renewal funds for the construction of structures, that HUD guidelines specifically limit relocation housing units to mobile homes built on a chassis, without permanent foundation, easily relocateable. Nonetheless the Housing Authority has agreed to explore with a residents' committee alternative solutions related to temporary relocateable housing in the Model Cities Area.

Mr. Openshaw stated that a Policy Committee, a Relocation Committee and a Rehabilitation Committee, composed of representatives of the Model Cities Agency, the Atlanta Housing Authority and the Mass Convention, Inc., have been appointed to seek solutions to the problems concerning rehabilitation, sale of land, and relocation in the Model Cities area, and to permit the Atlanta Housing Authority to resume the 1969 NDP activities voluntarily halted on October 17.

Mr. Openshaw indicated that the two major problems confronting the Atlanta Housing Authority, the implementing agency for carrying out the 1969 NDP plans for the Model Cities area, plans prepared by the Model Cities staff with complete resident involvement, are:

1. Conflict between the expressed desires of the residents and limitations of Federal regulations.
2. The NDP plan for 1969 and also 1970 were approved by neighborhood residents as well as the Model Cities Executive Board without benefit of the recently activated Model Cities Housing Committee's stated objectives. For example, the 1969 NDP plan for the Model Cities area designated four sites for permanent housing requiring the relocation of 278 families, 77 individuals, and 10 business concerns, all to be relocated before redevelopment could take place on the specific sites involved. To require mid-way through the calendar year that acquisition of land and relocation of families be discontinued until suitable relocatable housing is provide within the area is to introduce a valid concept, but one that will prevent the Authority from completing the NDP plan within the calendar year 1969. The 1970 NDP plans, prepared by four planning consultants with involvement of residents of the six Model Cities neighborhoods, require the relocation of 609 families during the calendar year 1970, with no vacant land included in the acquisition program, nor funds for relocation housing. While the Housing Authority will make available for occupancy during 1970 over 2,650 dwelling units for families of low and moderate income, these units are not located within the Model Cities area, hence the Housing Authority is once again placed in an impossible position of trying to carry out plans approved by the neighborhoods in conformance with objectives recently expressed of the Model Cities Housing Committee.

Mr. Openshaw indicated that the City's NDP application for 1970 is already 30 days overdue and that the application cannot be submitted to HUD until the situation in Model Cities is resolved.

Mr. Openshaw stated that the stopping of all NDP activities in the Model Cities area becomes all the more acute when we consider the fact that unencumbered funds for calendar year 1969 must be returned to Washington for redistributed in the national program, and that Atlanta has been advised that Federal funds for the 1970 NDP have been reduced to approximately 45.9% of the amount allocated for 1969.

Mr. Jones asked if any substantial delay in the relocation and acquisition of sites in the Model Cities area wouldn't seriously jeopardize the City's "Breakthrough" application for which sites in the Model Cities area had been offered as priority prototype housing sites, to be cleared by January 1970? Mr. Openshaw's reply was that this is true.

Mr. Openshaw closed his comments with an optimistic note that he hoped the difficulty with the Model Cities Housing Committee would be resolved over the weekend and that activity in the Model Cities area could resume.

Mr. Johnnie Johnson was then given an opportunity to comment again for Representative John Hood in rebuttal of any of Mr. Openshaw's remarks.

Mr. Johnson explained that he thought the situation had arisen through lack of timely communication between all elements involved and expressed hopes of a compromise solution soon.

Because of the time element involved, a more lengthy discussion was precluded.

Mr. Padgett then asked both Mr. Johnson and Mr. Openshaw what the CACUR could do now to assist in resolving the matter? Both seemed to think that for the time being it would be best to await further developments.

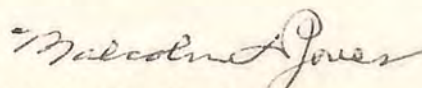
Col. Jones then presented Vice Chairman Padgett with the Financial Statement for the period September 30 to October 30, 1969, which was read to the Committee.

Col. Jones then read a Resolution expressing sympathy and condolences to the family and business associates (Atlanta Life Insurance Company) of the late CACUR member, E. M. Martin.

The Resolution was unanimously adopted and will be sent to the family and business associates of the late E. M. Martin.

The meeting was adjourned at 3:15 P. M.

Respectfully submitted,



Malcolm D. Jones
Executive Director

MINUTES OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Atlanta Room
Citizens and Southern National Bank
Tuesday, September 30, 1969

The full Committee quarterly meeting of the CACUR was called to order at 2:00 P. M. by the Vice-Chairman A. B. Padgett, who presided over the meeting during absence of Chairman Noah Langdale who had a conflicting engagement. Those attending the meeting from the Executive Committee were: Messrs. Edgar Schukraft; W. L. Calloway; Charles Mathias; Bob Bivens; Jack Carrollton (representing Mr. E. A. Yates); Mrs. Doris Lockerman; and Mrs. Leonard Haas. Committee members in attendance were: Messrs. William Toms; Fred Burns; and Curtis Driskell; for the Atlanta Housing Authority: Mr. Lester Persells; Mr. Howard Openshaw; Mr. Robert Barnett (Project Director - Vine City NDP area); Mr. Curtis Parrish (Project Director - Edgewood NDP area); Mr. Thomas Eskew; Mr. Douglas Wendell; Mr. Wilson McClure (Project Director - West End); for the Southwest Atlanta Association, Inc: Mr. James W. DuPuy; for EOA: Mr. W. L. Horshen; for the Planning Department of the City of Atlanta: Mr. Collier B. Gladin; Mrs. Sally Pickett; and Mr. John Matthews. Others: Mr. A. L. Watson - Sammie Coan School Director; Mr. Norman M. Rates - Spelman College; Rev. W. L. Houston - Project Area Committee, Vine City; and Mr. Walter Dancy - Urban Corps Intern with the CACUR Office.

Invitational Notice, Agenda and other related Documents for the meeting are attached to the file copy of these minutes.

Vice-Chairman Padgett opened the meeting by welcoming those present. He then stated that the first item on the Agenda would be put off until Chairman Langdale arrived. The second item on the Agenda was the presentation of the Vine City NDP plan. Mr. Padgett then introduced Mr. Howard Openshaw, Director of Urban Redevelopment of the Atlanta Housing Authority.

Mr. Openshaw then introduced Mr. Robert Barnett, Project Director of Vine City, to present the NDP plan.

Mr. Barnett first explained the geographical location of Vine City. The boundaries being: Northside Drive on the East, Simpson Road on the North, Griffin Street on the West and Hunter Street on the South. He also stated that there are approximately 154 acres, with 900 families and 3,500 individuals located in the Vine City area.

Mr. Barnett stated that the first things that were done in Vine City was to form a local committee known as the PAC or Project Area Committee to represent

the interests of the citizens of the Vine City Community. He stated that the PAC holds meeting at least once a week (usually every Monday night), and that a survey was made to collect facts on Vine City, such as population, family size, amount of income, heads of household, etc. The survey showed that the average income for the Vine City areas is \$161.00 a month, and that 76% of the property in the area has absentee landlords and 24% is owner occupied. The survey also showed that the residents of the Vine City area wanted more shopping, transportation and community facilities.

Mr. Barnett further stated that the target area for the 1970 NDP plan has already been designated. The target area, which was shown by a map presentation, has 122 structures (162 families), with 92 of these structures as major deterioration, 9 as a minor deterioration and only 1 standard structure. By map presentation, Mr. Barnett showed the lay out for the 1970 NDP plan, with a 24 acre park, commercial area, garden type apartments, town houses and single family residences.

Vice-Chairman Padgett thanked Mr. Barnett for his very informative presentation on the Neighborhood Development Program for Vine City in 1970.

Mr. Openshaw then introduced Mr. Curtis Parrish, Project Director of the Edgewood area. In turn, Mr. Parrish introduced Mr. Harry Adley and Mr. Albert Twiggs of Adley Associates to present the Edgewood NDP plan for 1970.

Mr. Adley and Mr. Twiggs presented a slide presentation of the good and bad areas of the Edgewood project. Mr. Adley stressed that the area of Edgewood should be rehabilitated, not torn down. Four sections of the Edgewood area have tentatively been selected for activity to start in 1970. Sammie Coan School is a good example of the type of environment Edgewood is working for in its effort to develop a better Community. Mr. Adley agreed to provide the Executive Director with a summary sheet on the Edgewood project statistics.

Mr. Padgett thanked Mr. Adley and Mr. Twiggs for a very fine presentation of Edgewood. Because of the time element involved, a fifteen minute presentation was given on each NDP plan and a five minute question and answer period.

There was much discussion on the subject and value of rehabilitation and the accusation that rehabilitation does not last, because the individuals do not keep up their homes or property.

Vice-Chairman Padgett then stated that there was not enough time for a detailed discussion on the merits of rehabilitation and suggested that the subject of rehabilitation be put on the Agenda for the next meeting.

Mr. Padgett called on Mr. Openshaw to present the overall Neighborhood Development Program for 1970 (copy attached, Encl. 1). Attention of CACUR members was particularly called to the enclosed copy of recent letter from the Regional Office of HUD stating that HUD funding to the Region III area is only \$24,000,000; and that this is only 45.9% of the amount allocated for the first year's activity for the six NDP programs now under way in Region III.

In response to question from the Executive Director, CACUR, as to proposed activity in the portion of the Bedford-Pine NDP area south of Forrest Avenue. (This is where the bulk of the most dilapidated housing is located.) Mr. Openshaw stated that no activity is planned in that area for 1969-70 except acquisition of a few scattered dilapidated structures, requested by the Mayor.

Mr. Padgett then called on Mr. Openshaw to respond to comments on the West End Urban Renewal Project previously submitted by the Executive Committee.

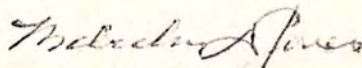
Mr. Openshaw read a letter addressed to the Executive Director, explaining the delays in many of the Urban Renewal projects, including West End (Encl. 2).

After considerable discussion pertaining to certain aspects of the West End project, the meeting was adjourned at 3:30 P. M.

Financial state prepared by the Executive Director, was not presented during the meeting, but was subsequently turned over to the Vice-Chairman.

In view of impending City elections, Item 1 on the Agenda, "Explanation of Proposed Reorganization of CACUR", was omitted until a later date.

Respectfully submitted,


Malcolm D. Jones
Executive Director

mc

Encls: 1. Neighborhood Development Program for 1970
2. Letter dated September 30, 1969

CITIZENS ADVISORY COMMITTEE FOR URBAN RENEWAL

SEPTEMBER 30, 1969

Item: Neighborhood Development Program for 1970

Mr. Howard Openshaw, Director of Redevelopment for the Atlanta Housing Authority, outlined Atlanta's Neighborhood Development Program for 1970. The Program contains eight neighborhoods:

Bedford-Pine
GA. Tech II
Model Cities
Edgewood
Vine City
* Lightning
* Plunkettown
* GA. State

*New Areas

Maps and statistical summary indicating the proposed action program in individual areas was discussed. In summary, the 1970 NDP Program proposes the acquisition of 922 parcels of land, relocation of 1392 families and individuals, demolition of 922 structures, rehabilitation of 830 structures and disposition of 116 acres of land.

As a housing resource for families displaced in the 1970 program, the Housing Authority will complete and have ready for occupancy 2033 public housing units and 650 dwelling units for families of low and moderate income.

The gross project cost of the 1970 NDP program is 27.4 million dollars. The federal capital grant requested is 20.7 million, the local share is 8.5 million, 7.3 million includes non-cash grants-in-aid to be provided by the City and 1.2 million in cash to be provided by the Board of Regents. Following HUD approval of addition section 112 credits of 1.1 million dollars, the cash required by the Board of Regents will be reduced to \$165,880.

On September 23, 1969, the Department of Housing and Urban Development advised the Atlanta Housing Authority that \$24,000,000 has been established as the amount available for the 1970 activity of the six Neighborhood Development Programs now underway in Region III. This represents 45.9% of the federal capital grant funds available in the Region for 1969.

The Regional office of HUD will allocate the available funds for 1970 NDP activities on the basis of each City's needs, its record of performance, and its ability to postpone some activities until a subsequent year.

Encl. 1.



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PEACHTREE SEVENTH BUILDING, ATLANTA, GEORGIA 30323

Room 645

REGION III

September 23, 1969

IN REPLY REFER TO:

3RF

Mr. Lester H. Persells
Executive Director
Housing Authority of the
City of Atlanta
824 Hurt Building
Atlanta, Georgia 30303

Dear Mr. Persells:

Subject: Project No. Ga. A-2
Neighborhood Development Program
Second Year Activities

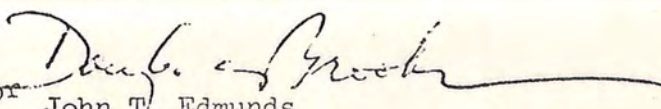
We have been advised by Assistant Secretary Lawrence M. Cox that \$24,000,000 has been established as the amount available for the second year's activity of the six Neighborhood Development Programs now under way in Region III. This amount of capital grant funds equals 45.9% of the amount allocated for the first year's activity for the six programs.

The Regional Office has the responsibility for dividing the amount of \$24,000,000 among the six programs. We intend to use other criteria than merely multiplying last year's allocations by 45.9%; each city's needs, its record of performance, and its ability to stretch some activities into a subsequent year will be considered.

We provide you this information as a basis for your preparation of the Neighborhood Development Program Application for 1970.

Sincerely yours,

Acting for


John T. Edmunds
Assistant Regional Administrator
for Renewal Assistance

cc: Mr. Howard Openshaw

NEIGHBORHOOD DEVELOPMENT PROGRAM
PROPOSED ACTIVITIES - 1970

<u>NDP Area</u>	<u>Activity</u>	<u>1969</u>	<u>1970</u>
Bedford-Pine	Acquisition-Parcels	154	130
	Relocation-Fam./Ind.	441	247
	Demolition-Structures	174	130
	Rehabilitation-Structures	40	141
	Disposition-Acres	127.9	14.1
Georgia Tech II	Acquisition	26	93
	Relocation-Fam./Ind.	9	59
	Demolition-Structures	21	93
	Rehabilitation	0	0
	Disposition-Acres	11.7	8.2
Model Cities	Acquisition	398	483
	Relocation-Fam./Ind.	431	609
	Demolition-Structures	278	483
	Rehabilitation	431	588
	Disposition-Acres	65.8	66.4
Edgewood	Acquisition	Planning	37
	Relocation-Fam./Ind.		42
	Demolition-Structures		37
	Rehabilitation		101
	Disposition-Acres	Only	6.0
Vine City	Acquisition	Planning	122
	Relocation-Fam./Ind.		366
	Demolition-Structures		122
	Rehabilitation		0
	Disposition-Acres	Only	12.1
Georgia State	Acquisition		8
	Relocation-Fam./Ind.		0
	Demolition-Structures	No 69 Program	8
	Rehabilitation		0
	Disposition-Acres		1.7
Lightning	Acquisition		25
	Relocation-Fam./Ind.		34
	Demolition-Structures	No 69 Program	25
	Rehabilitation		0
	Disposition-Acres		3.2
Plunkettown	Acquisition		24
	Relocation-Fam./Ind.		35
	Demolition-Structures	No 69 Program	24
	Rehabilitation		0
	Disposition-Acres		5.2
NDP TOTALS	Acquisition	578	922
	Relocation	881	1392
	Demolition	473	922
	Rehabilitation	471	830
	Disposition	205.4	116.9

NDP-1970 FINANCING

GROSS PROGRAM COST	\$ 27,411,427
ESTIMATED LAND PROCEEDS	1,661,087
NET PROGRAM COST	25,750,340
<u>LOCAL SHARE</u>	8,583,447
Non-cash grants-in-aid	7,301,427
Cash required (Board of Regents)	1,282,020 *
<u>FEDERAL SHARE</u>	
Program Capital Grant	17,166,894
Relocation Grant	2,149,402
Rehabilitation Grant	1,469,700
Total Federal Capital Grant	<u>\$ 20,785,996</u>

* Following HUD approval of additional Section 112 credits of \$ 1,116,140, cash required (Board of Regents) reduced to \$ 165,880.

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON
FRANK G. ETHERIDGE
JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

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

September 30, 1969

Mr. Malcolm D. Jones
Executive Director
Citizens Advisory Committee
for Urban Renewal
City Hall
Atlanta, Georgia 30303

Dear Mr. Jones:

Mr. Persells has asked me to reply to your letter of August 18, 1969 relative to the Executive Committee's concern over several features of Atlanta's Urban Renewal Program. First, let me say that we share the Committee's concern over the length of time required to close out earlier projects. However, to imply that the length of time taken to close out projects is due to an apparent lack of aggressiveness on the part of the Authority is ludicrous. The original five urban renewal projects have been amended forty-two times, requiring an additional eight million dollars from the Federal government, and resulting in a stadium, expansion of Georgia State College, additional land for schools, parks, and neighborhood facilities, acquisition of commercial properties on Georgia Avenue, and numerous other improvements. The average length of time involved in securing Federal approval of an amendment has been twelve months, with several requiring thirty months.

A second major factor delaying project close-outs is the funding and construction of non-cash grants-in-aid. The Butler Street Project, for example, could not be closed out earlier because the proposed school was not funded until the passage of the 1968 bond issue, with construction starting in August, 1969.

Even after renewal land has been sold, many developers have experienced delays caused by the tight money market, high interest rates and soaring costs.

Nonetheless, projects are not closed out without special effort. Recently I established a special task force to identify and expedite all remaining activities to be completed in the original projects. Two of these projects - Butler Street and Georgia State - have been completed this year and are waiting final HUD audit. I want to assure the Committee that the Authority recognizes its responsibility to proceed as rapidly as possible to complete the early projects.

Encl. 2

I share the Committee's concern over its seemingly perfunctory role of late. If it is to perform its function as outlined in the Aldermanic resolution creating the Committee, i.e., advise the Mayor and Board of Aldermen and other public bodies concerned with Urban Renewal in the City, then it seems to me that it must continue to review proposed Urban Renewal activities formulated by the various project area committees with an overview of the total needs of the City. The Committee's views on pending redevelopment actions should be expressed to the Aldermanic Planning and Redevelopment Committee, as did Bob Summerville, former Committee Chairman. The Authority will cooperate in any way possible in assisting the Committee in carrying out its function of providing guidance and direction to the City in the administration of its Urban Renewal program.

The comments pertaining to the West End Urban Renewal Project are obviously personal expressions of frustrations shared by the Authority. The West End Urban Renewal Project is now in its third year of execution and to date the Authority has acquired 516 parcels of land (87%), relocated 457 families and 77 businesses (97%), demolished 354 structures (74%), sold or put under agreement for sale 54 acres of land (55%), and completed rehabilitation of 504 structures (22%). In addition, the Authority has acquired and conveyed to the City 8.7 acres of land for park development, and the 1.1 million dollar Dean Rusk Elementary School has been completed. The redeveloper for the 15 acre enclosed mall shopping center is presently securing leases, with construction scheduled in 1970.

In spite of the progress made to date, there are three specific areas in West End where progress has been delayed. The first is the seven acre tract adjacent to the Park Street Methodist Church. This area involves a land use change and is included in an amendment submitted to HUD on June 17, 1969. On September 23, HUD approved an Authority request to proceed with a public hearing and local adoption of the plan amendment pursuant to offering the land for sale for residential re-use. The public hearing has been scheduled for October 17 before the Planning and Development Committee.

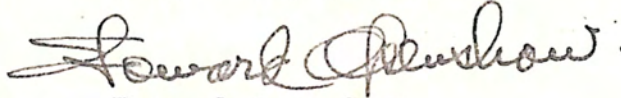
A second area involves some twenty-four acres of land in the vicinity of Lee and Oglethorpe, presently designated for office warehouse and general office use. The West End Advisory Committee had previously agreed that this area needed further study in light of the proposed location of rapid transit in the area.

The third area involves the motel and residential uses on Oak Street, between Ashby and Peoples Streets. The three acre motel site was on the market for 18 months and no proposals were received. Five redevelopers submitted proposals for 76 dwelling units on parcel 19, but the West End Advisory Committee recommended rejection of all proposals, re-study of the site in conjunction with the motel tract, and re-offer for sale. The status of the West End plan will be discussed with the West End Advisory Committee on October 1.

The Authority recognizes the urgency of proceeding as rapidly as possible in each of the eight conventional urban renewal areas and five neighborhood development program areas in the City. I want to assure the Committee that Mr. Persells and I have committed ourselves to this task while making the program responsive to human needs.

We pledge our continued cooperation to CACUR and others devoted to making Atlanta the great city it is destined to become.

Very truly yours,

A handwritten signature in cursive script, reading "Howard Openshaw".

Howard Openshaw
Director of Redevelopment

HO:pc

cc: Mayor Ivan Allen, Jr.
Mr. Rodney M. Cook
Dr. Noah N. Langdale, Jr.
Mr. A.B. Padgett
Dean Alex B. Lacy, Jr.

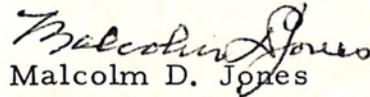
MINUTES OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Atlanta Room
Citizens and Southern National Bank
Tuesday, September 30, 1969

CORRECTION

First sentence of published minutes of above indicated meeting is corrected to read as follows:

"The full Committee quarterly meeting of the CACUR was called to order at 2:00 P. M. by the Vice-Chairman A. B. Padgett, by prior arrangement of the Chairman who had a previous engagement which conflicted with the first part of the meeting; Chairman Langdale arrived later and was present during the larger part of the meeting, but requested Mr. Padgett to continue to preside."


Malcolm D. Jones
Executive Director

MDJ/mc

MINUTES OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Atlanta Room
Citizens and Southern National Bank
Tuesday, September 30, 1969

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In response to question from the Executive Director, CACUR, as to proposed activity in the portion of the Bedford-Pine NDP area south of Forrest Avenue. (This is where the bulk of the most dilapidated housing is located.) Mr. Openshaw stated that no activity is planned in that area for 1969-70 except acquisition of a few scattered dilapidated structures, requested by the Mayor.

Mr. Padgett then called on Mr. Openshaw to respond to comments on the West End Urban Renewal Project previously submitted by the Executive Committee.

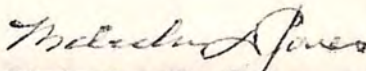
Mr. Openshaw read a letter addressed to the Executive Director, explaining the delays in many of the Urban Renewal projects, including West End (Encl. 2).

After considerable discussion pertaining to certain aspects of the West End project, the meeting was adjourned at 3:30 P. M.

Financial state prepared by the Executive Director, was not presented during the meeting, but was subsequently turned over to the Vice-Chairman.

In view of impending City elections, Item 1 on the Agenda, "Explanation of Proposed Reorganization of CACUR", was omitted until a later date.

Respectfully submitted,


Malcolm D. Jones
Executive Director

mc

Encls: 1. Neighborhood Development Program for 1970
2. Letter dated September 30, 1969

CITIZENS ADVISORY COMMITTEE FOR URBAN RENEWAL

SEPTEMBER 30, 1969

Item: Neighborhood Development Program for 1970

Mr. Howard Openshaw, Director of Redevelopment for the Atlanta Housing Authority, outlined Atlanta's Neighborhood Development Program for 1970. The Program contains eight neighborhoods:

Bedford-Pine
GA. Tech II
Model Cities
Edgewood
Vine City
* Lightning
* Plunkettown
* GA. State

*New Areas

Maps and statistical summary indicating the proposed action program in individual areas was discussed. In summary, the 1970 NDP Program proposes the acquisition of 922 parcels of land, relocation of 1392 families and individuals, demolition of 922 structures, rehabilitation of 830 structures and disposition of 116 acres of land.

As a housing resource for families displaced in the 1970 program, the Housing Authority will complete and have ready for occupancy 2033 public housing units and 650 dwelling units for families of low and moderate income.

The gross project cost of the 1970 NDP program is 27.4 million dollars. The federal capital grant requested is 20.7 million, the local share is 8.5 million, 7.3 million includes non-cash grants-in-aid to be provided by the City and 1.2 million in cash to be provided by the Board of Regents. Following HUD approval of addition section 112 credits of 1.1 million dollars, the cash required by the Board of Regents will be reduced to \$165,880.

On September 23, 1969, the Department of Housing and Urban Development advised the Atlanta Housing Authority that \$24,000,000 has been established as the amount available for the 1970 activity of the six Neighborhood Development Programs now underway in Region III. This represents 45.9% of the federal capital grant funds available in the Region for 1969.

The Regional office of HUD will allocate the available funds for 1970 NDP activities on the basis of each City's needs, its record of performance, and its ability to postpone some activities until a subsequent year.



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PEACHTREE SEVENTH BUILDING, ATLANTA, GEORGIA 30323

Room 645

REGION III

September 23, 1969

IN REPLY REFER TO:

3RF

Mr. Lester H. Persells
Executive Director
Housing Authority of the
City of Atlanta
824 Hurt Building
Atlanta, Georgia 30303

Dear Mr. Persells:

Subject: Project No. Ga. A-2
Neighborhood Development Program
Second Year Activities

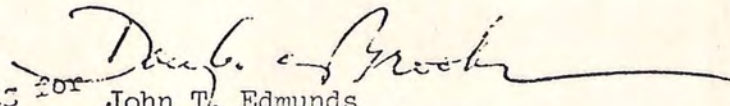
We have been advised by Assistant Secretary Lawrence M. Cox that \$24,000,000 has been established as the amount available for the second year's activity of the six Neighborhood Development Programs now under way in Region III. This amount of capital grant funds equals 45.9% of the amount allocated for the first year's activity for the six programs.

The Regional Office has the responsibility for dividing the amount of \$24,000,000 among the six programs. We intend to use other criteria than merely multiplying last year's allocations by 45.9%; each city's needs, its record of performance, and its ability to stretch some activities into a subsequent year will be considered.

We provide you this information as a basis for your preparation of the Neighborhood Development Program Application for 1970.

Sincerely yours,

Acting for


John T. Edmunds

Assistant Regional Administrator
for Renewal Assistance

cc: Mr. Howard Openshaw

NEIGHBORHOOD DEVELOPMENT PROGRAM
PROPOSED ACTIVITIES - 1970

<u>NDP Area</u>	<u>Activity</u>	<u>1969</u>	<u>1970</u>
Bedford-Pine	Acquisition-Parcels	154	130
	Relocation-Fam./Ind.	441	247
	Demolition-Structures	174	130
	Rehabilitation-Structures	40	141
	Disposition-Acres	127.9	14.1
Georgia Tech II	Acquisition	26	93
	Relocation-Fam./Ind.	9	59
	Demolition-Structures	21	93
	Rehabilitation	0	0
	Disposition-Acres	11.7	8.2
Model Cities	Acquisition	398	483
	Relocation-Fam./Ind.	431	609
	Demolition-Structures	278	483
	Rehabilitation	431	588
	Disposition-Acres	65.8	66.4
Edgewood	Acquisition	Planning	37
	Relocation-Fam./Ind.		42
	Demolition-Structures		37
	Rehabilitation		101
	Disposition-Acres	Only	6.0
Vine City	Acquisition	Planning	122
	Relocation-Fam./Ind.		366
	Demolition-Structures		122
	Rehabilitation		0
	Disposition-Acres	Only	12.1
Georgia State	Acquisition		8
	Relocation-Fam./Ind.		0
	Demolition-Structures	No 69 Program	8
	Rehabilitation		0
	Disposition-Acres		1.7
Lightning	Acquisition		25
	Relocation-Fam./Ind.		34
	Demolition-Structures	No 69 Program	25
	Rehabilitation		0
	Disposition-Acres		3.2
Plunkettown	Acquisition		24
	Relocation-Fam./Ind.		35
	Demolition-Structures	No 69 Program	24
	Rehabilitation		0
	Disposition-Acres		5.2
NDP TOTALS	Acquisition	578	922
	Relocation	881	1392
	Demolition	473	922
	Rehabilitation	471	830
	Disposition	205.4	116.9

NDP-1970 FINANCING

GROSS PROGRAM COST	\$ 27,411,427
ESTIMATED LAND PROCEEDS	1,661,087
NET PROGRAM COST	25,750,340
<u>LOCAL SHARE</u>	8,583,447
Non-cash grants-in-aid	7,301,427
Cash required (Board of Regents)	1,282,020 *
<u>FEDERAL SHARE</u>	
Program Capital Grant	17,166,894
Relocation Grant	2,149,402
Rehabilitation Grant	1,469,700
	<hr/>
Total Federal Capital Grant	\$ 20,785,996

* Following HUD approval of additional Section 112 credits of \$ 1,116,140, cash required (Board of Regents) reduced to \$ 165,880.

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON

FRANK G. ETHERIDGE

JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

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

September 30, 1969

Mr. Malcolm D. Jones
Executive Director
Citizens Advisory Committee
for Urban Renewal
City Hall
Atlanta, Georgia 30303

Dear Mr. Jones:

Mr. Persells has asked me to reply to your letter of August 18, 1969 relative to the Executive Committee's concern over several features of Atlanta's Urban Renewal Program. First, let me say that we share the Committee's concern over the length of time required to close out earlier projects. However, to imply that the length of time taken to close out projects is due to an apparent lack of aggressiveness on the part of the Authority is ludicrous. The original five urban renewal projects have been amended forty-two times, requiring an additional eight million dollars from the Federal government, and resulting in a stadium, expansion of Georgia State College, additional land for schools, parks, and neighborhood facilities, acquisition of commercial properties on Georgia Avenue, and numerous other improvements. The average length of time involved in securing Federal approval of an amendment has been twelve months, with several requiring thirty months.

A second major factor delaying project close-outs is the funding and construction of non-cash grants-in-aid. The Butler Street Project, for example, could not be closed out earlier because the proposed school was not funded until the passage of the 1968 bond issue, with construction starting in August, 1969.

Even after renewal land has been sold, many developers have experienced delays caused by the tight money market, high interest rates and soaring costs.

Nonetheless, projects are not closed out without special effort. Recently I established a special task force to identify and expedite all remaining activities to be completed in the original projects. Two of these projects - Butler Street and Georgia State - have been completed this year and are waiting final HUD audit. I want to assure the Committee that the Authority recognizes its responsibility to proceed as rapidly as possible to complete the early projects.

Encl. 2

I share the Committee's concern over its seemingly perfunctory role of late. If it is to perform its function as outlined in the Aldermanic resolution creating the Committee, i.e., advise the Mayor and Board of Aldermen and other public bodies concerned with Urban Renewal in the City, then it seems to me that it must continue to review proposed Urban Renewal activities formulated by the various project area committees with an overview of the total needs of the City. The Committee's views on pending redevelopment actions should be expressed to the Aldermanic Planning and Redevelopment Committee, as did Bob Summerville, former Committee Chairman. The Authority will cooperate in any way possible in assisting the Committee in carrying out its function of providing guidance and direction to the City in the administration of its Urban Renewal program.

The comments pertaining to the West End Urban Renewal Project are obviously personal expressions of frustrations shared by the Authority. The West End Urban Renewal Project is now in its third year of execution and to date the Authority has acquired 516 parcels of land (87%), relocated 457 families and 77 businesses (97%), demolished 354 structures (74%), sold or put under agreement for sale 54 acres of land (55%), and completed rehabilitation of 504 structures (22%). In addition, the Authority has acquired and conveyed to the City 8.7 acres of land for park development, and the 1.1 million dollar Dean Rusk Elementary School has been completed. The redeveloper for the 15 acre enclosed mall shopping center is presently securing leases, with construction scheduled in 1970.

In spite of the progress made to date, there are three specific areas in West End where progress has been delayed. The first is the seven acre tract adjacent to the Park Street Methodist Church. This area involves a land use change and is included in an amendment submitted to HUD on June 17, 1969. On September 23, HUD approved an Authority request to proceed with a public hearing and local adoption of the plan amendment pursuant to offering the land for sale for residential re-use. The public hearing has been scheduled for October 17 before the Planning and Development Committee.


A second area involves some twenty-four acres of land in the vicinity of Lee and Oglethorpe, presently designated for office warehouse and general office use. The West End Advisory Committee had previously agreed that this area needed further study in light of the proposed location of rapid transit in the area.

The third area involves the motel and residential uses on Oak Street, between Ashby and Peoples Streets. The three acre motel site was on the market for 18 months and no proposals were received. Five redevelopers submitted proposals for 76 dwelling units on parcel 19, but the West End Advisory Committee recommended rejection of all proposals, re-study of the site in conjunction with the motel tract, and re-offer for sale. The status of the West End plan will be discussed with the West End Advisory Committee on October 1.

The Authority recognizes the urgency of proceeding as rapidly as possible in each of the eight conventional urban renewal areas and five neighborhood development program areas in the City. I want to assure the Committee that Mr. Persells and I have committed ourselves to this task while making the program responsive to human needs.

We pledge our continued cooperation to CACUR and others devoted to making Atlanta the great city it is destined to become.

Very truly yours,



Howard Openshaw
Director of Redevelopment

HO:pc

cc: Mayor Ivan Allen, Jr.
Mr. Rodney M. Cook
Dr. Noah N. Langdale, Jr.
Mr. A.B. Padgett
Dean Alex B. Lacy, Jr.

MINUTES OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL
DIRECTORS ROOM
FULTON FEDERAL BUILDING
THURSDAY, AUGUST 21, 1969

The Executive Committee Meeting of the CACUR was called to order at 2:00 P.M. by the Chairman, Dr. Noah N. Langdale, Jr. Those attending were: Mr. Bob Bivens; Mr. Jack Carrollton, representing Mr. E. A. Yates, Jr.; Mr. Percy Hearle; Mr. A. B. Padgett; Mr. Edgar E. Schukraft. Committee member in attendance was: Mrs. Adah Toombs; and for the Planning Department of the City of Atlanta: Mr. Collier B. Gladin and Mr. W. F. Kennedy.

Invitational Notice, Agenda and other related Documents for the meeting are attached to the file copy of these minutes.

Chairman Langdale opened the meeting by welcoming those present.

The Chairman asked if there were any questions or corrections concerning the Minutes of the July 17th Meeting. As there was none, the Chairman announced approval of the Minutes.

The Chairman then read an article (editorial) from the July 21st edition of the Atlanta Journal, which was passed out to the Members of the Executive Committee. (Copy attached, Encl. 1)

The Chairman then called on Mr. Bob Bivens to further discuss his sub-committee's proposals on the following:

1. New Candidates List for Membership and Creation of New Executive Committee.
2. Revision of Purpose and Reorganization of CACUR.
3. Staggered Terms for Membership in CACUR.

Chairman Langdale stated that these proposals were not formally adopted or contradicted at the previous meeting.

Mr. Bivens stated that another page has been added to the Revision of Purpose and Reorganization Proposal distributed at the previous Executive Committee meeting on July 17. He also stated that the fourth page contained the purpose and redefinition of four Sub-Committees. The Sub-Committees are as follows:

1. Public Information
2. Future Projects and Priorities
3. Design Preview and Standards
4. Financial Programming and Timetable

Copy attached (Encl. 2).

Mr. Bivens then moved that this proposal be adopted as amended. Mr. Edgar Schukraft seconded the motion which after considerable discussion and explanation, was unanimously adopted by the Executive Committee.

Mr. Bivens further stated that two more names should be taken off, by request, the New Candidates List for Membership; and that three people have asked to have their names removed from the Executive Committee. These included Mr. George W. Kennedy, for reason that he has been elected President of the Greater Atlanta Housing Development Corporation.

Mr. Bivens then stated that the names on the New Candidates List for Membership are in alphabetical order and that the length of proposed appointments are from 1 to 3 years, indicated in sequence on the alphabetical list. After each term is up, each member may again come up for renomination.

Mr. A. B. Padgett suggested that names on the Executive Committee that are not on the New Candidates List should be taken off. Therefore, Chairman Langdale asked if there was any objections, there was none.

After considerable discussion, Mr. Bivens suggested that the New Candidates List for Membership be adopted and that the Chairman, Executive Director and the Mayor decide on an 8-10 member Executive Committee that is capable of carrying out the various duties of CACUR.

Mr. Percy Hearle then made a motion that this proposal be adopted, Mrs. Toombs seconded the motion and it was unanimously adopted.

The Chairman then called on Col. Malcolm D. Jones.

Col. Jones then read a Resolution expressing sympathy and condolences to the Widow and Family of the late Herbert Daniel Waldrip, (former CACUR neighborhood Committee Chairman) from the CACUR (copy attached to the file copy).

Page Three

A motion was made by Percy Hearle that this Resolution be sent to Mrs. Waldrip, Mrs. Toombs seconded the motion and it was unanimously adopted.

At 3:15 P. M. Chairman Langdale turned the meeting over to Vice-Chairman Padgett because of important Georgia State business.

Vice-Chairman Padgett then called on Col. Jones.

Col. Jones presented the proposed CACUR Budget to the Executive Committee. The Budget consisted of the remainder of 1969 and a tentative Budget for 1970.

Mr. Padgett suggested that the July to December Budget be adopted and that the 1970 Budget be acted on later.

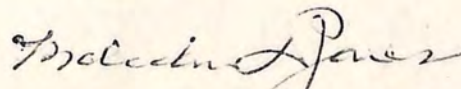
Mr. Percy Hearle made a motion that the July to December 1969 Budget be adopted, Mr. Edgar Schukraft seconded the motion; and it was unanimously adopted.

Col. Jones then presented Vice-Chairman Padgett with the Financial Report, which was accepted. Mr. Padgett then suggested that \$10,000 be transferred from the Checking Account, Trust Company of Georgia, to the Savings Account, Fulton Federal Savings and Loan Association.

A motion was made by Mr. Percy Hearle that the money be transferred, seconded by Mr. Bivens; and it was unanimously adopted by the Executive Committee.

The Meeting was adjourned at 3:25 P. M.

Respectfully submitted,



Malcolm D. Jones
Executive Director

mc

Encls: As stated

Atlanta Journal
7/21/69

Better Citizens Panel

THE CITIZENS Advisory Committee for Urban Renewal is exploring the possibility of achieving a more active role in the decision-making process of the city's urban renewal program.

This is good. We are also glad to see that CACUR may streamline its organization to help facilitate smoother participation in policy formulation.

A large committee membership acting on the details of all plans considered by such groups as the Atlanta Housing Authority, Model Cities, and government planning departments is unwieldy and tends to add confusion rather than distill intelligent citizen comment.

Far better is the current proposal for an eight to 12-man executive committee meeting monthly, backed up by a full membership meeting held quarterly.

The citizens panel will then be in a position to make thoughtful, constructive comment, thus avoiding the "rubber stamp" stigma resulting from inadequate direction.

AMENDMENT
PROPOSAL

BASIC COMMITTEES, CITIZENS ADVISORY COMMITTEE FOR URBAN RENEWAL

CHAIRMAN: Dr. Noah Langdale

VICE CHAIRMAN: Mr. A. B. Padgett

PUBLIC INFORMATION SUB-COMMITTEE:

It shall be the purpose of this Committee to plan and carry out an ongoing program to keep the public informed of urban renewal activities throughout the City. This Committee shall work closely with the Executive Director in arranging frequent press releases, communications with the press, brochures, communications with residents of urban renewal areas, tours of action areas, and other activities to broaden community understanding of renewal and build support thereof.

FUTURE PROJECTS AND PRIORITIES SUB-COMMITTEE:

This sub-Committee shall meet frequently with appropriate staff members of the City and Atlanta Housing Authority to be continuously apprised of plans for future projects and contemplated priority assignments. The sub-Committee will consider these future projects with special attention to priorities in light of total community objectives and other community needs. Especially will this group seek to serve as a sounding board to assure that priority assignments will achieve maximum total community improvement. It will make periodic reports to the full Executive Committee and Committee as needed.

DESIGN PREVIEW AND STANDARDS SUB-COMMITTEE:

This sub-Committee will work closely with the Housing Authority and City Planning Department Staffs in previewing land use plans and design plans in an effort to assure finest quality of renewal and re-development. This sub-committee will help establish standards for excellence in every phase of renewal activity including planned-unit development, spot projects, rehabilitation, etc. . This sub-Committee shall seek advice of such other groups as the Civic Design Commission as needed to assure the highest possible standards of renewal and re-development. This Sub-Committee shall also work with AHA and City Staff in liaison with Federal officials to assure excellence in renewal rather than any mediocre standards.

FINANCIAL PROGRAMMING AND TIMETABLE SUB-COMMITTEE:

This sub-Committee shall become well-informed on financial matters relative to urban renewal and work with the Housing Authority and City in financial programming, not only to assure continuation of renewal activities, but also to assure that long-range community objectives are being accomplished through the entire process. Also, this sub-Committee shall follow-up on active renewal projects to encourage establishment of completion and close-out timetables and shall work with appropriate public officials to assure adequate local financing for continuation of renewal programs. It shall make frequent reports to the Executive Committee and full Committee.

MINUTES OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL
BOARD OF DIRECTORS ROOM
TRUST COMPANY OF GEORGIA
THURSDAY, JULY 17, 1969

The Executive Committee Meeting of the CACUR was called to order promptly at 2:45 P.M. by the Chairman, Dr. Noah N. Langdale, Jr. Those attending were: Mr. Bob Bivens; Mrs. Leonard Haas; Mrs. Grace Hamilton; Mr. George Kennedy; Mr. Charles C. Mathias; Mr. A. B. Padgett; Mr. Richard H. Rich; Mr. Edgar E. Schukraft; Mr. Clayton R. Yates. Committee member in attendance was: Mrs. Adah Toombs; for the Planning Department of the City of Atlanta: Mr. W. F. Kennedy; and for the Atlanta Constitution: Mr. Alex Coffin.

Invitational Notice, Agenda and other related Documents for the meeting are attached to the file copy of these minutes.

Chairman Langdale opened the meeting by welcoming those present.

The Chairman went to the second item on the agenda because Mr. Bob Bivens was late to the meeting. Second on the program agenda was a presentation by Mr. Frank Sheetz of Sheetz and Bradfield, Architects, on "What is Public Housing?"

The presentation dealt mainly with small towns rather than large cities, about the requirements that are set up that make a town or city eligible for public housing. The presentation also gave the number of Housing Authorities that are located in the southern part of the United States, which are:

Georgia	192
Florida	63
South Carolina	19
North Carolina	72
Kentucky	99
Tennessee	78
Alabama	137
Mississippi	40

The Chairman thanked Mr. Sheetz for his presentation to the Committee and asked him about an example of Public Housing he used in his presentation.

Mr. Sheetz stated that that particular project was the Bankhead Project. This project has 500 units, including 4, 5 and 6 bedrooms and cost from \$16,800 to \$18,000 per unit.

Mr. Edgar Schukraft congratulated Mr. Sheetz on his presentation and stated that was the best presentation on Public Housing he had ever seen and the best understood.

The Chairman then asked Mr. Sheetz if Atlanta is behind in Public Housing?

Mr. Sheetz commented that this is really a policy matter, but Atlanta is behind in Public Housing because of the many slum areas that have not been cleared away.

The Chairman then called on Mr. Bob Bivens to make his report to the Committee.

Mr. Bivens reported that he, Doris Lockerman and Mr. W. L. Calloway had made a list of suggested candidates for membership of the Citizens Advisory Committee for Urban Renewal. He further stated that this list is not to be interpreted as final or complete, but rather as a work list to include both additions and deletions. Mr. Bivens made a recommendation that the Chairman review the entire list of Committee appointees in light of newly defined Committee purposes and functions and appoint an 8-12 member Executive Committee for assisting him in carrying out the mission of the Committee.

Mr. Bivens then stated that CACUR needs a re-definition of purpose. This Sub-Committee consists of Mr. Bivens, Dean Alex Lacy and Mr. A. B. Padgett. Mr. Bivens stated that much of the success of Atlanta's urban renewal activity is directly attributable to the fine, active participation of a representative cross-section of citizens who have helped guide the program, ask questions and provide liaison with various sectors of the entire community.

He continued that over the past several years, the approach of urban renewal has changed in many ways, both nationally and locally:

1. Greater emphasis is now being placed on citizen participation in the planning process,
2. Rehabilitation and upgrading are superseding bulldozing and clearance,
3. The new "Model Cities" program introduces a bold new approach,
4. The Neighborhood Development Program (NDP) represents a new, fast-moving approach capable of accelerating the planning and execution of renewal activity to accomplish community goals.

That because of these changes, this is a good time to re-define the mission of the citizens' organization, determine the membership composition necessary to accomplish such mission, and organize the committee to move forward in facing the new challenges ahead.

Mr. Bivens also stated that the Committee is not being approached for advice, but rather is being informed after plans have already been developed and vital decisions and commitments made, and that in fact the Citizens Advisory Committee has become largely a "rubber stamp" organization, in which the intent of Federal requirements is not only aborted, but also in which the valuable resource of talent and mature advice is not brought to bear on vital renewal programs.

If the Committee is to serve in the more constructive role, then the following suggestions are recommended, and membership constituted accordingly:

1. That all plans by the Housing Authority, Model Cities Group, Planning Department and others related to rehabilitation and renewal be presented to the Citizens Advisory Committee or its Executive Committee during the development and before approval so that the Committee may perform its functions of review and be in position to advise, and so that the Committee can help sell the programs through a real understanding of the plans and their importance to the City.

2. That the business community continue its active financial participation in the staff costs of this program, perhaps to the extent of 1/3 of staff costs, with the City paying 2/3 of such cost.

3. That the staff offices be housed in City Hall as close to the Mayor and Assistant Mayor as possible.

4. For retirement purposes and other City benefits, that the Executive Director be an employee of the City of Atlanta.

5. That duties of the Executive Director include the following:

- a. Primarily serving the Chairman of the Citizens Advisory Committee on Urban Renewal,
- b. Provide liaison between the Mayor's Office and CACUR through continuous communication with the Chairman,
- c. Keep well-informed on various activities related to urban renewal by continuous communication with the City Planning Department, Atlanta Housing Authority, Model Cities Staff and others working on renewal related activities,
- d. Through newsletters and other communications, keep Executive Committee and full Committee well-informed on renewal matters,
- e. Suggest pertinent agenda items and review with the Chairman for Executive and full Committee meetings; make all arrangements,
- f. Preparation of the necessary reports and documentation for certification of the Workable Program insofar as applicable to citizens participation,

- g. That he constantly seek ways to strengthen renewal activity and citizens understanding of and participation therein,
- h. Preparation of frequent news releases aimed at building public understanding and support,
- i. Maintain good lines of communications with other organizations such as the Community Relations Commission, Atlanta Youth Council, and others.

6. That a carefully picked cross-section of established and rising community leaders be developed, reviewed by the Chairman, and appointed by the Mayor. (A sub-committee exists on inactive status at the pleasure of the Chairman, ready to propose a list of nominees as soon as the mission of the Committee is agreed upon. This sub-committee consists of R. W. Bivens, Doris Lockerman and W. L. Calloway.)

7. That an Executive Committee be appointed, such Executive Committee to consist of 8 to 12 persons.

8. The Executive Committee shall meet monthly; and the full Committee shall meet quarterly.

9. That special sub-committees shall be appointed as necessary by the Chairman to accomplish specific purposes.

10. In summary, that the Citizen Advisory Committee for Urban Renewal aspire toward achieving a higher standard of excellence in the building and renewal of our great City to serve better our present and future generations.

Because of the time element involved Mr. Bivens stated that the Executive Committee should study the revised list of members (the names that were passed out to each member of the Executive Committee), so that names could be taken off or others added.

The Chairman agreed to discuss this at the next Executive Committee Meeting next month.

The Chairman stated that by 1972 all the money will be used up out of the City funds to build housing (matching funds for NDP areas) that the plan now used is that you must pay as you go.

Mr. Richard Rich stated that therefore money is needed before any action can be taken. Discussion ensued between the Chairman and Mr. Rich on clarification of the matter.

Mr. Edgar Schukraft stated that he has been working on the West End project for about 18 months with the Park Street Methodist Church about building a shopping center. He stated that he wrote the Housing Authority but as yet has not heard from them.

The Chairman then asked if there any objections to having an analysis of the West End Project first on the agenda for the next meeting. There were no objections.

The Chairman then stated that the agenda for the next meeting would be:

1. Analysis of the West End Project
2. Bivens Report
3. New Budget
4. New Members
5. Staggered Terms
6. Sub-Committees
7. Financial Situation of U.R. Program (status of matching funds)

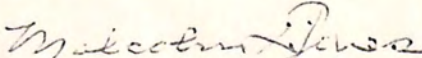
Mr. Padgett stated that it should be recommended to the Mayor that all members have staggered terms.

Dr. Langdale then asked if 2:00 P.M. was a better time for having the meetings? Everyone agreed.

Col. Jones then presented Dr. Langdale with the Financial Report and a draft of the CACUR's Proposed Budget.

The meeting was adjourned at 4:35 P.M.

Respectfully submitted,



Malcolm D. Jones
Executive Director

mc

Encls: As stated

MINUTES OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL
BOARD OF DIRECTORS ROOM
TRUST COMPANY OF GEORGIA
THURSDAY, JULY 17, 1969

The Executive Committee Meeting of the CACUR was called to order promptly at 2:45 P.M. by the Chairman, Dr. Noah N. Langdale, Jr. Those attending were: Mr. Bob Bivens; Mrs. Leonard Haas; Mrs. Grace Hamilton; Mr. George Kennedy; Mr. Charles C. Mathias; Mr. A. B. Padgett; Mr. Richard H. Rich; Mr. Edgar E. Schukraft; Mr. Clayton R. Yates. Committee member in attendance was: Mrs. Adah Toombs; for the Planning Department of the City of Atlanta: Mr. W. F. Kennedy; and for the Atlanta Constitution: Mr. Alex Coffin.

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Chairman Langdale opened the meeting by welcoming those present.

The Chairman went to the second item on the agenda because Mr. Bob Bivens was late to the meeting. Second on the program agenda was a presentation by Mr. Frank Sheetz of Sheetz and Bradfield, Architects, on "What is Public Housing?"

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South Carolina	19
North Carolina	72
Kentucky	99
Tennessee	78
Alabama	137
Mississippi	40

The Chairman thanked Mr. Sheetz for his presentation to the Committee and asked him about an example of Public Housing he used in his presentation.

Mr. Sheetz stated that that particular project was the Bankhead Project. This project has 500 units, including 4, 5 and 6 bedrooms and cost from \$16,800 to \$18,000 per unit.

Mr. Edgar Schukraft congratulated Mr. Sheetz on his presentation and stated that was the best presentation on Public Housing he had ever seen and the best understood.

The Chairman then asked Mr. Sheetz if Atlanta is behind in Public Housing?

Mr. Sheetz commented that this is really a policy matter, but Atlanta is behind in Public Housing because of the many slum areas that have not been cleared away.

The Chairman then called on Mr. Bob Bivens to make his report to the Committee.

Mr. Bivens reported that he, Doris Lockerman and Mr. W. L. Calloway had made a list of suggested candidates for membership of the Citizens Advisory Committee for Urban Renewal. He further stated that this list is not to be interpreted as final or complete, but rather as a work list to include both additions and deletions. Mr. Bivens made a recommendation that the Chairman review the entire list of Committee appointees in light of newly defined Committee purposes and functions and appoint an 8-12 member Executive Committee for assisting him in carrying out the mission of the Committee.

Mr. Bivens then stated that CACUR needs a re-definition of purpose. This Sub-Committee consists of Mr. Bivens, Dean Alex Lacy and Mr. A. B. Padgett. Mr. Bivens stated that much of the success of Atlanta's urban renewal activity is directly attributable to the fine, active participation of a representative cross-section of citizens who have helped guide the program, ask questions and provide liaison with various sectors of the entire community.

He continued that over the past several years, the approach of urban renewal has changed in many ways, both nationally and locally:

1. Greater emphasis is now being placed on citizen participation in the planning process,
2. Rehabilitation and upgrading are superseding bulldozing and clearance,
3. The new "Model Cities" program introduces a bold new approach,
4. The Neighborhood Development Program (NDP) represents a new, fast-moving approach capable of accelerating the planning and execution of renewal activity to accomplish community goals.

That because of these changes, this is a good time to re-define the mission of the citizens' organization, determine the membership composition necessary to accomplish such mission, and organize the committee to move forward in facing the new challenges ahead.

Mr. Bivens also stated that the Committee is not being approached for advice, but rather is being informed after plans have already been developed and vital decisions and commitments made, and that in fact the Citizens Advisory Committee has become largely a "rubber stamp" organization, in which the intent of Federal requirements is not only aborted, but also in which the valuable resource of talent and mature advice is not brought to bear on vital renewal programs.

If the Committee is to serve in the more constructive role, then the following suggestions are recommended, and membership constituted accordingly:

1. That all plans by the Housing Authority, Model Cities Group, Planning Department and others related to rehabilitation and renewal be presented to the Citizens Advisory Committee or its Executive Committee during the development and before approval so that the Committee may perform its functions of review and be in position to advise, and so that the Committee can help sell the programs through a real understanding of the plans and their importance to the City.

2. That the business community continue its active financial participation in the staff costs of this program, perhaps to the extent of 1/3 of staff costs, with the City paying 2/3 of such cost.

3. That the staff offices be housed in City Hall as close to the Mayor and Assistant Mayor as possible.

4. For retirement purposes and other City benefits, that the Executive Director be an employee of the City of Atlanta.

5. That duties of the Executive Director include the following:

- a. Primarily serving the Chairman of the Citizens Advisory Committee on Urban Renewal,
- b. Provide liaison between the Mayor's Office and CACUR through continuous communication with the Chairman,
- c. Keep well-informed on various activities related to urban renewal by continuous communication with the City Planning Department, Atlanta Housing Authority, Model Cities Staff and others working on renewal related activities,
- d. Through newsletters and other communications, keep Executive Committee and full Committee well-informed on renewal matters,
- e. Suggest pertinent agenda items and review with the Chairman for Executive and full Committee meetings; make all arrangements,
- f. Preparation of the necessary reports and documentation for certification of the Workable Program insofar as applicable to citizens participation,

- g. That he constantly seek ways to strengthen renewal activity and citizens understanding of and participation therein,
- h. Preparation of frequent news releases aimed at building public understanding and support,
- i. Maintain good lines of communications with other organizations such as the Community Relations Commission, Atlanta Youth Council, and others.

6. That a carefully picked cross-section of established and rising community leaders be developed, reviewed by the Chairman, and appointed by the Mayor. (A sub-committee exists on inactive status at the pleasure of the Chairman, ready to propose a list of nominees as soon as the mission of the Committee is agreed upon. This sub-committee consists of R. W. Bivens, Doris Lockerman and W. L. Calloway.)

7. That an Executive Committee be appointed, such Executive Committee to consist of 8 to 12 persons.

8. The Executive Committee shall meet monthly; and the full Committee shall meet quarterly.

9. That special sub-committees shall be appointed as necessary by the Chairman to accomplish specific purposes.

10. In summary, that the Citizen Advisory Committee for Urban Renewal aspire toward achieving a higher standard of excellence in the building and renewal of our great City to serve better our present and future generations.

Because of the time element involved Mr. Bivens stated that the Executive Committee should study the revised list of members (the names that were passed out to each member of the Executive Committee), so that names could be taken off or others added.

The Chairman agreed to discuss this at the next Executive Committee Meeting next month.

The Chairman stated that by 1972 all the money will be used up out of the City funds to build housing (matching funds for NDP areas) that the plan now used is that you must pay as you go.

Mr. Richard Rich stated that therefore money is needed before any action can be taken. Discussion ensued between the Chairman and Mr. Rich on clarification of the matter.

Mr. Edgar Schukraft stated that he has been working on the West End project for about 18 months with the Park Street Methodist Church about building a shopping center. He stated that he wrote the Housing Authority but as yet has not heard from them.

The Chairman then asked if there any objections to having an analysis of the West End Project first on the agenda for the next meeting. There were no objections.

The Chairman then stated that the agenda for the next meeting would be:

1. Analysis of the West End Project
2. Bivens Report
3. New Budget
4. New Members
5. Staggered Terms
6. Sub-Committees
7. Financial Situation of U.R. Program (status of matching funds)

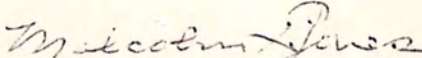
Mr. Padgett stated that it should be recommended to the Mayor that all members have staggered terms.

Dr. Langdale then asked if 2:00 P.M. was a better time for having the meetings? Everyone agreed.

Col. Jones then presented Dr. Langdale with the Financial Report and a draft of the CACUR's Proposed Budget.

The meeting was adjourned at 4:35 P.M.

Respectfully submitted,



Malcolm D. Jones
Executive Director

mc

Encls: As stated

MINUTES OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL
BOARD OF DIRECTORS ROOM
TRUST COMPANY OF GEORGIA
TUESDAY, JUNE 24, 1969

The full Committee meeting of the CACUR was called to order promptly at 2:30 P. M. by the Chairman, Dr. Noah N. Langdale, Jr. Those attending from the Executive Committee were: Mr. T.M. Alexander, Sr.; Mr. William L. Calloway; Mr. Percy Hearle; Dean Alex B. Lacy, Jr; Dr. Benjamin E. Mays; Mr. A. B. Padgett; Mr. Richard H. Rich; Mr. Edgar E. Schukraft. Other Committee members in attendance were: Mr. Fred Burns, Jr.; The Reverend L. M. Terrill; Mr. William A. Toms; for the Board of Aldermen: Mr. John M. Flanigan; for the Finance Department of the City of Atlanta: Mr. Charles L. Davis, Director; Mr. James R. Fountain, Jr.; Mrs. Linda Anderson; Mr. David Harvey; Mr. Michael T. Troncalli; for the Housing Authority: Mr. Thomas D. Eskew and Mr. James W. Henley, Jr.; for the West End Urban Renewal Project: Mr. W. Wilson McClure and Mrs. Barbara J. Ray, an academic intern working for the Housing Authority; for the Model Cities Program: Mr. Johnny C. Johnson, Director and Mr. James L. Wright, Physical Planner; the Urban Design Consultant Mr. Arnall T. "Pat" Connell of Georgia Tech; and for the Atlanta Constitution: Mr. Alex Coffin.

Invitational Notice and Agenda for the meeting are attached to the file copy of these minutes.

Chairman Langdale opened the meeting by welcoming those present and introducing Mr. Malcolm D. Jones, the new Executive Director, to the Committee.

First on the program agenda was the announcement by the Chairman of the meeting of the Executive Committee on June 12, 1969.

The Chairman stated that on June 12th there had been a meeting of the Executive Committee; that some members were concerned about progress of some phases of the Urban Renewal Program and wanted to have certain matters taken up with the Housing Authority and/or other governmental agencies, as appropriate.

The Chairman announced that any recommendations of this nature by members should be submitted, in writing, to the Executive Director and consolidated for presentation to the Chairman for action. (He later explained that the names of those making such recommendations would not be revealed).

The Chairman then announced that the 2nd item on the original agenda (special Committee Report by Mr. Bob Bivens) had been struck because of unavoidable absence from the City of Mr. Bivens. However, the Chairman called on Mr. A. B.

Padgett, member of the Committee and Vice-Chairman, CACUR to give a resume of the Committee's work to-date.

Mr. Padgett reported that the Committee had met and considered a restatement of purpose of CACUR, overall operational policy, structured reorganization and revision of the membership list; and that the committee is working on a report dealing with these matters for submission to the entire membership of CACUR at an early date.

Mr. Padgett mentioned briefly some of the thinking of the Committee on reorganization and possibly recommendation for formation of some sub-committees, relating to special activities which are being initially considered. (Attached to file copy of these minutes).

Mr. Padgett stated that the Committee felt there should be no meeting during July and August of the full membership and that by the September meeting the Committee would have its full report in final form to submit to the overall Committee.

Mr. Rich pointed out that there appeared to be overlapping responsibilities and some duplication of effort.

Mr. Padgett concurred and stated that of course there could, and probably would, be some consolidation; that principal activities pertaining to the overall Urban Renewal Program had been initially listed so as not to overlook any important role.

The Chairman obtained agreement from the members not to meet in July and August, but to hold Executive Committee meetings only during those months and called upon the membership to submit to the Executive Director recommendations for inclusion in the revised membership list.

Mr. Schukraft stated that he would like to advise on the reorganization of CACUR. The Chairman suggested that he meet with Mr. Bob Bivens and Mr. A. B. Padgett privately for this purpose. Mr. Padgett agreed.

Mr. Jim Wright, Physical Planner of Model Cities, was then called upon to present his proposed Model Cities Urban Design Plan. He explained his proposal, in which he was assisted by Professor "Pat" Connell of Georgia Tech. The presentation was essentially a rather intricate and vague proposal for development of a design plan, rather than presentation of plan itself, which has not yet been initiated. (Note: After the meeting Mr. Wright then requested of Dean Lacy endorsement of the proposal by CACUR.)

Mr. Schukraft stated that he was puzzled; that he wants to see action; that if we are not careful, all the monies will be eaten up in planning and administration before the action starts. He then inquired about the special buses now being provided for the Model Cities area which go into West End with nobody riding them?

Mr. Johnny C. Johnson, Director of Model Cities, supplemented the explanation given by Mr. Wright, and explained quite effectively the purpose of the bus route and the theory of other sociological problems which Model Cities is trying to solve.

The Chairman stated that as he understands this, the proposal appears to be one for developing a means for regulating and coordinating services and developments in the Model Cities area and an appeal for monies with which to provide these functions; that much of the monies would apparently be provided by supplemented funds of the Model Cities Program.

Mr. Charles Davis, Finance Director, was then called upon to rediscuss his earlier report of April 22nd to the Committee pertaining to the cost and financial problems of the Urban Renewal Program.

Mr. Davis reviewed the history of the Urban Renewal Program in Atlanta, starting with the McDaniel Street Project, initiated in 1954, which was declared unconstitutional, and the necessity to then obtain special enabling legislation to make Urban Renewal constitutional in Georgia.

He then discussed the initial 3 Urban Renewal Projects adopted in 1955 and Bond Issues floated with which to pay the City's share (other than the sizable credits for improvements in kind). He mentioned that the program has now expanded to 10-12 projects, all of which have been slow to get into execution, usually about 5 years to get off the ground and another 5-10 years to execute.

He then explained the Neighborhood Development Program (NDP) a pay-as-you-go program in yearly increments (plan 1 year and execute the 2nd year, or plan and execute the same year); that this necessitates smaller projects and requires good planning and adequate funding.

Mr. Davis pointed out that by 1973 the City of Atlanta will require \$7,000,000 + to maintain present service levels of the existing Urban Renewal Projects; that new source of revenue will be required.

Mr. Davis then turned the presentation over to Mr. Fountain of his office, who reviewed the financial report of his department, presented initially to CACUR on April 22nd, portions of which have since been updated and revised. Copy of Mr. Fountain's report is attached to the file copy of these minutes. Following are high lights of that report:

For the 8 Urban Renewal Projects in Execution:

Net Project Costs	\$60,000,000
Local Non-Cash Grants -in-aid	20,000,000
Local Cash and Real Estate Credits	1,000,000

Long delayed closing out of these projects, has cost in interest charges alone (included in the Net Project costs) \$4.5 million or 7 1/2 %.

Cash funds to defray local share costs came from 1957 and 1963 General Obligation Bond Issue totaling 3.2 million of which currently \$2.1 million are unincumbered.

Of this amount \$1.7 is expected to be needed for the Bedford-Pine 1970 NDP project.

The \$20,000,000 local grants -in-aid represent the eligible portion of \$29,000,000 local Capital Improvements. 95.2% of the City's total share is represented by non-cash contributions.

Problem Areas:

1. Butler Street Project - Middle School costing \$2 million has been delaying closing of this project (now scheduled for contract in August 1969).
2. a. Rawson-Washington Project - neighborhood Facilities Building costing \$1,000,000, only \$150,000 of which will be an eligible credit.
b. Park costing \$240,000, \$33,000 of which will be eligible.
3. Rockdale -
 - a. Elementary school to cost \$1.5 million
 - b. Park costing \$126,000
 - c. Two primary schools to cost \$1 million each.

"The advent of the Neighborhood Development Program has brought to an end the period during which the City could pledge an improvement and then wait until funding became available before completing it. Under the terms of an NDP agreement, the City must have completed or have under contract all non-cash grants-in-aid pledged for that particular year or contribute the required amount in cash".

The local share of present NDP projects are funded for 1969 with existing Public Improvements amounting to \$10.6 million (including Georgia Tech II and Bedford-Pine).

The 1970 NDP in Bedford-Pine, Model Cities, Edgewood and Vine City is expected to require \$2.7 million cash + \$2.3 million non-cash, both of which are funded. However these include very little activity in Edgewood and Vine City.

If critical slum areas such as Plunkett Town and Lightening are included in the 1970 NDP execution program, these areas will require a direct cash commitment on the part of the City, since no available non-cash credits are currently planned for these areas. (Note: It is unfortunate that substantial potential credits for the Techwood and Hunter Street viaducts were permitted to lapse).

The report continues:

"The City's problems in trying to develop a comprehensive Neighborhood Development Program are basically caused by two factors:

1) The lack of current estimates of the cost to complete the total required activities in each of the project areas.

The development of this information is presently being discussed by the Planning Department, the Finance Department, the Atlanta Housing Authority and Model Cities and hopefully the information can be developed before the end of this year.

2) The fact that the City of Atlanta is approaching the point where we will no longer be able to finance our Neighborhood Development Program with non-cash grants-in-aid without supplementing them with a significant amount of cash.

As an example the estimated cost for completion of the proposed 5-year NDP activities in the Model Cities area is \$91 million. We presently have approximately \$4.1 million in eligible non-cash grants-in-aid with proposed (not funded) improvements totaling approximately \$14 million for the period through 1975. This means that if we are to complete a significant portion of the redevelopment and rehabilitation of the Model Cities area by the end of 1975 the City will have had to come forth with between 3 and 4 million dollars a year starting in 1971 either in the form of additional non-cash items such as sewer separations or as actual cash contributions. This is only the requirement for one NDP area".

Possible sources for additional funds include:

General Funds - already under pressure.

General Obligation Bonds - approved for issue of \$4 million annually.

NDP General Obligation Bond Issue (as a possibility).

New Revenue sources with State approval such as payroll tax or sales tax, with certain portions earmarked for NDP.

The Chairman commented that this indicates we should speed up the closing out of existing projects and that new sources of revenue are needed.

Mr. Calloway put in a plea for additional parks in certain areas of the City.

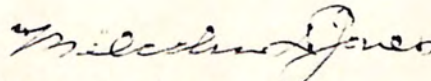
The Executive Director read the financial statement, which was accepted (filed).

A preliminary draft budget was presented by the Executive Director. The Chairman announced the total which he said was quite modest and asked to have the proposed budget reproduced for distribution at the next meeting.

The Chairman then reminded the members again to submit, in writing, any suggestions they have for changes or improvements in the Urban Renewal Program, to the Executive Director for consolidation and consideration at the next general meeting in September. He stated that the originators of such comments would not be revealed.

As there was no further business, the meeting was adjourned at 4:00 P.M.

Respectfully submitted,



Malcolm D. Jones
Executive Director

Encls: As stated (with file copy only).

Invitational Notice
Agenda
Draft reorganization
Finance Department report
Preliminary proposal for budget.

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

DR. NOAH LANGDALE, JR.
CHAIRMAN

A. B. PADGETT
VICE CHAIRMAN

December 16, 1969

MALCOLM D. JONES
EXECUTIVE DIRECTOR

MARY CHRISTENSON
SECRETARY

Dear Member, Executive Committee:

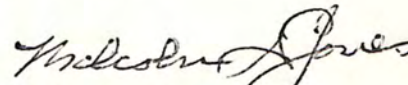
This is to inform you that the concensus of opinion among Executive Committee Members is not to have a meeting of the Executive Committee during December.

Consequently, there will be no meeting of the Executive Committee, CACUR during December 1969.

We hope that by the January meeting of the Advisory Committee, we will be in position to have guidance of the new City Administration to assist in our deliberations.

Chairman Langdale, Vice-Chairman Padgett and I extend Seasons Greetings and wish you a very Merry Christmas and a Happy New Year.

Sincerely,



Malcolm D. Jones
Executive Director

MDJ/mc

THE RENEWER

NEWSLETTER OF THE CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

Vol. VII, No. 10

Atlanta, Georgia

December 1969

NO DECEMBER MEETING OF CACUR. It was the concensus of opinion of members of the Executive Committee that due to impending change of administration in the City and the holiday season that no CACUR meeting be held in December 1969. Executive Committee members were notified of this on December 16, 1969.

NEXT MEETING OF CACUR will be a full membership meeting on FRIDAY, JANUARY 16, 1970, at 2:00 P. M., in Committee Room No. 2, Second Floor, City Hall, 68 Mitchell Street, S. W. This will serve as the official and only notice of that meeting. Let's start the new year off with a good attendance. We hope that all members will attend. Any member of the Executive Committee who cannot attend this meeting is requested to have a representative.

THE EXECUTIVE COMMITTEE meeting for November was held November 21, 1969, in the Directors Room, New Trust Company of Georgia Building. All Executive Committee members attended or had representatives at the meeting. Minutes of the meeting were distributed to all members of the Executive Committee.

MAYOR ELECT, Sam Massell, and Vice-Mayor Elect, Maynard Jackson, were personally invited by the Chairman to the November meeting of the Executive Committee, but were unable to attend.

URBAN RENEWAL AND NDP (Neighborhood Development Program) and their dependance on the Workable Program were explained briefly by the Executive Director for the benefit of new representatives.

NEW HUD POLICY on NDP Projects was explained by Mr. John Matthews of the City's Planning Department. He explained that the 1970 projected Federal Budget for Region III NDP activities had been announced as only \$24,000,000 and that Miami-Dade is scheduled to get about half of that, leaving only \$12,000,000 for the remaining five cities in Region III's Neighborhood Development Program, thus requiring drastic reduction in Atlanta's proposed 1970 NDP.

NO NEW NDP areas was also explained by Mr. Matthews, as part of the new HUD policy announced by Region III in November. Copy of HUD letter is attached (Encl. 1). This means elimination of Plunkettown and Lightning as NDP areas during 1970.

AN INTERIM ASSISTANCE PROGRAM was explained by Mr. Matthews as a new program of HUD which permits Federal assistance in several broad types of activities designed as a "holding action" until an area can be reached by NDP treatment and that the Planning Department was encouraged by Region III HUD officials to develop such a program in Plunkettown; that the Planning Department has developed such a program for Plunkettown for next year and that a similar program for Lightning is being phased about four months behind Plunkettown.

FEDERAL GRANT approval of \$22,000 for Plunkettown under the Interim Assistance Program was announced by HUD December 19.

THE HOUSING AUTHORITY has been requested by the City to administer implementation of the Interim Assistance Program for Plunkettown.

ATLANTA'S OVERALL NEIGHBORHOOD DEVELOPMENT PROGRAM for 1970 was discussed at the November 21 meeting by Mr. Howard Openshaw. Mr. Openshaw stated that Atlanta is scheduled to receive only about \$7,500,000 for NDP during 1970; that Atlanta had asked for \$20.7 million.

Mr. Openshaw stated that there are 26 scattered sites in Bedford-Pine which the City is to acquire in 1970 and 50 properties to rehabilitate in 1970. He also stated that Georgia Tech II area has to be cleared for extension of Georgia Tech during 1970. There are 15 vacant parcels to be bought in the Model Cities area, but that in only 4 out of the 6 areas could the City currently buy the vacant land. (This is because of protest by the Model Cities Housing Committee.) The completion of Ralph McGill Elementary School and the Martin Luther King Middle School are included in the Model Cities program for 1970. He continued that acquisition in the Georgia State area has to be cut back to only three properties of the eight originally requested and that one of these is in connection with construction of a viaduct by the City; that Vine City cannot acquire nearly all the properties desired by its PAC Committee; very little activity in Edgewood; and that only an Interim Assistance Program would be undertaken in Plunkettown and Lightning.

A RESOLUTION proposed by Vice-Chairman Padgett pertaining to the NDP cutback and its disturbing effect on Atlanta was adopted unanimously by the Executive Committee at the November 21 meeting. Copy is attached (Encl. 2).

PROPOSED BUDGET for 1970 was adopted by the Executive Committee at the November 21 meeting.

REORGANIZATION OF HUD is currently under way. HUD officials were invited to explain the principal features at the November 21 meeting, but declined in view of the details still being worked on. However, they offered to appear and make presentation later. We expect to invite them to our January 1970 meeting.

HUD IMPRESSION OF CACUR has been expressed very favorably to your Executive Director by a HUD Official. He stated that HUD is well pleased with the Citizens Advisory Committee for Urban Renewal in its participation in Urban Renewal and NDP; that its activities and recommendations have favorably influenced major decisions in Atlanta's participation in HUD assisted programs. He suggested that the Citizens Advisory Committee for Urban Renewal have a name change, in order to get away from the out dated limited Urban Renewal concept and so that the Committee could broaden its scope to include the entire spectrum of Community Improvement and suggested that consideration be given to changing the name to "Citizens Advisory Committee for Community Improvement" or perhaps simply "Citizens Advisory Committee". Chairman Langdale appointed Executive Committee member, W. L. Calloway, as Chairman of an Ad Hoc Committee (additional members to be added) to consider and report upon a name change for CACUR.

CITIZEN PARTICIPATION has been stressed by a local HUD official as an over riding policy in its Federal assisted programs; that HUD insists that machinery be set up so that minority group views can be heard and are considered, but that such views are not to be considered or used as a veto.

PROPOSED PUBLIC INFORMATION SYSTEM for Model Cities was briefly presented at the November 21 meeting by Father Walter Denero, a graduate of the University of Georgia, who has spent several months working in the Model Cities area.

ACKNOWLEDGEMENT AND THANKS to CACUR have been received from the family of late CACUR member, Marcus Martin, for Resolution of condolence and sympathy adopted by CACUR at its October meeting.

ATLANTA NOT SELECTED AS PROTOTYPE HOUSING SITE under "Operation Breakthrough". HUD notified Mayor Allen December 15 that Atlanta was not chosen as one of the eight prototype housing sites selected by HUD from 218 proposals in 141 localities in 37 States. On December 16 HUD announced that Macon and Memphis had been selected in the Southeastern region. Other cities selected were Sacramento, California; Indianapolis, Indiana; New Castle, Delaware; St. Louis, Missouri; Jersey City, New Jersey; and Kalamazoo, Michigan.

PUBLIC HEARING ON WEST END URBAN RENEWAL PROJECT was conducted by the Planning and Development Committee December 19, 1969, on Amendment No. 3 to the Urban Renewal Plan and Loan and Grant Contract.

The amendment increased the allocation of Federal Grant funds by \$1,069,355 (to a total of \$9,837,005) to acquire 28 properties infeasible of rehabilitation and to meet increased costs of site improvements, public facilities and administrative costs. The Board of Aldermen will consider the amendment at its meeting, January 5.

HUD has advised that it has no intention of approving any subsequent increases in capital grants for the West End Project from the amount now approved, except for increases which might arise pursuant to future Federal legislation. This means that any local funds used beyond the budgeted activity period will not constitute a local grant-in-aid. The Housing Authority has already taken steps to complete all remaining activities within the budgeted period.

The former Executive Director, CACUR, W. S. "Bill" Howland was in town December 18-19 and looked fine. His winter address is 5243 S. W. 63rd Court, South Miami, Florida 33155.

The CACUR staff wishes all members of CACUR a Happy and Prosperous New Year.

Encls: 1. Copy of HUD letter, dated Nov. 6, 1969
2. Resolution by Executive Committee, CACUR



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PEACHTREE SEVENTH BUILDING, ATLANTA, GEORGIA 30323

REGION III

November 6, 1969

IN REPLY REFER TO:

Mr. Lester H. Percells
Executive Director
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30323

3RF

Dear Mr. Percells:

Subject: Neighborhood Development Program
Project No. Ca. A-2
Second Year Activity

We are writing in connection with various conversations held between our offices regarding Atlanta's 1970 Neighborhood Development Application.

As explained in our letter of September 23, 1969, the total Federal Capital Grant funds for the second year's activities in all six Neighborhood Development Programs in Region III has been established as \$24,000,000.

Thus you, and we, are faced with establishing priorities for urban renewal activity in Atlanta. The duty of establishing these priorities rests primarily with the Board of Commissioners of the Atlanta Housing Authority; our role is merely to see that certain national objectives are met. We believe that the priorities should be arranged such that the resulting NDP second Year (1) will be strongly oriented toward the national goals of producing low- and moderate-income housing and creating job opportunities; (2) will call for activity only in areas which were included in the NDP first year; and (3) will avoid activities which have an excessive multiplier effect and therefore will create for next year a demand for Federal money which cannot be met.

We believe it necessary for the Atlanta Housing Authority Board of Commissioners, probably with the assistance of the City Planning Department, to establish a set of priorities for the urban renewal activity in the City. We will be glad to give you any technical assistance you may seek.

Because of the interest which the City Planning Department has in this matter a copy of our letter is being sent to Mr. Collier Gladdin.

Sincerely yours,

John T. Edmonds
Assistant Regional Administrator
for Renewal Assistance

cc: Mr. Collier Gladdin
Mr. Howard Openshaw

Encl. 1

A RESOLUTION

BY THE CITIZENS ADVISORY COMMITTEE FOR URBAN RENEWAL OF THE CITY OF ATLANTA

INFORMING THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF THE EXTREME DISAPPOINTMENT OF THIS COMMITTEE OVER ANNOUNCED CUTBACK IN FEDERAL FUNDING FOR THE 1970 NEIGHBORHOOD DEVELOPMENT PROGRAM; AND POINTING OUT THE DISASTEROUS EFFECT SUCH EXTENSIVE CUTBACK WILL HAVE ON ATLANTA'S NEIGHBORHOOD DEVELOPMENT PROGRAM, COMMUNITY PARTICIPATION AND CITIZEN MORAL IN THE AFFECTED AREAS:

WHEREAS, this Committee has been informed that only \$24,000,000 has been established as available for the second year's activity of the six Neighborhood Development Programs now under way in Region III, which amount equals only 45.9% of the amount allocated for the first year's activity for the six programs; and

WHEREAS, we have also been informed that priorities for the local Neighborhood Development Program should be arranged so as to call for activity only in areas which were included in the NDP first year; and

WHEREAS, neither of these factors was made known locally until after the City of Atlanta had prepared its extensive proposed Neighborhood Development Program for 1970; and

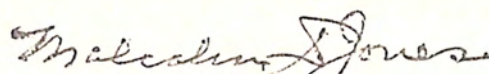
WHEREAS, Atlanta has established a reputation for effectively taking advantage of, and participating in, HUD assisted programs for Community Improvement; and

WHEREAS, this proposed drastic cutback in Federal funding in the Neighborhood Development Program, will seriously effect citizen enthusiastic participation and moral in the affected areas.

NOW, THEREFORE, BE IT RESOLVED by the Citizens Advisory Committee for Urban Renewal of the City of Atlanta, that this Committee is very disappointed over the proposed drastic cutback in the Neighborhood Development Program; wishes to so inform the Department of Housing and Urban Development; and urges that every possible consideration be given Atlanta in future funding for NDP.

BE IT FURTHER RESOLVED by the Citizens Advisory Committee for Urban Renewal that copies of this Resolution be furnished the Secretary of the Department of Housing and Urban Development of the United States; and the Regional Administrator, Region III, of HUD.

Official:



Malcolm D. Jones
Executive Director
Citizens Advisory Committee for
Urban Renewal

This the 21st Day of November 1969

CITIZENS ADVISORY COMMITTEE
FOR URBAN RENEWAL

OFFICE OF THE MAYOR
CITY HALL—ATLANTA, GA. 30303
PHONE 524-2745

DR. NOAH LANGDALE, JR.
CHAIRMAN

December 16, 1969

MALCOLM D. JONES
EXECUTIVE DIRECTOR

A. B. PADGETT
VICE CHAIRMAN

MARY CHRISTENSON
SECRETARY

Dear Member, Executive Committee:

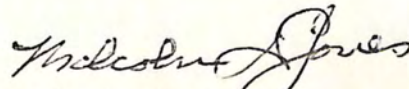
This is to inform you that the concensus of opinion among Executive Committee Members is not to have a meeting of the Executive Committee during December.

Consequently, there will be no meeting of the Executive Committee, CACUR during December 1969.

We hope that by the January meeting of the Advisory Committee, we will be in position to have guidance of the new City Administration to assist in our deliberations.

Chairman Langdale, Vice-Chairman Padgett and I extend Seasons Greetings and wish you a very Merry Christmas and a Happy New Year.

Sincerely,



Malcolm D. Jones
Executive Director

MDJ/mc

CITY OF ATLANTA



October 17, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

DAN E. SWEAT, JR., Chief Administrative Officer
MRS. LINDA E. PRICE, Executive Secretary

MEMORANDUM

To: Mayor Allen
From: George Berry
Subject: Attached Contracts

These agreements are in order and alright for you to sign.

They are agreements for the City to buy parcels of land in the Rawson-Washington and in the Bedford-Pine Urban Renewal Areas. The three parcels in the Rawson-Washington area are for a park, an extension to the Dunbar School, and a site for a Neighborhood Facilities Building. The parcel in the Bedford-Pine Area is for a park.

Funds to acquire these properties have been appropriated and the decision to acquire them was made some time ago in the Urban Renewal plans for the various areas.