

*Office of the Mayor*

ROUTE SLIP

TO: Earl Sanders

FROM: Ivan Allen, Jr.

- For your information
- Please refer to the attached correspondence and make the necessary reply.
- Advise me the status of the attached.

*Notes*  
*Ree*

Recommended Price Reductions  
on 221 lots in Thomasville U. R. Project

No reductions on single lots

Group of 10 lots            Reduce \$100 per lot

Group of 20 lots           Reduce \$150 per lot

Group of 30 lots           Reduce \$200 per lot

Group of 50 lots           Reduce \$250 per lot

Group of 100 lots          Reduce \$300 per lot

All lots at one time      Reduce \$350 per lot

Office of the Mayor

ROUTE SLIP

Housing Resources Committee

TO: Mayor Allen

FROM: R. EARL LANDERS

- For your information
- Please refer to the attached correspondence and make the necessary reply.
- Advise me the status of the attached.

This procedure was  
cleared with Jones and  
Gladin

Noted

RL

William W. Gates  
3407 Roswell Rd. N. E.  
Atlanta, Georgia 30305  
(404) 233-6040

*J. Gates*  
March 24, 1967

Urban America Inc.  
1717 Massachusetts Ave., N. W.  
Washington, D. C. 20036

Attention: Mr. James P. Twomey

Dear Mr. Twomey:

A conference was held with Messrs. Cecil Alexander and Malcolm Jones in the City Hall today.

Mr. Alexander stated that he discussed your letter to him dated March 10, 1967 with Mayor Ivan Allen. The Mayor indicated that he is in agreement with your terms providing that no fees are to be collected either by Urban America inc. or me for my services in connection with projects submitted to the Housing Resources Committee for guidance or advice.

I was instructed to advise you accordingly.

The Housing Resources Committee at present confines it's activities to low and medium cost housing within the Atlanta City Limits and therefore in my opinion, in which Messrs Alexander and Jones concur, proposed projects in the five county metropolitan area outside of the City Limits would be considered in the same category as Savannah, Macon and other Georgia cities.

Very sincerely yours,

cc: Mayor Allen  
Mr. Alexander  
Mr. Jones.

W.W. Gates



January 5, 1967

Mr. Cecil A. Alexander,  
44 Broad Street, N. W.,  
Atlanta, Georgia 30303

Dear Sir:

Attached is a brief summary of my background as  
requested.

Sincerely,

*Bill*

Telephone 233-6040

**CLASS OF SERVICE**

This is a fast message unless its deferred character is indicated by the proper symbol.

# WESTERN UNION

## TELEGRAM

W. P. MARSHALL  
CHAIRMAN OF THE BOARD

R. W. MCFALL  
PRESIDENT

**SYMBOLS**

**D** = Day Letter  
**NL** = Night Letter  
**IT** = International Letter Telegram

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406A EST FEB 14 67 AB070  
-A LL054 NL PD ATLANTA GA 14  
MAYOR IVAN ALLEN  
CARE STATE CAPITOL ATLA  
DEAR GENTLEMEN:

THE ATLANTA BRANCH OF THE NAACP SPONSORED A HOUSING CONFERENCE FEBRUARY 11TH AND WITH THE COOPERATION OF MALCOLM JONES, ALDERMAN Q V WILLIAMSON AND FIVE REPRESENTATIVES FROM THE DEPARTMENT OF HUD, HOUSING NEEDS AND GOALS WERE SHARED WITH 53 OF ATLANTA'S LEADING CIVIC, SOCIAL, AND CIVIL RIGHTS CITIZENS.

FROM THE CONFERENCE EVOLVED SEVERAL RESOLUTIONS AND RECOMMENDATIONS WHICH WERE UNANIMOUSLY APPROVED BY THE GROUP THE RESOLUTIONS WERE BROAD IN SCOPE BUT REALISTIC IN CONCEPT DEALING SPECIFICALLY WITH BASIC ISSUES OF FAIR AND EQUAL HOUSING FOR ALL CITIZENS.

THE FOLLOWING AREAS ARE INCLUDED IN THE DOCUMENT PLACING SPECIFIC EMPHASIS ON EACH ISSUE; 1. BALANCE OF DISPERSION IN

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A LOSS IN PD ATLANTA GA 14  
MAYOR IVAN ALLEN  
CORE STATE CAPITOL ATLA

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WITH BASIC ISSUES OF FAIR AND EQUAL HOUSING FOR ALL CITIZENS.  
THE FOLLOWING ARE INCLUDED IN THE DOCUMENT PLACING  
SPECIFIC EMPHASIS ON EACH ISSUE: 1. BALANCE OF DISTRIBUTION IN

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# WESTERN UNION TELEGRAM

W. P. MARSHALL  
CHAIRMAN OF THE BOARD

R. W. MCFALL  
PRESIDENT

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A LLC54 PAGE TWO

NEW PUBLIC HOUSING CONSTRUCTION. 2. ELIMINATION OF ALL PATTERNS OF SEGREGATION IN EXISTING HOUSING UNITS 3. ESTABLISHMENT OF NON-DISCRIMINATORY PRACTICES AND PROCEDURES IN ALL PUBLICLY FUNDED HOUSING

4. RE-EMPHASIS ON HUMAN VALUES OF RENEWAL WITH THE REHOUSING PROGRAM 5. NEIGHBORHOOD STABILIZATION 6. FAIR HOUSING LEGISLATION AND OTHERS

THESE RESOLUTIONS ARE READY FOR US TO SUBMIT AND WE SUGGEST YOU AFFORD US THE OPPORTUNITY TO SHARE THESE IMPORTANT ISSUES WITH YOU AT YOUR EARLIEST CONVENIENCE. WE FEEL OUR CONFERENCE AND ITS INITIAL RESULTS WILL BENEFIT YOUR COMMITTEE IN DETERMINING WAYS AND MEANS BY WHICH YOU'LL PURSUE A SOLUTION TO THIS VAST AND SERIOUS PROBLEM CONFRONTING OUR CITY... HOUSING.. DECENT HOUSING FOR EVERY CITIZEN

HOUSING FOR EVERY CITIZEN  
AND SERIOUS PROBLEM CONFRONTING OUR CITY... HOUSING... DECENT  
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PROGRAM 5. NEIGHBORHOOD STABILIZATION 6. FAIR HOUSING LEGISLATION  
4. RE-EMPHASIS ON HUMAN VALUES OF RENEWAL WITH THE RENOVATING  
FUNDED HOUSING  
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OF SEGREGATION IN EXISTING HOUSING UNITS 3. ESTABLISHMENT OF  
NEW PUBLIC HOUSING CONSTRUCTION. 2. ELIMINATION OF ALL PATTERNS

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18619



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# WESTERN UNION

## TELEGRAM

W. P. MARSHALL  
CHAIRMAN OF THE BOARD

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PRESIDENT

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A LLC54 PAGE THREE

DOCTOR A M DAVIS PRESIDENT OF ATLANTA NAACP.

DOCTOR A M DAVIS PRESIDENT OF ATLANTA NAACP.

C- 18620



# Jammed City Hall Seeks More Space

By RALEIGH BRYANS

Atlanta plans to shoe-horn a little extra floor space into City Hall but it still faces overcrowding, which suggests to at least one official that a major city hall annex will be a must in five years.

To meet space demands already confronting it, the city is preparing a 6,000-square-foot addition to City Hall—the first such in the 37-year life of the Spanish-Gothic structure.

The addition is to occupy a "well" or "court" between 2-story wings at the second- and third-floor levels on the south, or Trinity Avenue, side of the building.

The sum of \$150,000 has been set aside for the addition and for some alterations that will be made in the aldermanic chamber, which occupies the second floor of the existing west wing.

Building Supt. Howard Monroe, whose department will supervise the contemplated expansions and renovations, says he expects to select an architect for the job soon.

ATLANTA'S City Hall was completed and occupied in 1930 and long ago proved inadequate to house all of the city government's growing departments and services.

Some years ago, for example,

the school department relinquished most of its space in the hall and occupied the building next door that did house the old city health department.

Last year, three other city departments moved out of the hall and down the street, to a building at 260 Central Ave. that is dubbed "City Hall Annex." The departments were sanitary, parks and personnel.

In City Hall itself, there have

## STREET MARKS TIME

IRON MOUNTAIN, Mich., March 30 (UPI) — Iron Mountain and Kingsford on Michigan's Upper Peninsula share a street.

Going from one side of that street to the other could take an hour Saturday, the day Iron Mountain goes on Eastern Standard time. Kingsford won't go on Eastern Standard until 24 hours later, at 2 a.m. Sunday.

been many remodelings which carved space from hallways and such to augment the office space available. An example is a ground floor job that expanded the city cafeteria.

"If we continue to grow at the rate we are now, we're going to have to make some major provision for additional office space within the next five years," Mr. Monroe says.

"We're simply outgrowing this building — every building we've got. We're scattered over a two-

block area, and that's not good I think we ought to start planning now for a major new annex.

CITY HALL SQUARE occupies the city block bounded by Mitchell Street on the north, Washington Street on the east, Trinity Avenue on the south and Central Avenue on the west.

In the square is City Hall itself and the building that houses the school department. A con-

siderable space is given over to lawns and to parking space.

Mr. Monroe feels a major secondary building could be erected on the Trinity Avenue side of the existing City Hall but he thinks any such structure would have to incorporate parking floors.

## More Doctorates

WASHINGTON, March 30 (AP). The proportion of Lutheran seminary and college professors with earned doctor's degrees has increased from 40 per cent in 1960 to 57.1 per cent at present, an educational survey shows.

**WANTED**

One More Customer

Apply Immediately

**PICKRICK  
FUNITURE**



*Further to my letter of Dec. 20, 1966. I still maintain that slums are people, not brick or mortar*  
*S. A. Boesinger*

ANOTHER WATTS, SOME SAY

# Tenants Pledge Rent Strike

By D. J. R. BRUCKNER

Los Angeles Times News Service

ST. LOUIS, Feb. 4—Almost 2,000 tenant families of the largest public housing development here are preparing for a rent strike March 1 against the Public Housing Authority in an effort to force major improvements in living conditions.

Tenant spokesmen who set the strike deadline said the alternative to over-all upgrading of the huge development is widespread rioting. Tenants referred to "another Watts" and some teen-agers told a reporter, "It's coming, man, it's coming big!"

Involved in the dispute are the Pruitt homes and the Igoe apartments which form a single housing complex about two miles from downtown St. Louis. They are operated by the housing authority for low-income tenants.

Representing the tenants is the Pruitt - Igoe Neighborhood Corp., a community group organized last summer by the Urban League and the War on Poverty to upgrade the community.

Housing authority officials and members of the city's board of aldermen agree that conditions at the development have deteriorated rapidly in recent years. But the housing authority is required to operate entirely from rent receipts, and the officials say they do not have the money to make needed repairs.

RECENTLY, they promised to begin major repairs in the spring, but tenant spokesmen said work must begin immediately if the strike is to be avoided.

When it was built 13 years ago, Pruitt - Igoe was widely praised as one of the best public housing facilities in the na-

tion. Today, it is the worst slum in St. Louis' Negro ghetto.

Pruitt-Igoe is 43 similar-looking buildings, each with 11 floors, set in a tract of 30 square blocks. The land around them is strewn with broken bottles, empty cans and piles of debris.

Inside, the buildings are worse than outside. Each building has one elevator which stops only at the first, fourth, seventh and 10th floors. A reporter went into four buildings before he found an elevator that worked.

The hallway walls are gray cement stone blocks. They never have been painted. Most of the floors also are gray. They are commonly filled with piles of trash and broken glass. At night, they are overrun by rats and mice and bugs.

The stench in some buildings is overwhelming; many ventilating fans do not work. Broken windows are common, and many refrigerators and drain pipes do not work. A number

of kitchen stoves no longer work because tenants over-used them to heat their cold apartments.

BANDS OF roving youths jam the elevators, break laundry machines and windows and knock out hallway lights.

About 10,000 people live in Pruitt-Igoe, and all but one of the 2,000 families is Negro. More than 60 per cent of the families have no male head of household and an equal percentage are on public relief.

The tenant corporation's demands include adequate heat and hot water immediately, immediate repair of broken stoves, refrigerators, windows and elevators, and regular police protection to replace the two guards assigned by the housing authority to the entire project.

It also wants a janitor assigned to each building, contending that the present assignment of one for two buildings is insufficient. It wants immediate

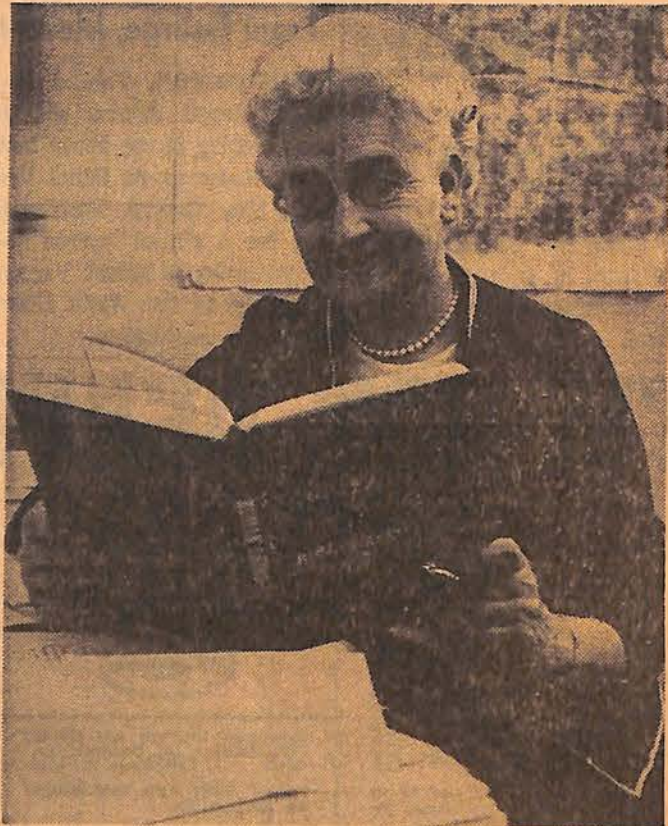
attention given to work orders placed by tenants which the corporation says have been ignored for months.

All these things, the corporation says, must be done on a crash program.

Eugene Porter, corporation president, claims his corporation represents 1,900 of the 2,000 tenant families and could enforce its rent strike easily. The housing authority says a rent strike would, in fact, cut off even the meager operating funds it now has for the project.

## Hayes' Parties Quiet

WASHINGTON, Feb. 4 (AP) — The most sedate gatherings ever held at the White House were perhaps the mid-Victorian hymn sings and prayers to which President and Mrs. Rutherford B. Hayes asked friends on Sunday evenings. The Hayeses did not serve alcoholic beverages even at state dinners.



~~DR. BEARD PREPARING HER REPORT  
 She Pen Pal to Several Hundred Centenarians~~

~~THEY DELIGHT RESEARCHER~~



cc: The Honorable Richard J. Daley, Mayor  
City of Chicago  
Chicago, Illinois

cc: The Honorable Jerome P. Cavanaugh, Mayor  
City of Detroit  
Detroit, Michigan

cc: The Honorable John V. Lindsay, Mayor  
City of New York  
New York, New York

cc: The Honorable John B. Collins, Mayor  
City of Boston  
Boston, Massachusetts

cc: **Mr. John Gunther**  
Executive Director  
U. S. Conference of Mayors

cc - *Cecil Alexander*

cc: Mr. Patrick Healey  
Executive Director  
National League of Cities

The Honorable John J. Sparkman  
Room 3203 New Senate Office Building  
Washington, D.C.

The Honorable Wright Patman  
House Office Building  
Washington, D.C.

The Honorable William A. Barrett  
Room 2304 Rayburn House Office Building  
Washington, D.C.



## Potentials for Low-Income Housing in Atlanta

### INTRODUCTION

The purpose of this report is to explore the low-income housing market in Atlanta and to locate sites for 5000 units so they might be constructed in the shortest possible time. The report is organized under the following headings:

1. Projects underway.
2. Projects in planning.
3. Proposed sites.
4. Low-rent housing proposals.
5. Financing.
6. Summary and recommendations.
7. Appendix.

Information on existing projects and projects in planning was obtained from the Atlanta Housing Authority. The Housing Code Section of the Building Department, Atlanta Youth Council and the Planning Department collaborated on site location.

### 1. PROJECTS UNDERWAY

#### Perry Homes

A 140 unit public housing addition to Perry Homes is now in the final stage of working drawings and specifications which should be going out to bid by the end of 1966. The addition contains large 3, 4 and 5 bedroom units situated across Proctor Creek from the existing project and adjacent to the Gun Club park site now under development. A bridge across Proctor Creek linking the existing and proposed projects has recently been completed by the city.

Units are expected to be available by July or August, 1968.

No community facilities are being made available within the addition but two rooms will be added to the existing Community building across Proctor Creek in the existing Perry Homes project. Schools in the area are operating at capacity enrollment now. The proposed elementary school in the Rockdale project is expected to relieve the situation but is not yet funded.

Local shopping facilities are also badly lacking in the area.

#### Thomasville

Three hundred and fifty units of Public Housing, 16 of which will be for the elderly, are now in the "schematic design stage". Plans are scheduled for completion in February, 1967. The project will be executed in stages with the first units completed by May or June, 1968.

Situated in the Thomasville U.R.A., north of McDonough Road and south of the proposed right-of-way for the Lakewood Extension (Expressway), this project will become a part of the Thomasville Community. Dobbs Elementary School where Thomasville children attend is operating at capacity enrollment, which means that a new elementary school will have to be built. The site has been set aside but the school is not funded.

#### Rawson-Washington

McDaniel Street Public Housing, which is now in the construction stage, will consist of 650 units, including 154 high-rise units for the elderly.



Completion dates are scheduled as follows:

248 units - October 1967  
402 units - March 1968  
650 units (including elderly) - October 1968

A community building will have day care facilities and auditorium space divisible into smaller rooms. The high-rise for the elderly has space for social activities, arts, crafts and meeting rooms.

An elementary school and park will be built adjacent to the project. An architect has been hired for the school which is expected to be finished in two years.

## 2. PROJECTS IN PLANNING

### Rockdale

Recent interest in the development of 221(d)(3) housing in the Rockdale U.R.A. has prompted the city's Planning Department and Housing Authority to produce a new development plan for the Rockdale Project which has been predicated on the principle of cluster development to make best use of the rough topography.

The amendment to the project has been completed. It is expected that the land can be offered in December 1966 and close March 1, 1967.

The Rockdale Project will add 1500 units to the low income housing market, but due to F.H.A.'s unwillingness to finance more than 150 units at a time it could take at least ten years to complete the project.

Existing Rockdale Elementary School expansion for 500 pupils and a proposed elementary school for 1,000, neither of which have been funded, will serve pupils both inside and outside the project. An existing Health Center in the project will continue to serve the area.

### Public Housing

Housing Assistance Administration (formerly P.H.A.) has approved a reservation for 1200 Public Housing units and 300 units under the new Low-Rent Leasing Program for Atlanta's relocation needs. Units will be divided between the four Urban Renewal projects now in various planning stages - Bedford-Pine, East Atlanta, Vine City and Cooper-Glenn. Each one of the projects is being planned with a full complement of community facilities to serve the housing, educational, recreational, and social needs of the people. Each one of the proposed Urban Renewal areas except East Atlanta is to get a Community School which will provide city recreational, social and educational services as well as space for E.O.A. neighborhood programs.

### 221(d)(3)

A number of 221(d)(3) projects are in the planning stage:

- (a) The Atlanta Housing Authority is offering thirteen acres at Hunter Street and Northside Drive in the University Center U.R.A. to provide 260 units.
- (b) The Atlanta Housing Authority is also ready to offer a 7.5 acre site between Capitol Homes and I-20 East which would provide 122 units.
- (c) A third stage of Wheat Street Gardens in the Butler Street U.R.A. will provide an additional 149 units of low rent housing.



- (d) A number of other sites are under private negotiation for 221(d)(3) housing.

### 3. PROPOSED SITES (See Map - Low Income Housing Sites)

Information on vacant property obtained from C.I.P. data has been plotted and 40 sites have been located varying in size from 1.5 acres up to 112 acres, totaling 809 acres+. Locations with acreages appear in Table I. Each of these sites needs study in greater detail to obtain information on the following and other items so that intelligent decisions can be made.

- Topography
- Utilities
- Community Facilities
- Transportation
- Zoning
- Employment Market
- Housing Market
- Adjoining Land Use.
- Environmental Factors
- Desires of potential residents

Housing on any site should not be considered until each one of these items has been thoroughly studied.

### 4. LOW-RENT HOUSING PROPOSALS

Table II indicates that the six Urban Renewal Areas now in various planning stages will produce a relocation load of 7025 families now living in substandard housing. In addition to this, if all families which the CIP has found to be in structurally and environmentally substandard housing were provided standard housing, 25,000 housing units would have to be provided for low-income families. This is a monumental task, one which will require not only new concepts and techniques but also financial resources (\$362,500,000.00 based on the current net cost, \$14,500.00 of public housing units).

The question of whether the city can afford such a program must be weighed against whether the city can afford the waste of human resources and human dignity as well as the implied dangers in the ever widening gap between the poverty ridden and the middle and upper income group. It has been proved over and over again that most social problems come out of the slum environments - the crime rate and the records of jails and mental institutions testify to this.

It is important that the emphasis of any new program be directed toward upgrading the individual, not just building up an inventory of housing. To have any real value, programs to improve housing conditions must be coordinated with programs to improve the educational, vocational, social and economic potential of the poor.

It is obvious from the attached Table III that the city is going to need a greatly expanded low-income housing program in order to come up with 5,000 new units immediately. It is also obvious that new concepts and new techniques of designing and constructing low-income housing should be explored if we are ever going to be able to meet relocation and migration needs.

#### Explore High-Rise Needs Objectively

Study the use of the high-rise apartment buildings as a part of the total housing program. There are problems involved in the use of high-rise but many such as play space, elevators, corridors, lighting, private space and acoustics can be resolved through good design and a feeling on behalf of everyone involved that the environment should be one in which people can maintain their individuality; where pride and self-respect can be built, not degraded; and where communication between the resident, management and the city are in good working order. Facilities to improve the socio-economic situation of low income people must be built into the



program or else another "ghetto" is the result. The design and location of high rise should take into consideration whether single people, young married couples, the elderly or families with children are being accommodated. Community facilities would be different in each case. Transportation is another important factor.

Excerpts from various publications are inserted in the Appendix to point out some of the advantages and problems which are a part of high-rise living.

The open-corridor scheme for high-rise living has many advantages over the inner-corridor and is particularly suited to our climate. The use of escalators, utilization of roof and yard space, underground parking, common facilities and management all need open-minded investigation.

#### Develop High-Rise over Stadium Parking

A proposal which deserves study is the development of high-rise apartments over the parking area east of the Atlanta Stadium. Parking decks which take advantage of the thirty-foot drop in grade between Fulton St. and Georgia Ave. could provide the additional parking needed for the stadium as well as parking for the apartments. Such a scheme would provide apartments for young working people and the elderly. The site has excellent access to transportation and the downtown and would create a good relocation resource.

#### Use Pre-Fab to Cut Construction Time

Pre-Fab techniques for housing have been used successfully in many nations. For a number of reasons - lack of interest, conservatism and preservation of the status-quo by labor, real estate developers and builders - pre-fabing has been held back in the U.S.A. However, it is being used to solve low-income housing needs in Miami, Florida; Michigan City, Indiana; Rapid City, South Dakota and Chicago, Illinois. Grants are available from the Federal government to underwrite pre-fab demonstrations.

Pre-fabs have a number of advantages:

- (a) Faster construction.
- (b) Ease of maintenance by the use of concrete and other low maintenance materials.
- (c) Achievement of variety by the arrangement of wall panels, window openings, balconies, etc.
- (d) Machine-made components with close quality control produce a product superior to that of conventionally built housing.

Pre-fab construction has no cost advantage; however, savings are reported in maintenance. The great advantage is in faster construction which makes up a good part of Atlanta's problem.

#### Use Small Sites

The city should expand its thinking to encompass development of low-income housing on small sites of one acre minimum. This approach might increase administrative work but if we are really serious about solving our housing problems, the program must be one which encompasses a wide variety of solutions - not just the typical large public housing development whose drawbacks are well known.

- (a) Loss of identity.
- (b) Social and economic segregation.



- (c) Institutionalized appearance of the project (an area set apart for a segregated group)

Every effort should be made to make the low-income housing a part of the neighborhood.

Use Mobile Homes to Create Instant Housing

The use of Mobile Homes should be given study. They provide a cheap way of furnishing limited housing which has the great advantages of speed, small site development costs and mobility.

Use Rehabilitation Whenever Possible

Methods should be developed to use rehabilitation of existing structures to a greater extent. Rehabilitation has the three distinct advantages of not adding to the relocation load, improving the environment of existing neighborhoods, as well as the pride and involvement of the people. Such a program requires a close working relationship between the city and the people as well as a willingness on behalf of the city to adopt new methods of dealing with such problems as:

- Redevelopment of small lots
- Provision of open space
- Community facilities
- Community relations
- Financing

Use Cooperative Home Building to Give Vocational Training and Resident Participation

Another idea which needs exploring to add greater flexibility to our housing program is the enlisting of help from neighborhood people to help in building their homes or apartments. Such a program would be feasible if Pre-Fab techniques were used and would give the people a sense of pride and responsibility in their homes and neighborhood.

The cooperative could be set up so that the rent paid would actually go toward the purchase of the home or apartment if the people so desired. In dilapidated areas of owner occupied property, land might be pooled for cooperative building.

Enlist Support of Non-Profit Organizations and Foundations

Non-profit organizations should be sought out and a meeting called to acquaint them with the housing needs of the city and advise them of the various programs available in the low-income housing field.

5. FINANCING OF LOW-INCOME HOUSING

Financing for low-income housing is available by a number of methods:

\* Federal

- 221(d)(3)
- Public Housing
- Turnkey
- Acquisition and Rehabilitation
- Rent Supplement
- Leasing

\* These programs are covered in Sections 106, 107, 116, 117 and 120 of Federal Aids to Local Governments.



City

City financing  
Public and private partnership

Private

Private foundations  
Cooperatives  
Public and private partnership

Low-income families should be able to buy their own homes or apartment units by making payments in lieu of rent. The city needs to explore financing which would allow people to remain in their homes even when their incomes rise above a certain level.

## 6. SUMMARY AND RECOMMENDATIONS

- A. This report will accomplish a great deal if it does no more than suggest some really exciting possibilities and techniques for low-income housing, and stress the need to develop a program.
- B. Ideas have been suggested, some of which may be out of the question. It is necessary, however, to explore every idea. The following procedures are recommended for developing solutions to the problem:
1. Organize a brain storming session which would include imaginative professionals, city officials and citizens in the low-income group to suggest and refine ideas.
  2. A slide presentation should be made to city officials, private developers and others to show them the latest and most imaginative solutions to low-income housing.
  3. As a follow-up to the Housing Conference, appoint key private developers and architect-planners and sociologists to a committee for effecting the production of low-income housing.

The committees could be organized according to the various housing proposals. Suggested chairmen and committees are as follows:

Chairmen

Developers:  
Charles Ackerman  
Tom Cousins  
John Portman

Architect-Planners:  
Joe Amisano  
John Gould  
Paul Muldawer  
Alan Salzman  
Ike Saporta  
Andrew Steiner

Sociologists:  
Jack Schmidt

Committees

High-rise  
Pre-fab  
Mobile Homes  
221(d)(3)  
Rehabilitation  
Cooperatives

The above represent a nucleus for a list.

Community service should be stressed because some of the projects may have limited profit potential. Call attention to the fact that if private development does not build this housing, public housing will take over the low income market.

Chairmen would appoint their own committees which would constitute subcommittees under the general chairmanship of the Housing Resources Committee.

The city would provide staff and research facilities for the various committees.

- C. There are 4,645 low-income housing units scheduled for completion over the next five-plus years, which is a long way from the immediate need of 5000 units.
- D. A large resource of vacant land (over 800 acres) has been located for additional study.
- E. Make it possible for the city to buy vacant land for low-income housing in advance of actual need.
- F. A well planned program cannot be put together overnight. Haste could result in a lasting mistake that the city would pay for in human problems.
- G. The planning of a low-income housing program for Atlanta to attack the total problem, not just increase the housing inventory, should be started immediately. The program should seek to do the following:
  - Outline goals.
  - Study existing and new kinds of financing.
  - Better site plans.
  - Integrate housing with existing neighborhoods and study techniques for this purpose.
  - Study management problems.
  - Study tenant and ownership problems.
  - Plan urban renewal and low-income housing together for a fifteen year period.
  - Develop an inventory of low-income housing sites and reserve them for future use.
  - Develop a program which is based on many different types of projects and housing techniques so that the city can draw from a wide resource base and at the same time give low-income people the kind of accommodation which is best suited to their needs.

Prepared by:  
Planning Department  
City of Atlanta  
November 21, 1966



November 15, 1966

TABLE I  
Housing Resources on Privately Owned Vacant Land

<u>Proposed Sites</u>	<u>Acres</u>
1. Anniston and Woodbine Avenues - East Atlanta-----	4
2. N. side of East Expressway east side of Grant Street-----	2
3. E. side of Stadium (over) parking lot-----	17
4. Various sites within Summerhill area-----	
5. Rich's property at E. Expressway and Chester Avenue-----	20
6. McDonough Blvd. in area of Chosewood Park-----	12
7. Custer Avenue east of Chosewood Park-----	12
8. Southwest corner of Cleveland and Hapeville Road-----	14
9. Jonesboro Road (east side) south of Hutchens Road-----	10
10. North of intersection of Jonesboro Road and Circumferential Expressway-----	63
11. Gilbert Road north of Flynn Road-----	10
12. Poole Creek Road (s. side) east of Crown Cork and Seal Co.-----	42
13. Various vacant sites east of South Expressway between Ashwood Avenue and Reynolds Drive-----	
14. West of South Expressway at Manford Road-----	24
15. Salvation Army College on Stewart Avenue-----	6
16. Various vacant sites in Cooper-Glen Area-----	
17. Carter Street and Electric Avenue-----	2
18. North Avenue at Elm and Vine Streets-----	11
19. Westview Drive at Holderness Street-----	7
20. Oakland Drive (w. side) south of Richland Road-----	5
21. Plaza Avenue (s. side) east of Greenwood-----	1.5
22. Bridges Avenue (n. side) west of Dovers Alley-----	1.5
23. Arlington Avenue at Selwin-----	2
24. Simpson Road (s. side) west of Lincoln Memorial Park Cemetery-----	8
25. Hightower Road (e. side) north of Simpson Road-----	14
26. Cushman Circle area-----	20
27. Campbellton Road, east of Stanton Street and west of Ft. McPherson-----	27
28. Southwest side of Gordon Road at City Limits-----	21
29. Boulder Park Drive (s. side) west of Brownlee Road-----	13
30. Railroad Avenue, North side between Valley Road and Lakeside Drive-----	5
31. Grove Park (e. side) south of Rockdale Park Area-----	60
32. Gun Club Road and Alvin Drive-----	60
33. Brook Avenue between Hollywood and Lotus Avenue-----	10
34. North Grand Avenue north of Center Hill Park-----	13
35. James Jackson Parkway west of Magnolia Cemetery-----	35
36. James Jackson Parkway north of Etheridge Drive-----	44
37. Proctor Drive (unimproved) (s. side) west of James Jackson Parkway-----	41
38. Watts Road (e. side) north of Bankhead Highway-----	24
39. Watts Road (w. side) north of Bankhead Hwy. to Northwest Drive-----	112
40. Skipper Drive and Harwell Road-----	36
TOTAL	<u>809</u>

Note: Only vacant properties have been listed. Many large lots or tracts with only one structure have not been located

November 15, 1966

TABLE II  
Relocation Needs

<u>Project</u>	<u>Estimated Families To Be Displaced</u>	<u>No. Dwelling Units Proposed</u>	<u>Net Loss of Housing Supply</u>
Georgia Tech #2	358	0	358
Bedford Pine	1190	671	519
East Atlanta	1072	780	292
Vine City	2324	990	1334
Cooper-Glenn	1983	?	?
Plunkettown	98	0	98
	<hr/>	<hr/>	<hr/>
<b>TOTALS</b>	7025	2441	2601



TABLE III  
LOW-INCOME HOUSING SCHEDULE

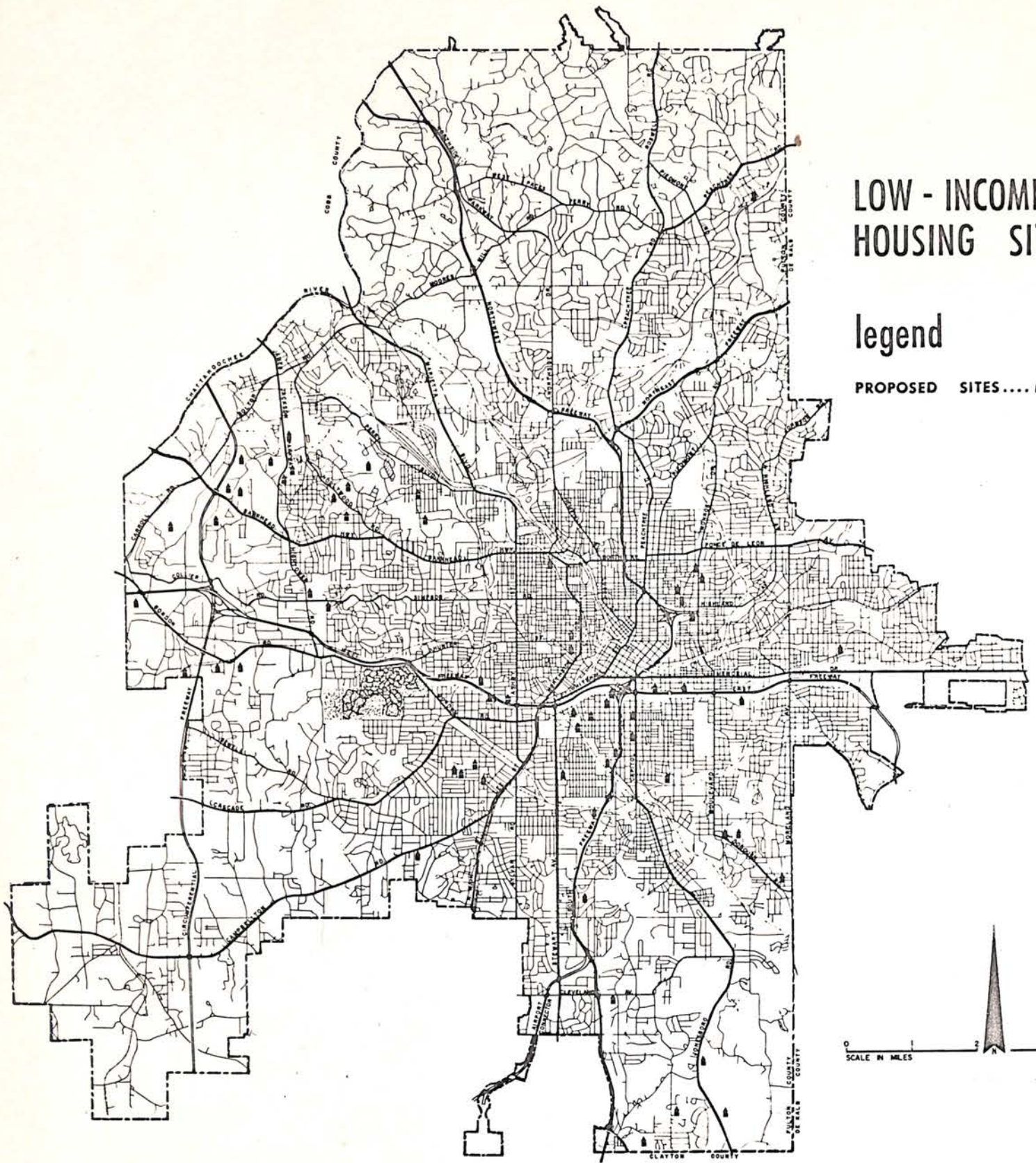
<u>PROJECT</u>	<u>AVAILABLE</u>				<u>TOTAL</u> 1970 → ?
	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	
<u>Public Housing</u>					
Perry Homes Addition		140			140
Rawson-Washington	248	402			650
Thomasville		350			350
Urban Renewal Projects in Planning- Bedford-Pine, Cooper-Glenn, East Atlanta, Vine City		Not scheduled			1200
<u>221(d)(3)</u>					
Rockdale			150	150	1500
Wheat Street Gardens		149			149
Rawson-Washington			122		122
University Center			234		234
		Not scheduled			300
<u>Low Rent Leasing</u>					
	—	—	—	—	—
<b>TOTAL</b>	<b>248</b>	<b>1041</b>	<b>506</b>	<b>150</b>	<b>4645</b>



# LOW - INCOME HOUSING SITES

## legend

PROPOSED SITES .... &



0 1 2 3  
SCALE IN MILES



APPENDIX



The three plan studies which follow are taken from Methods of Reducing the Cost of Public Housing.

Research Report of the School of Architecture  
Pratt Institute                      Brooklyn, New York

Sponsored by the New York State Division of  
Housing                                      New York, N. Y.



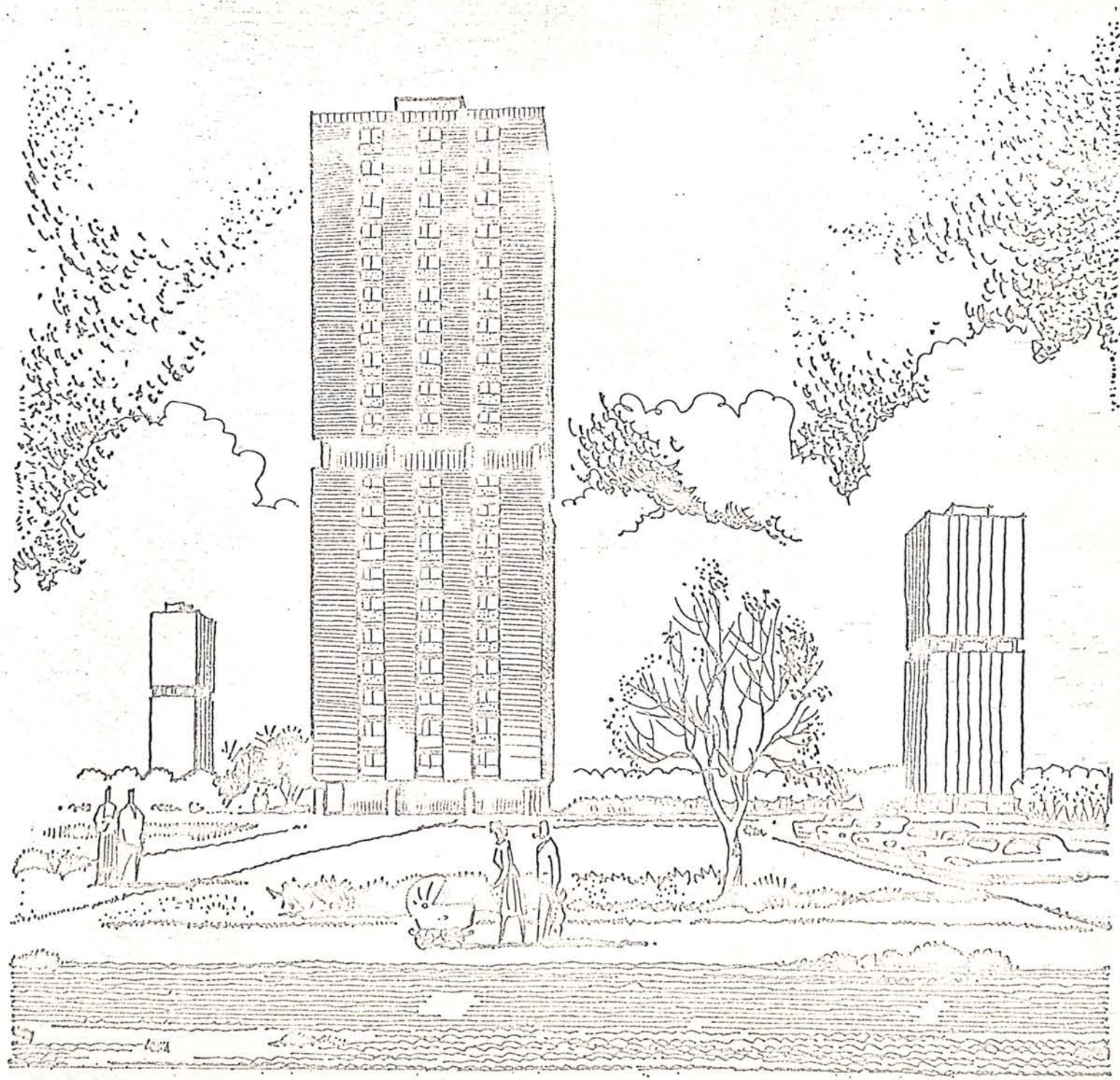
This is the name given to a plan type which is approximately square, with the rooms disposed around all four sides of a central service core. It has been used successfully for middle-income housing in New York and Chicago since the late 1940's. As far as could be ascertained, the tower scheme has not yet been used for low-income housing, probably for the reason discussed below.

The tower scheme has a number of advantages and one serious disadvantage. It is readily apparent that the compact plan results in a minimum of perimeter construction and the shortest possible utility runs, with attendant economies. Even more significant is the reduction in the amount of expensive public corridor space; in the tower scheme the area of public corridor per construction room is about half that in the interior-corridor scheme, and public corridor space is relatively expensive as will be shown in Chapter Four.

In most cases, the tower plan provides cross-ventilation and two exposures for each apartment, a very desirable arrangement as far as livability is concerned. The tower scheme also offers advantages in site-planning. The square plan is easy to dispose, even on an irregular site, and when used in large projects, it results in a greater feeling of openness on the site than occurs when long narrow buildings are used.

A serious economic handicap to the tower scheme is the high cost of elevators. Providing only four to six apartments per floor, as compared to ten to twelve apartments per floor in the interior-corridor scheme, the cost of elevators per dwelling unit is thus two to two and one-half times higher in the tower scheme. For this higher cost, greatly improved livability is provided. This scheme is presented here in the belief that the economies noted in the paragraphs above will offset the higher cost of the service core, thus affording improved livability at no increase in cost.





Perspective of Tower Buildings .



## 2 OPEN-CORRIDOR SCHEME

In this type of building all of the apartments are reached by means of outdoor corridors or "elevated sidewalks," as they are sometimes called. The characteristic shape of such a building is long and thin. The open corridor scheme has been used for low and middle-income housing in many places, both in this country and abroad.

Improved livability is the outstanding advantage of this scheme. Every apartment has through-ventilation and two exposures, and every apartment can have the most favorable orientation. All rooms, including bathrooms, have outside light and ventilation. The interior corridor, which in practice is often an unpleasant space — narrow, dark, and smelly — is eliminated entirely. These gains are partially offset by some loss of privacy for the rooms that open on the corridor.

The open-corridor scheme eliminates the cost of mechanical ventilation for the bathrooms and the cost of the interior corridor with its expensive finishes. But the open-corridor, being "single-loaded," must be at least  $1\frac{1}{2}$  times as long as the interior corridor. Since codes limit the maximum distance from an apartment to a stair, the open-corridor building must either be content with few apartments per floor or, as in the example shown here, it must separate the two required stairs. The open-corridor, of course, need not be heated but some provision must be made for snow removal; in New York the Building Department requires the installation of electric heating cable in the floors of all open corridors. Since all apartment doors open to the outside, these doors must be of the exterior type and must be weatherstripped. The long, thin building shape, with its high proportion of perimeter to enclosed area, is not basically economical, nor, in a high-rise building, is it basically stable; extra cost for wind-bracing must be assumed.

In view of all the items noted in the previous paragraph, it might be concluded that the economic position of the open-corridor scheme is unfavorable. But this is not the case. Recent cost studies for a newly designed public housing project in New York indicate very substantial cost savings resulting from the use of the open-corridor scheme.

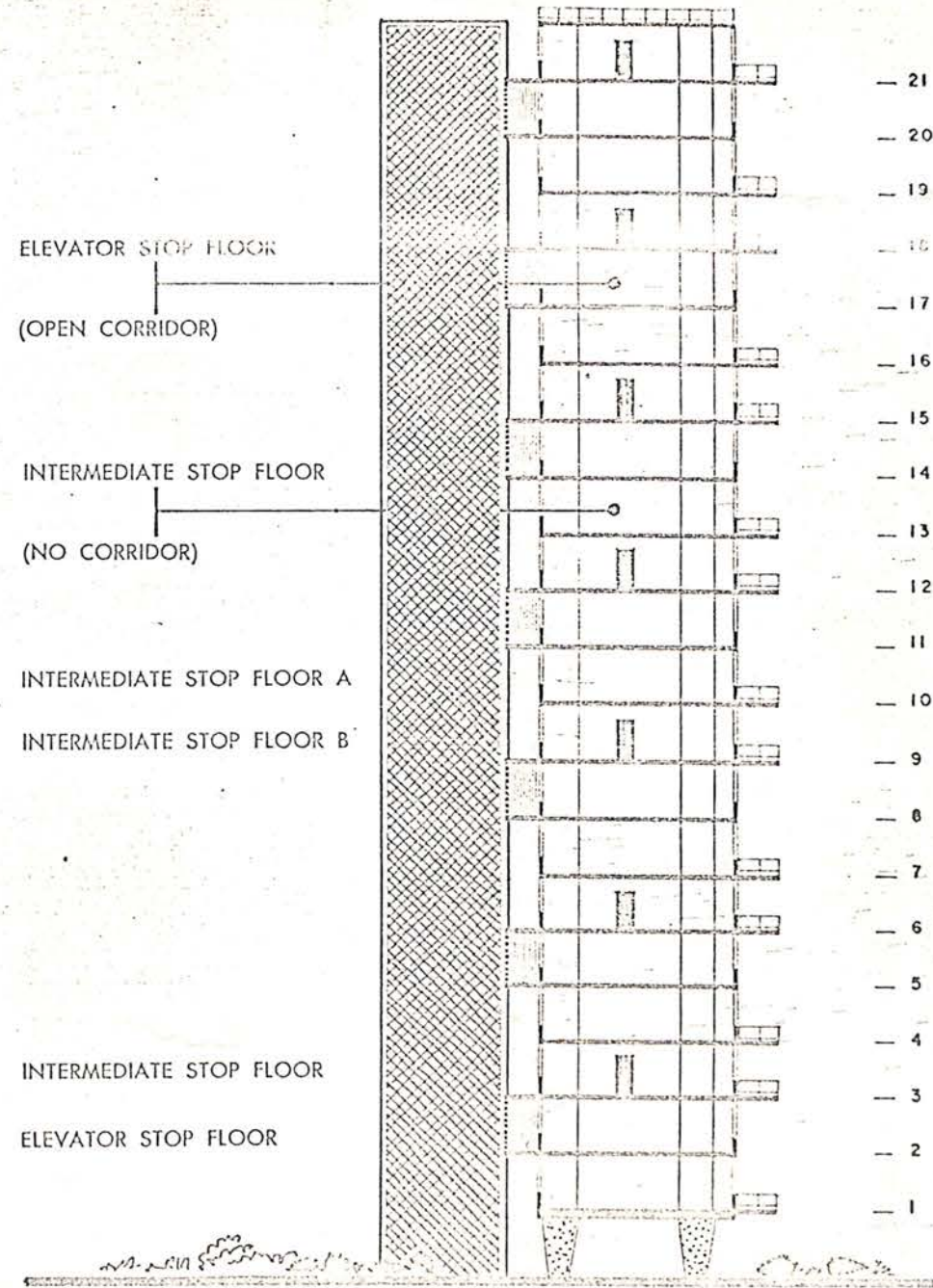


In the example presented here and on the following pages, the open-corridor scheme has been combined with skip-stop elevators. In this arrangement the elevators stop only at every third floor; tenants on the intermediate floors have to walk up or down one floor. The open corridor occurs only at elevator-stop floors. All apartments open off the corridor; stairs are within the apartments and are maintained by the tenant. This scheme has been used in a noted upper-income project in Cambridge, Massachusetts, and in a proposed low-income project in New York.

The skip-stop scheme saves the cost of two out of three corridors and elevator doors and controls. Against this saving must be balanced the cost of the private stairs and the fire escape balconies in two out of three of the apartments. A significant advantage of this scheme is the elimination of most of the privacy problem. By placing the larger apartments on the intermediate floors, it was possible to arrange the plan so that no bedroom opens on a corridor.

The structural system employs regularly spaced reinforced concrete columns, two per bay, with the floor slabs cantilevered 4 feet beyond the columns on each side. This framing system is discussed in detail in Chapter Two. Stair and elevator towers have been placed outside the building proper, and designed to supply windbracing for the tall, narrow building.

Required distribution of apartment types is provided in one building. The two basic floor plans are detailed on the following pages along with alternate floor plans required for complete distribution. This distribution is explained in chart form on the following page.



Cross-section through Open-Corridor

SEE PLAN NEXT PAGE



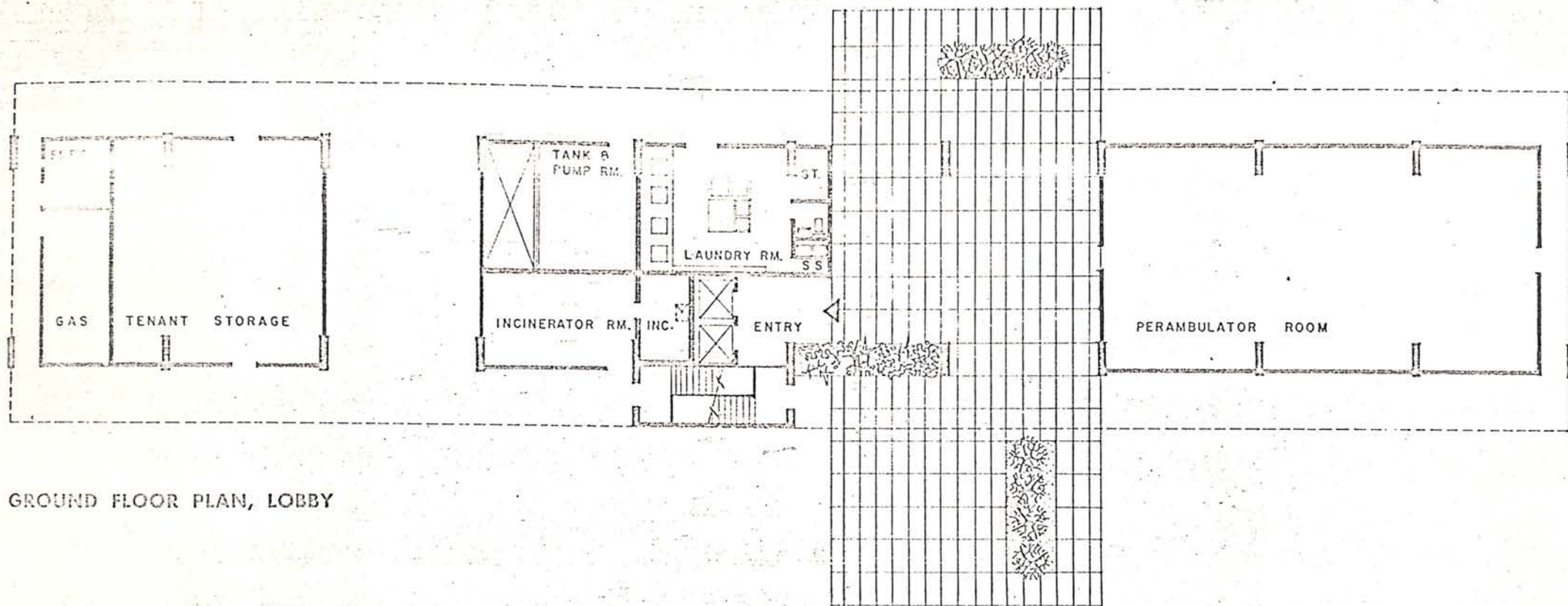
The interior-corridor scheme is now in common use for low and middle-income housing. It is a simple and economical scheme, permitting ten to twelve apartments per floor. It does not, however, provide cross-ventilation except for the four corner apartments. In New York City public housing, the requirement of cross-ventilation for all apartments having more than one bedroom has produced a variation of this scheme in which the service core forms a "pinched waist" which permits the four adjacent apartments to meet the technical requirements for cross-ventilation. Since in practice the improvement in the ventilation of these four apartments is slight, if any, and the cost of providing it is considerable, this requirement has been ignored in the example presented in the following pages. It is believed that if cross-ventilation is to be considered a primary value, then the open-corridor or the tower scheme should be used rather than the interior-corridor scheme.

Like the other examples in this Chapter the interior-corridor scheme is shown with no basement, with regular column spacing, and with the full distribution of apartment types in a single building. In common with the open-corridor scheme, it employs a two-column bay with cantilevered floor slabs, a structural system which is discussed further in Chapter Two.

The ground floor plan of the building is shown at the right. Since there is no basement, the facilities usually found there have been located above ground. The remainder of the ground floor has been left open to provide useful covered space and pleasant vistas through the building.

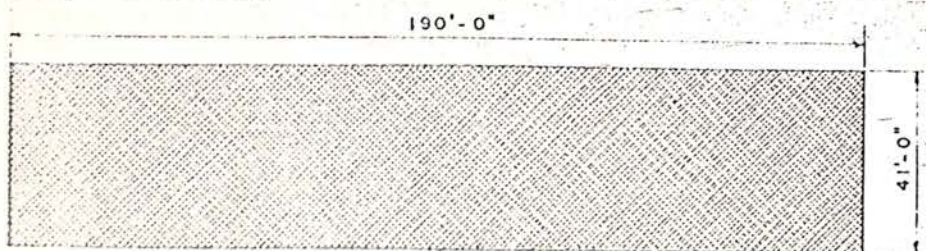
The main purpose of the interior-corridor scheme as presented here is to study the suggestion that the living room might be used also for sleeping. The reasons for considering this idea are discussed in the following pages, along with the suggested planning solutions for putting it into effect. If this idea should be considered feasible from the point of view of livability, the cost savings would be very appreciable, since one bedroom would be eliminated from each apartment. The reduction in area is shown graphically at the right.



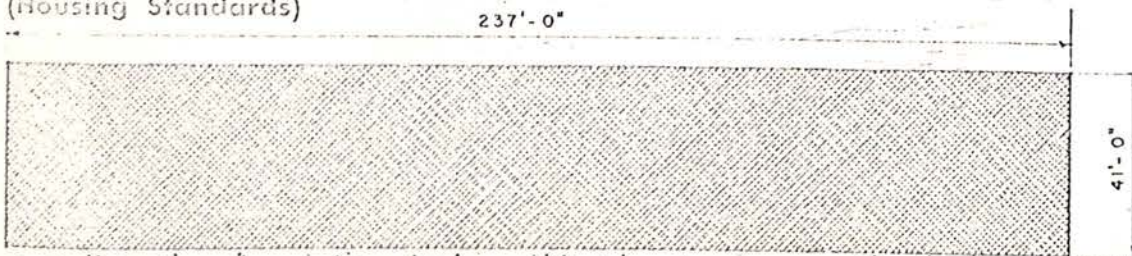


GROUND FLOOR PLAN, LOBBY

BUILDING BLOCK B  
(As per this study)



BUILDING BLOCK A  
(Housing Standards)



B

A

The lower block shows the size of the building designed according to usual housing standards. The upper block shows, at the same scale, the size of the building designed for this study. The reduction in length is 47 feet and the saving in floor area is 1927 square feet, or approximately 20%. The reduction in cost would be somewhat less than 20% since plumbing, kitchen equipment, and elevators are not affected, but the saving should amount to more than 15% of the cost of the building.



**Foreword by the  
Public Housing Administration**

Today an increasing number of families are, or eventually will be, living in high-rise apartment buildings. Our experience clearly indicates that such an environment sometimes brings forth unusual family and management problems which thus far have not been adequately delineated and analyzed.

This report is a compilation and evaluation of the responses of local housing authorities, experienced in high-rise design and management, to questionnaires and interviews. It is neither a statement of Public Housing Administration policy nor a set of standards. Nevertheless, I believe it will prove helpful not only to local housing authorities, their architects and managers, but to all who may be considering the use of high-rise structures for family living.

Miss Elisabeth Coit's extensive professional experience makes her eminently qualified to do this provocative study. She was Principal Project Planner of the New York City Housing Authority for many years and is a fellow of the American Institute of Architects.

As Public Housing Commissioner, I am deeply concerned with the proper resolution of the problems of high-rise housing and believe sincerely we can do much more than we have in the past to orient our design to family needs and management realities. While this paper does not give final solutions, it does identify many of the perplexing situations relating to livability and operations in high-rise housing and offers suggestions for further exploration.

*Marie C. McGuire*

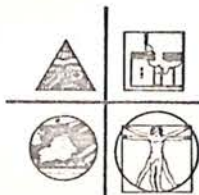
MARIE C. MCGUIRE  
Commissioner  
Public Housing Administration

**Report on  
Family Living  
in High  
Apartment  
Buildings**

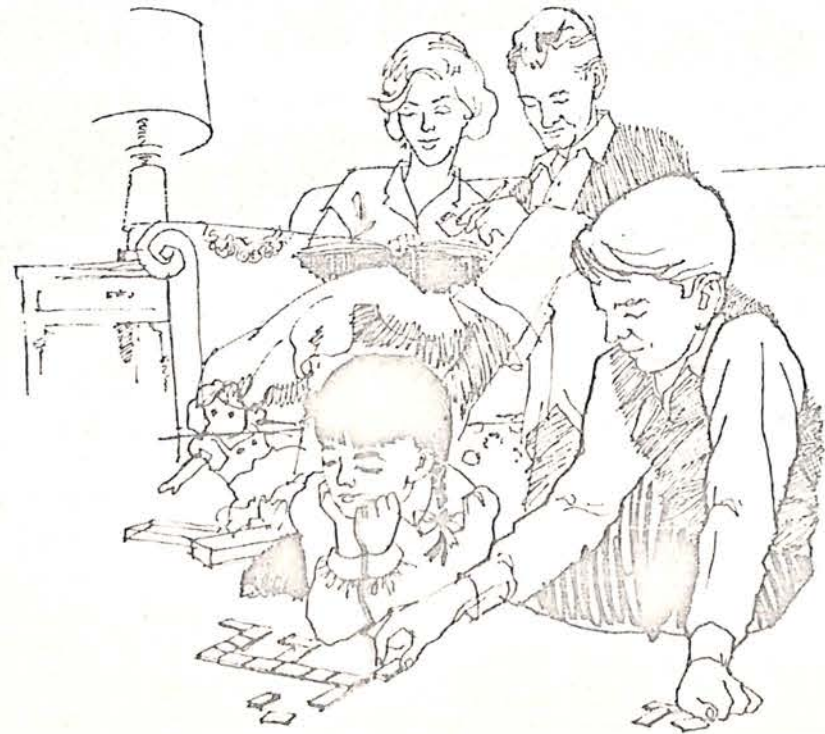
Elisabeth Coit FAIA

PUBLIC HOUSING ADMINISTRATION ■ HOUSING AND HOME FINANCE AGENCY

May 1965



## *Preface*



Urban living is more and more the pattern of modern life all over the world. The tall elevator-serviced apartment house rises up in tiny Italian towns, in new cities of India, in Paris suburbs, and not the least in the United States, author of the skyscraper.

Housing authorities faced with high land costs are of necessity providing elevator buildings at least for part of their inventory. They are persuaded that not all design techniques used successfully in row-house and walkup apartment buildings are appropriate for high structures.

The accompanying report contains suggestions, in large part provided by these ingenious authorities, that make for ease and economy in long-term management practice and in family satisfaction and cooperation.

It is not to be taken as a final word. Authorities look for a new approach in the design of urban structures and turn to the architect for imagination and invention, tempered by a practical knowledge of problems inherent in densely occupied building groups.

Public housing developments are not in their nature "institutions" and need not look or feel as if they were. They are built for people. Their design must call forth people's interest, acceptance and understanding, must stimulate their initiative, and meet their social requirements.

Nadine Gordimer, South African author, has said in another context, "An utterly impossible job—to improve the living conditions and morals of people while at the same time stifling their opinions and taking away from them any responsibility for their own destiny".

Authorities are concerned with techniques that will result in a "possible" job. This report offers suggestions toward that end. Its purpose is to supply a foundation of experience upon which the architect will build his own New Jerusalem in a "green and pleasant land" ■



The image of a new city has been accepted by citizens and is being implemented with the aid of Federal and local government. Schemes are proposed and undertaken to break with old traditions and to provide a new, lively metropolitan complex.

Public housing is part of this complex. Its developments must be designed in keeping with the invigorated city so that they will be a satisfaction and a pride to all citizens.

Elevator-serviced buildings, 16, 20 stories, and even higher, are becoming a necessary part of the supply of "decent, safe and sanitary" housing within the framework of community development.

Renewal schemes in rundown city areas and new highways slicing through the outskirts result in masses of families turned loose, many of whom must be accommodated in public housing developments. Also the impact of in-migration from the countryside, and the notable increase of individual family size are as well known to architects as to sociologists.

This report will acquaint architects with some difficulties encountered in tall buildings populated by families many of whom lived formerly in decrepit city slums and by others unused to urban living.

All large-scale housing developments have complex problems, but there are certain ones that characterize high-rise buildings and require special thought for solution. Chief among these are:

1. Separation from the ground. Babies and small children need sunny play space close to their mothers; parents and older children want the equivalent of a nearby porch for informal gatherings, relaxation, and for making the acquaintance of new friends.
2. Loss of identity, as well as a sense of pressure in the multiple-family floor of a many-familied structure. Ranks of pigeonhole dwellings close together make difficulties both for the gregarious and for those who cherish privacy. The first type misses opportunity for self-expression in the impersonal trafficways of narrow corridors and crowded elevators; the second is oppressed by the closeness of his many neighbors.

Different, and sometimes conflicting, solutions are here offered to the architect for his discriminating evaluation.

The report also contains notes of experiments now being discussed by

authorities to further increase orderly management of the property, resulting in tenant satisfaction and consequent acceptance of responsibility for the fabric of the buildings.

The architect will need to visit existing developments, both with authority personnel and by himself, for firsthand observation. He will review housing publications and guides. He will study the results of experimental schemes and demonstration buildings as they develop, such as parking troughs at Flemingdon Park, Toronto, or the forthcoming Pratt Institute (Brooklyn) study of construction methods that is sponsored by the HHHFA. He will not scorn any scrap of practical information.

Architects and authority staff must work closely together from the first sketches to the "As-Built" drawings. The authority supplies detailed management experience, knowledge of the market, and its own official relations with city departments and community organizations. The architect should aid in developing the program and offer a physical translation of it. He provides experience with new materials and construction methods, and an inventive attack on problems posed by the authority. He will stress the importance of good workmanship as well as appropriate materials.

Both architect and authority should make use of the social scientists' contribution. For one example, a French study of workers' families showed that people with less than 8-10 square meters of space per person had twice as many social and physical disorders than those with 10-14 meters.<sup>1</sup>

Both must have clearly in mind the end client, the tenant family. No development is better than its management but, equally, no good management is possible without tenant cooperation in the techniques of apartment living. One authority has a slogan, "Demonstrate to tenants that management cares: tenants will care."

Public housing has its own traditions, properly based on the need for rigid economy, both in capital costs and maintenance expenses. But, as M. Roland of the Paris Opéra said recently, "How agreeable it is and how necessary to break intelligently with tradition and routine".

<sup>1</sup> From address to the American Institute of Architects' Convention, 1963, by Dr. Edward T. Hall.

## Introduction



Statue of G. W. Carver . . . Amendola, Sculptor



## *the Grounds*

### INTRODUCTION

The first view of a housing development gives tenant and visitor alike a strong impression, whether or not it is a conscious one. This is particularly true of groups of tall buildings where greenery cannot disguise and soften building shapes and positions. The high masses dominate the scene.

A simple pattern of well-spaced structures comfortably set in landscaped grounds may be attained in many different ways. A study model with movable buildings can be advantageous to architect and authority during the first phases of design. Some architects think themselves fortunate if a combination of high and low buildings is contemplated, whether attached or separated, as it gives them scope in the overall design. This, of course, must be justified by land cost and subsoil conditions and by the benefit gained by housing large families near the ground.

One-story extensions or separate low buildings for management-maintenance offices, community spaces, for a row of shops, even for a school (the authority will no doubt explore that possibility with the local board of education), all these break up vertical masses and provide eye-level accents.

Among the 12 "Aspects of Quality" listed by Robert Katz, the 2 that he thinks most neglected are "blending into the neighborhood" and "individuality." Mr. Katz also believes that a livable design should be, so far as is possible, based on a specific program with allowance for future adaptation.<sup>1</sup>

<sup>1</sup> *Intensity of Development and Livability of Multi-Family Housing Projects.* Robert D. Katz. FHA Technical Studies Program, No. 509. 1963.



Study Model



High and Low Buildings . . . Harold F. Kellogg; Thomas Worcester, Architects

### SITE DESIGN

Architects studying occupied developments will do well to make some visits on rainy days. A pool here or a puddle there witnesses insufficient study of drainage requirements and of the ground settlement to be expected.

They may also find, in any weather, tenant-made or even staff-made walks not in the original design, or an uninviting amount of expensive chain-link fencing.

Public streets within the site are unhandy for easy tenant circulation and are unsafe in developments teeming with children. Private streets protected by movable stanchions will take care of maintenance trucks, moving vans, or emergency vehicles for buildings within the site. Authorities prefer, if possible, to have building entrances near public streets.

### Difficulties Encountered

- Lawns crossed by unplanned paths or caged in by high metal fencing.
- Traffic snarls at building entrances.
- Corner cutting at walk intersections.
- Dreary aspect of uninterrupted asphalt surfaces in walks and recreation areas.
- Erosion.
- Damage to plant material.



## Suggestions

- a. Walks planned where people need and want to go; e.g., direct access from buildings to public streets, transportation stops, schools, shops, as well as convenient pathways to playgrounds and to all entrances within the site.

Lawns raised 18 inches or so above surrounding grade, sometimes higher to form a windbreak for benches set against the retaining wall.

- b. Entrances planned to avoid cross-traffic concentration.

Walks from entrances designed as a "horn of plenty" to accommodate the outrush of children.

- c. Walks curved at intersections.

Radii designed for snow-removal machinery in cold climates.

*NOTE: A heating tunnel under main walkways is said to pay for itself in ease of repairing lines and in lowering snow removal costs.*

- d. Concrete walks as well as asphalt, each defining certain uses. Colored concrete patterns in malls and play spaces to provide play material and interest.

Walks edged with cobbles or bricks set in cement.

Curbs designed to avoid trimming grass by hand.

- e. Turf or ground cover on steep slopes.

Drain basins with top masonry courses that can be raised or lowered easily if unexpected settlement or heaving occurs.

Raised lawn areas.

- f. Massed shrub beds have built-in protection.

Thorny bushes are more effective than "Keep Off" signs.

The budget for trees is better spent on reasonably well-grown ones than on a larger number of small trees.

Existing trees stand up best of all when site design can incorporate them.

Vines on building walls add to the supply of greenery at little expense and keep children from marking walls.

Flower beds to be used in competitions between old and young tenants or residents of different buildings stimulate respect for all plant material.

Garden plots for vegetables are successful in some areas.

## PARKING

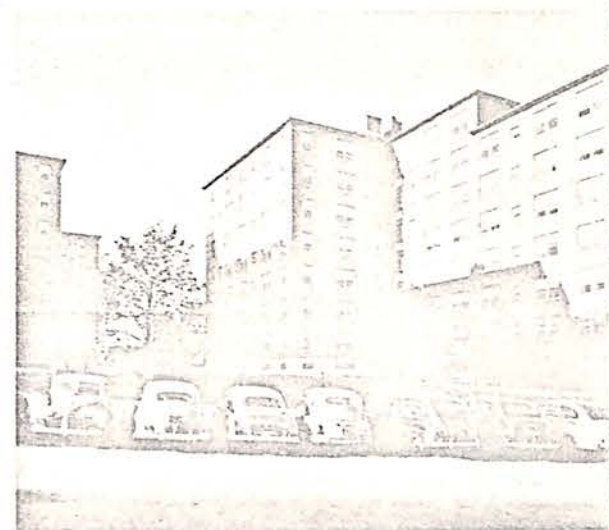
Open parking lots demand close attention during site design if they are not to draw too much attention in the finished development. They should be near public streets to avoid expensive heavy-duty access roads. They should be away from buildings to keep noise and fumes from dwellings. Decision between scattered lots and fewer larger ones



Stanchions . . . Irwin Clavan, Architect



Existing Tree



Low Parking Level . . . Thomas F. McDonough, Architect



depends partly on site characteristics; but small lots are usually considered preferable in that they are less conspicuous and can be closer to the owner's home. Parking lots that penetrate deeply into the site interrupt natural circulation and cut off buildings from each other. A sea of parking lots along the site's perimeter, on the other hand, makes an island of the building group.

#### Difficulties Encountered

- a. Parking lots overcrowding open space.
- b. Danger to playing children.
- c. Annoyance from noise and fumes.
- d. Space appropriated by nontenants.

#### Suggestions

- a. Study of amount of open space for tenant needs unencumbered by cars before parking lots are laid out.  
Waivers from citywide regulations for the ratio of cars to families, if less need is demonstrable.  
Parking under buildings, or in troughs covered by walks and play spaces, to economize on land use and to separate cars from people, both for safety and appearance.  
Carports with playgrounds on the roofs, for the same reasons.  
*NOTE: Building entrances near public streets diminish the need for visitors' parking space.*
- b. Fencing to keep children from pelting through the parking lot.
- c. Thick shrub planting and bushy trees surrounding parking lots to hide cars from view and to counteract fumes.  
Hardy vines on fences in northern climates to prolong protection.  
Parking lots slightly lower than surrounding grade level, whether by taking advantage of natural terrain or by short ramps, to diminish noise.
- d. Signs warning outsiders that their cars will be towed away.  
Tags issued to residents.  
List of tenants' license plates for staff use, or that of a tenant committee.  
Numbered, assigned places plus violation stickers.  
Key-operated chain or gate.  
Electrically operated gate.

#### RECREATION AREAS

Small playspots for little children and for mothers sunning the baby-carriage trade are contributions to city living always offered in public housing developments. One may say that in this country, at least, private developers now copy public housing design in this respect.

These play spaces should be near entrances, but not so near as to interfere with normal traffic. They afford also gay accents through brightly colored benches and play equipment. Architects should insist on providing the color scheme for playground equipment so that it will complement and enhance overall design.

A large playground for older children and their parents is planned if a city park or playground is not nearby. Sometimes it is designed according to park department standards, built by the authority, and run by the park department. If not, an open area large enough for softball games and equipped with basketball standards, parallel bars, shuffleboard markings, etc., will be needed. A running track of four laps to the mile could border the space for many such activities and will itself be a popular attraction.

The large playground can be a useful counter to mischief resulting from teenage energy.

Chief Justice Clark has remarked that, "Most boys would rather steal second base than steal a bicycle."

Paths for bicycle riding and roller skating are needed away from pedestrian ways, to avoid noise and accidents. It has been observed that a sign, "No Bicycle Riding," is apparently illegible to a boy who has no other track than the pedestrian way in which to show off his speed and daring.

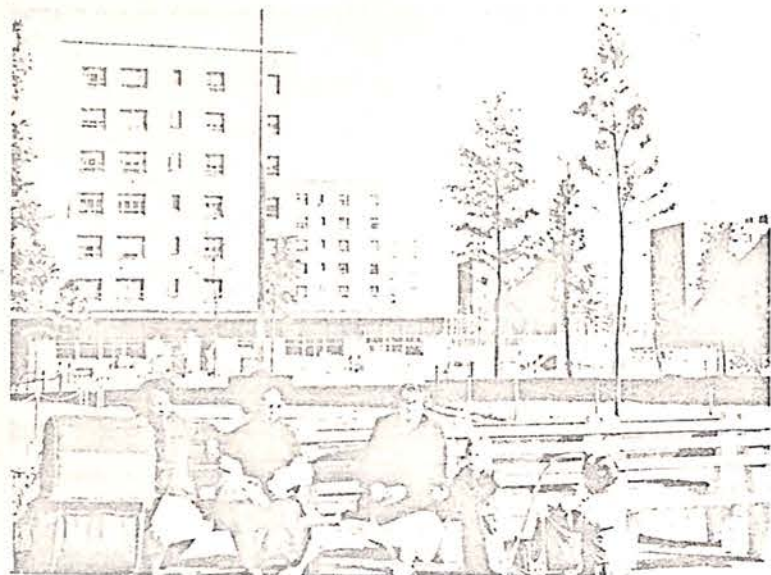
Existing rock outcrops that lend themselves to play add an economical bonus.

Spray pools are welcomed in warm weather. Integral or applied color, e.g., swimming pool blue, in the concrete dish adds cheerfulness. The pool can be used as a skating rink in winter.

Children's Play Area . . . Kahn and Jacobs, Architects







Benches . . . Andrew J. Thomas; Simeon Heller, Architects

#### Difficulties Encountered

- a. Play spaces unused by small children and their mothers.
- b. Lawn areas used for play and digging.
- c. Play equipment marked up.
- d. Broken benches.
- e. Small playspots overrun with "6 to 12s".
- f. Large playgrounds little used.

#### Suggestions

- a. Sturdy, varied play equipment.

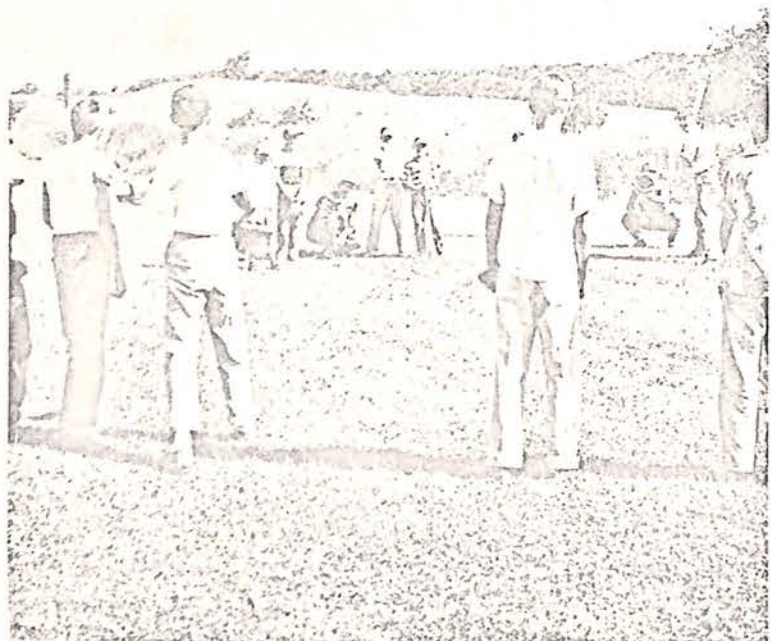
*NOTE: Small children soon tire of crawling and want to climb, tire of climbing and want to jump.*

Shady spots to make play spaces usable on hot days and to attract children away from entrances and lawns shaded by buildings.

Comfortable benches, a few with high metal umbrellas to protect against sun and short summer showers.

Plywood chips under equipment designed for small children.

- b. Small grass plots within or close to the play space, labeled "For



Baseball



Metal Umbrellas . . . Brown & Guenther, Architects; Albert Mayer, Architect for replanned open space



Junior Excavators," to furnish an authorized place for little children who want to—perhaps must—dig.

Caution: Sand pits as usually designed may be unsanitary and dangerous unless under constant supervision. Raised sand containers, some combining sand and water play, are now obtainable.

- c. Bright, durable paint that can be cleaned easily and that adds gaiety to the scene.
- b. Benches of pipe rail with wood slats, or of concrete with heavy plastic slats.  
Slats so fastened that they can be replaced, if broken, without injury to the frame.
- e. Separate play spaces designed for "6 to 12s," with equipment such as exercise units, checker tables, removable shower, chalk games.

*NOTE: Pavement marking for Hop Scotch and Tic-Tac-Toe, however, if provided also in the small playspots, will keep the older child sent out to watch his young brother or sister from becoming bored and drifting away.*

Park Department Playground . . . Emery Roth & Sons, Architects



- f. The large playground as close as possible to the buildings, considering the noise involved, and in any case with easy access to it from all parts of the site.

High fencing to keep balls inside.

Benches for occasional spectators, doubling as a place to leave coats.

Hose bib for "water boy" if a drinking fountain is not feasible. It is also needed for cleaning, and can be used to transform a curbed running track into a winter skating rink.

Night lighting for informal dances or for dramatics.

Comfort station with storage space, open under supervision at definite hours.

*NOTE: Swings, slides, and other fast-moving equipment are usually considered dangerous in playgrounds lacking supervision.*

#### NEIGHBORHOOD COMMONS

"Neighborhood Commons," a program invented and put into practice by Prof. Karl Linn, Landscape Architect, completed its first demon-

Building a Neighborhood Commons . . . Karl Linn, Landscape Architect





stration at Melon Park, Philadelphia, in 1962. The movement has spread to a number of other cities.

In essence it consists of transforming a city-owned, vacant, rubbishy lot into a park-playground through the labor of volunteer workers and youth groups under volunteer professional and technical guidance. Donations of new and secondhand material from contractors, gifts of trees from the city's park department and from private nurseries, etc., are incorporated to make "a place of meeting where young and old may gather together to engage in the spontaneous celebration of public life."<sup>1</sup>

Builders and users are the same people: adolescents offer their young muscles in construction jobs; their elders provide skilled knowledge; little children dig away with big shovels or cover retaining walls with mosaic patterns; and mothers bring refreshments, an important ingredient of volunteer work.

The resulting oases give local pride and satisfaction because of the neighborhood's involvement from the outset. This involvement, like that of tenant-maintained flowerbeds mentioned above, could increase pleasure in and respect for outdoor living space in housing developments.

*NOTE: The National Capital Housing Authority, cooperating with the*

<sup>1</sup> Excerpt from the Neighborhood Commons Charter.

Tenant Boys at Work



*Department of Health, Education, and Welfare, has started such a self-help tenant grounds improvement program in a Washington development, complete with indoor meeting room, workshop, and storage space. Authorities and architects wanting to know more about the techniques and results should consult Karl Linn, Neighborhood Commons, 340 New Hampshire Avenue, Washington, D.C.*

#### LIGHTING

Night illumination of the whole site pays in reduction of city or staff patrol through the grounds. There are tenants unfamiliar with urban living in high building developments, there are often undesirable, sometimes jealous people living near the site, there may be teenage gangs or wandering criminals who find opportunity for disturbance and violence in dimly lit open spaces away from public streets.

Lights on building corners are less expensive than standards. Usually, however, some standards will be needed for walks, malls, and parking lots.

Tenants can meet each other after a working day in well-lighted sitting areas as many of them were accustomed to meet on porches and steps of their former dwellings. Neighborly groups on benches removed from buildings will not disturb other tenants, and their presence will discourage prowlers or obstreperous youngsters.

#### Difficulties Encountered

- a. Insufficient general illumination.
- b. Dark pockets in malls, tree clumps, and building angles.
- c. Smashed lamps.

#### Suggestions

- a. Lights at entrances and building corners placed to give maximum illumination to adjoining grounds.  
Lighting coordinated with present or proposed public street lighting.  
Layouts taking account of tree growth as well as tree location to insure noninterference with tree roots and with the future height of growing trees.
- b. Light sources at different heights to illuminate pockets under tree plantations as well as to provide general lighting over open stretches.
- c. Mercury vapor lamps in plastic cases.  
Light fixtures designed for quick relamping.

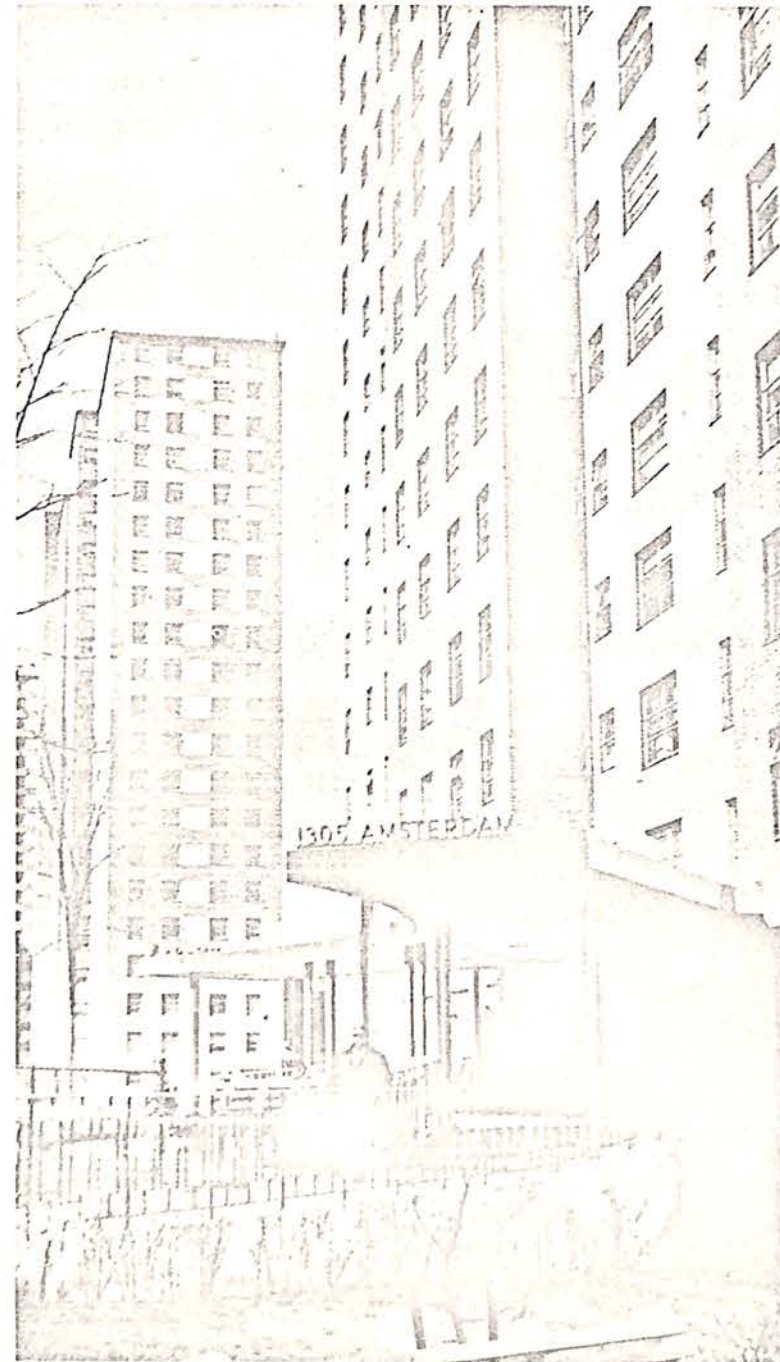
*NOTE: Emergency callboxes may be installed on lighting standards for convenience of communication with the office.*



Night Lights . . . Holabird & Root & Burgee, Architects



## *the Entrance*



Entrance Canopy . . .  
Eggers & Higgins, Architects

### INTRODUCTION

A lively, welcoming entrance encourages good manners from tenants as much as it delights a visitor. The simplest design for easy, safe access, fortunately, provides esthetic possibilities that architects will take advantage of.

Easy approach to a well-defined and well-lighted doorway prevents accidents; a canopy protects from weather and from falling objects; smooth panels framing the entrance can be cleaned easily, house numbers must be legible from the street, and so must directional signs for buildings that do not face the street.

*NOTE: Architects should be consulted on the design of all major signs used in the development, including any found necessary after the buildings are occupied, for example, a community building title or a parking lot warning, to preserve unity of color and lettering.*

Thus rational design provides the ingredients for an impressive and pleasant gateway: a wide, canopied entrance that offers a horizontal contrast to the vertical structure; color and texture different from the overall facing material; and attractive accents in house labels and light fixtures.

Architects often adopt some variation in entrance treatment for a group of buildings to add sparkle to the picture.

Nonetheless, an entrance is only a passageway.

Benches or parapets at the entrance platform will turn it into a bottleneck. If steps are necessary, a baby carriage ramp will speed traffic and save wear and tear on vehicle and the mother's feelings. Sitting areas a bit removed will draw away people who come out to take the air, or tired shoppers who want to relax for a few moments outdoors before attacking their housekeeping.

### Difficulties Encountered

- a. Entrance planting damaged.
- b. Walls near entrance marked up.
- c. Sash in door and sidelights broken.
- d. Doors marred.

### Suggestions

- a. Raised planting beds along the walls, starting at the point where glazed tile or other easily cleaned finish stops. Plants will prevent children from marking on the walls behind.
- b. Glazed tile, ceramic tile, marble, or other impervious material framing the entrance.
- c. Acrylic plastic or tempered glass panes in door panels and sidelights, sized for easy replacement.  
Lower panels of stainless steel or enameled metal.



*NOTE: Acrylic plastic is scratchable, but scratches can be rubbed out in sheets of good quality. One airline, at least, uses acrylic plastic sheets with a free-form prescratched decoration on them, thus anticipating would-be decorators.*

- d. Doors wide enough to take bulky furniture.  
Patterned stainless-steel or heavy-gage aluminum protection plates high enough to protect against baby carriages, market carts, kicks, and scratches:  
Push-and-pull handles.  
Sealants between frame and sash covered with metal stripping so that children cannot pull out the calking.

#### THE LOBBY

The lobby is a concourse, a waiting place, and several times a day it will harbor a traffic jam. Impatient children, tired parents, carefree messenger boys all belong here. All will leave their mark, whether made by muddy boots or lipstick decorations.

And an unguarded lobby may attract prowlers. Most authorities decide on one or another type of patrol system for that reason. It has been suggested that a closed-circuit TV installation from lobby to management office would be useful. Some authorities think the idea has a "Big Brother is Watching You" connotation. Others believe it would give tenants a feeling of safety.

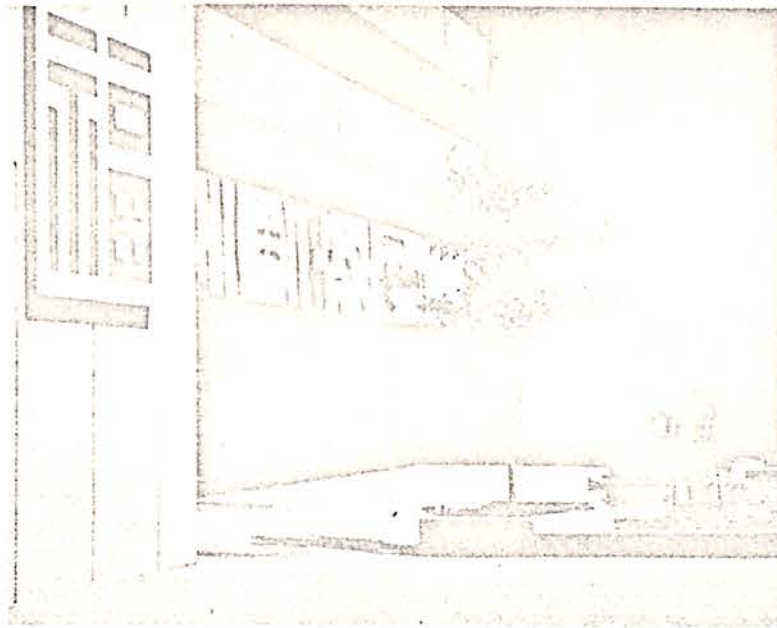
Installation costs would be high and could only be determined by a study of building location and layout, length of cable being an important factor in costs. Strong illumination is required to project the image. It seems doubtful that the scheme would be practicable for more than at most two buildings for one viewer, even if economical to install and operate. Perhaps the "Human Use of Human Beings" on a face-to-face level works better than a remote guard watching a little box.

#### Difficulties Encountered

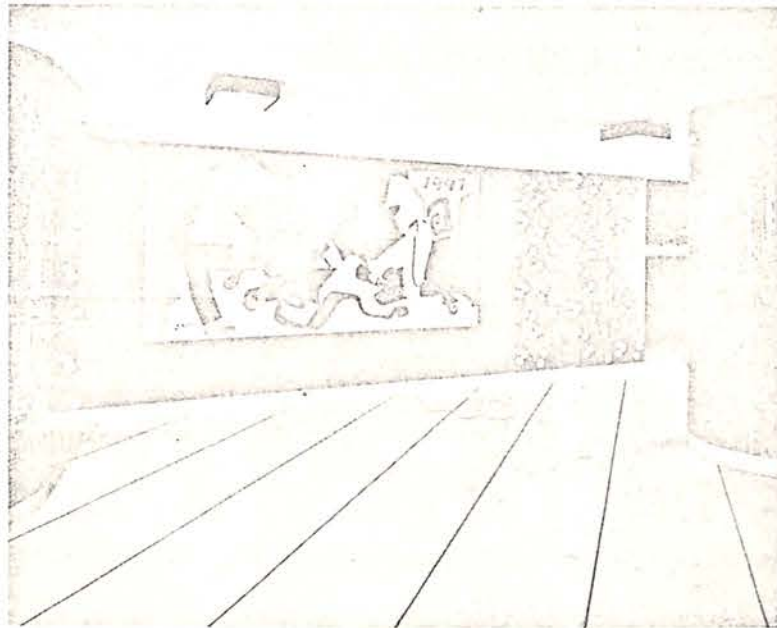
- a. Walls marked and scratched; stained floors.
- b. Lamps stolen or smashed.
- c. Lobby attractive to hoboes.
- d. Mailbox covers and frames damaged.
- e. Burning matches pushed through mailbox cover slits.
- f. Nameplates in mailboxes and directories removed.
- g. Mail pilfered.

#### Suggestions

- a. Wall and floor finish of easily cleaned material; e.g., walls of glazed structural tile, ceramic tile, cement-enamel block.  
Floors of terrazzo, quarry tile, ceramic tile.



Entrance Planting . . . John S. Bolles, Architect



Lobby Mural . . . S. Van Veen, Designer



- Mud-catching mat for stormy days.
- b. Fluorescent light in plastic cases.  
Incandescent light bulbs paired in caged fixtures or recessed in ceiling, with protective covers.
  - c. Lobby design avoiding offsets or alcoves.  
Entrance doors locked at night with lock keyed to apartment keys, or provision for emergency opening by night patrol, city police, or maintenance guard.  
Buzzer-annunciator system to each apartment, with doors locked at all times.
  - d. Stainless-steel mailbox frame and door.
  - e. Slits protected by acrylic plastic shields, or slits so narrow that matches cannot be inserted, if acceptable to the U.S. Post Office Department.<sup>1</sup>
  - f. Nameplates crimped at edges.  
Protective plastic cover on directory.
  - g. Mailboxes in locked mailroom off lobby, opened by tenant key plus keys for mailman and staff, with wire glass panel in door and directory on inside of door panel.  
Mailroom for mailman and staff only, with mail fed from back into "pigeonhole" horizontal boxes with tamperproof bronze doors on lobby side.  
Package room in management office.

<sup>1</sup> *Principal Requirements of the Post Office Department.* Architectural Record, September 1963, p. 204.

Horizontal Mailboxes



## PUBLIC TOILET

A small public restroom off the lobby is considered desirable for children in neighboring play spaces and for those waiting for an elevator during rush hours.

### Difficulties Encountered

- a. Toilets misused to the point that most of those provided have been locked up.
- b. Damage to fixtures.

### Suggestions

- a. A new design, not yet perfected, rather like the European "urinoir," requiring little formal supervision, easily cleanable, and with minimal fixtures. Local codes must be satisfied.
- b. Supervision during times most needed and otherwise locked. Openable only by staff or tenant key.

## FURNISHINGS

The practice of providing a lobby unheated and bare of furnishings will discourage, especially in northern cities, its use as a night shelter for drifters. It may also discourage tenant pride in the lobby, and lack of interest in and responsibility for its appearance.

An increasing policy of locking entrance doors at night makes comfortable waiting space more feasible than if doors are open or removed altogether.

Some authorities prefer small lobbies to discourage "loitering" among tenants and the attendant disturbance to occupants of nearby dwellings. Recent designs, however, often avoid dwellings near entrance lobbies, using that space for laundries, mailbox rooms, a custodian's apartment, etc.

Other authorities believe a large lobby decreases traffic problems and will consider space for game tables in some buildings.

The appearance of lobbies in privately managed developments is considered of particular importance. It sets the tone of the building. No doubt, pride in one's home is enjoyed also by tenants of public housing where thought has been given to provide a cheery, attractive space.

Architects can suggest sturdy furniture or ornamental objects to be installed as an experiment.

A bench for mothers waiting for an elevator is hardly a luxury. Neither is a well-designed bulletin board for tenant- or staff-supplied notices of entertainments, PTA meetings, etc.

Padlocked ashtrays, a masonry flowerbox, a candy vending machine, or other inexpensive attractions could be installed and later removed.



if people took no interest in or care for them.

Caution: Vending machines need cage protection, perhaps best set into wall niches with padlocked grating when no supervisor is at hand. And perhaps music could be broadcast in lobbies at certain hours.

In any case, gay colors and patterns can be provided on walls. The London County Council initiated a successful program by inviting young artists to collaborate with architects and contractors in the development of new decorative wall treatments. The methods used had to be practicable within limits of what contractors were geared to accomplish and at costs (side from a fee to the artists) within those of the normal facing material replaced.

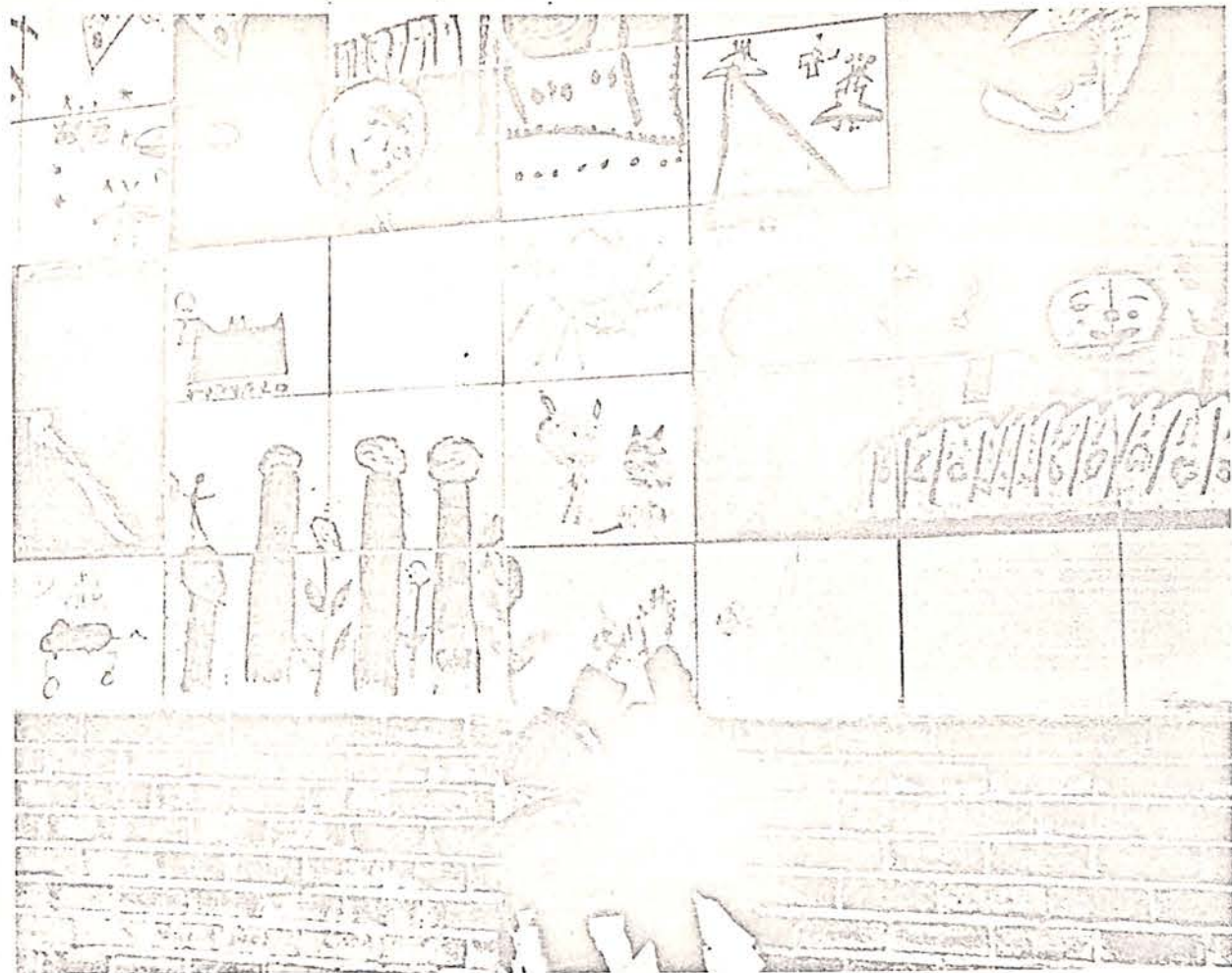
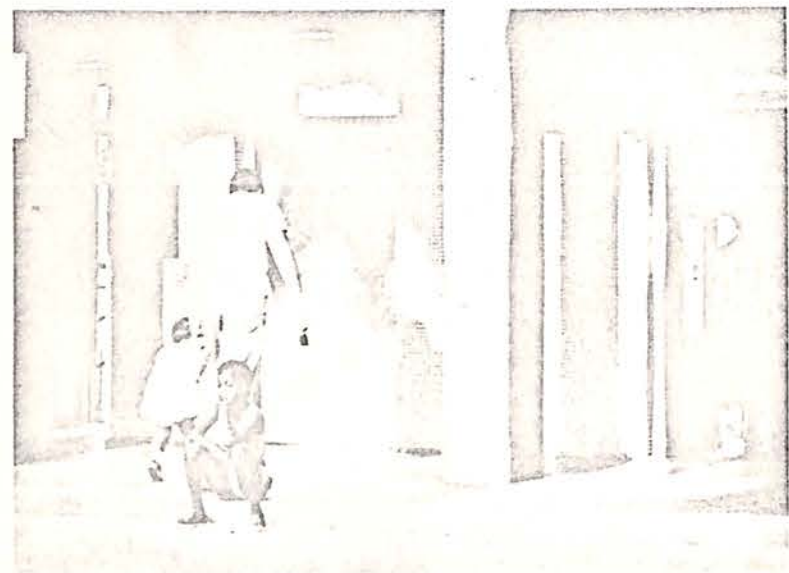
Glass mosaic tiles introduced into tiled walls, preshaped wood forms provided for the concrete contractor, polyester resin incised on chip-board panels, photostatic murals sprayed with plastic, waste wood and broken tiles from the site debris fixed in polyester resin, and many other unusual, cheap and lasting surfaces were invented.<sup>1</sup>

Similar methods have now been adopted in other British cities.

Neighboring community houses might be happy to have their ceramic classes design decorations to be built into lobby walls under the architect's supervision.

<sup>1</sup> *Decorative Treatment on New Buildings.* Press and Information Division, London County Council, 1959.

Small Lobby . . . Harbeson Hough Livingston & Larson, Architects



Children's Work Reproduced in Tile



## *the Elevator*

### INTRODUCTION

The elevator is apparently the most fascinating bit of play equipment that an indulgent authority can provide for its children. Self-service elevators, moreover, can be a source of trouble and danger on occasion. No doubt the elevator is the chief reason for authorities' reluctance to proceed from rowhouse and walkup structures to tall apartment types. Some managers report that children's curiosity in the workings of an elevator wanes after several months. One cannot count on this relief in a high building bulging with children.

Peakloads at school lunchtime or at the end of a school day, will fill the lobby with hungry, excitable children. Staff or tenant committee control is commonly adopted to prevent overcrowding and misuse. Design to ease the need for control is also helpful.

### Difficulties Encountered

- a. Crowded elevators with exasperating waiting time.
- b. Hatchway doors and bucks defaced; cab walls scratched; door shoes damaged.
- c. Call buttons pulled off; floor numerals scratched out.
- d. Children riding on top of cab.
- e. Urinating on cab floor.
- f. Confrontation with dangerous strangers.

### Suggestions

- a. Two elevators side by side (for economy in controls and for convenience) stopping at all floors in buildings over six stories high.  
Elevators speed determined by calculating acceptable waiting time in the local community.

Provision of relay for rush hours so that the car's down travel can be stopped only by a call button from the public corridor. Sliding doors, to avoid accidents and to speed service.

Attendant operation for emergency use.

Car progress signals.

One regular and one service elevator.

One elevator manned at rush hours.

A third elevator for rush hours and for bulky furniture.

- b. Stainless-steel hatchway doors and bucks.  
Steel finished with heavy plastic paint.  
Metal shoes for leading door edges.  
Patterned stainless-steel cab walls.  
Vinyl tile floors, to resist urine stain.  
Epoxy-cement flooring.
- c. Steel or heavy aluminum call buttons.  
Floor numerals etched into car control panels.
- d. Ceiling escape hatch openable from top only if local codes allow.  
Alarm bell to ring if hatch is opened.
- e. See discussion of public toilet off the lobby and of suggestions to interest children waiting for the third or fourth appearance of the elevator, on page 12.
- f. Two protected lights in each cab ceiling.  
Alarm bell designed so that a hand must be pressed on the button continuously if it is to be silenced.  
Automatic alarm that rings whenever a car stops between floors.  
Glass or plastic small windows in cab and hatchway doors.  
Intercom in elevator, connected to management office.  
Transparent material for cab and hatchway doors, where local codes permit.



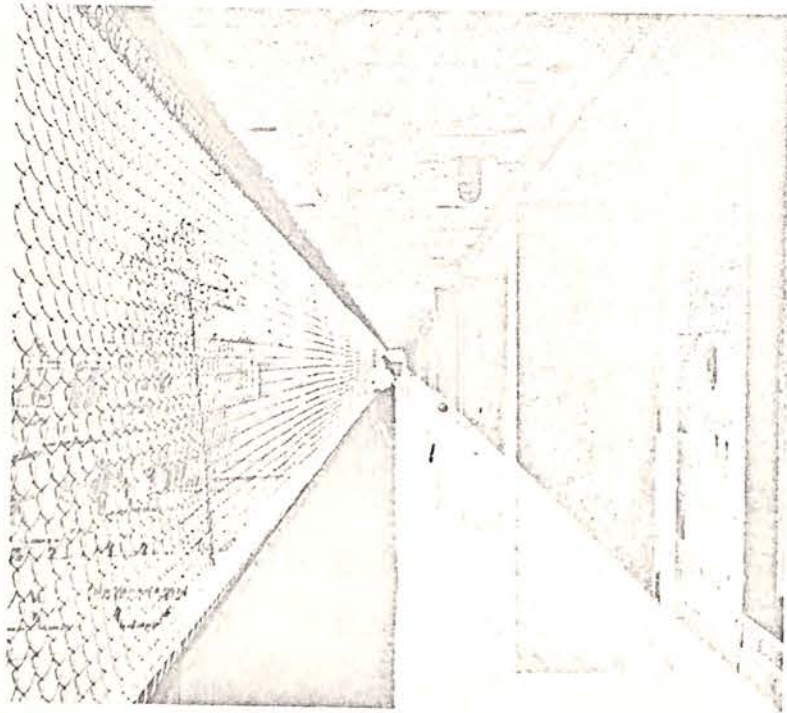
## INTRODUCTION

The stretch of walkway from elevator landing to apartment door is a "sidewalk in the sky," whether designed as an open gallery or an interior corridor. The open gallery is preferred by some authorities. They praise ease of supervision. They give credit to through draft in dwellings and to the advantages of neighborly porch life. They point out the lack of cooking odors. They like the appearance on the building facade.

The "porch" space on galleries is best enjoyed by tenants if there is a fin or elongated column between each family's space. It provides a place for chair or crib out of normal circulation and also defines each family's area of responsibility. One advantage inherent in gallery access design is that tenants can observe sources of noise and litter from their dwellings and can size up a neighbor without contact, much as if the apartment were on a street.

Authorities, however, who prefer double-loaded interior corridors speak of plan economy, ease of all-weather cleaning, less traffic disturbance, and better privacy within the dwelling. They note that local codes in northern cities may require heat in gallery floor slabs.

Separating Fins . . . *Oskar Stonorov, Architect*



## Difficulties Encountered

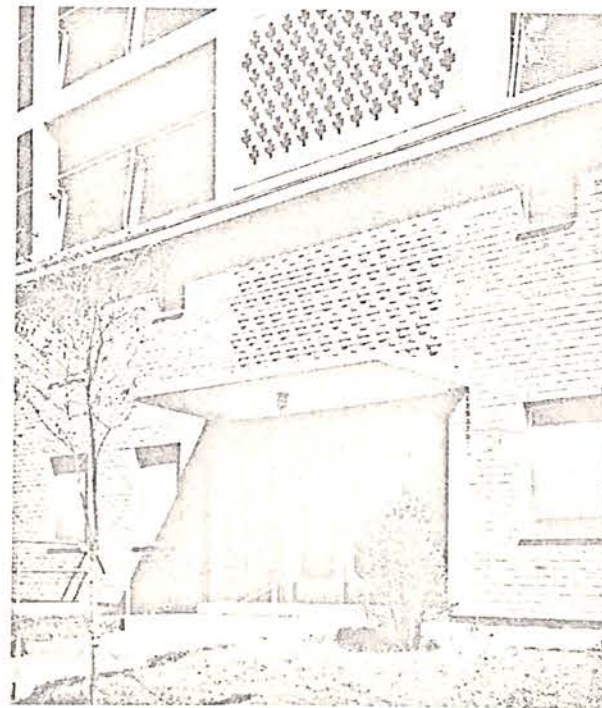
### A. Galleries

- a. Danger of accidents to children.
- b. Danger that objects fall from or are thrown from galleries; fear of some residents about high places.
- c. Marking on walls; children's toys left about; wheel toy and roller skating annoyance.
- d. Lack of privacy; possible pilfering through windows.
- e. Cold drafts in dwellings.
- f. Snow removal in northern cities.

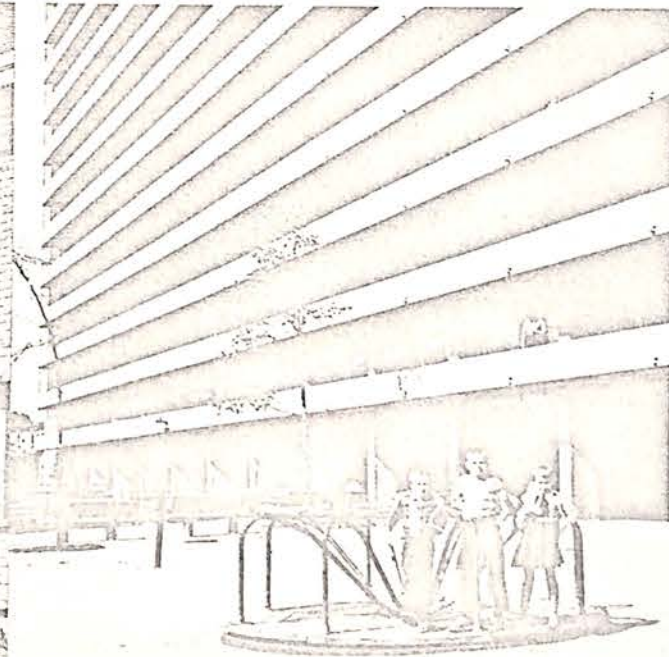
### Suggestions

- a. Authorities unwilling to chance accidents provide completely caged-in galleries.  
Others consider barriers 5 to 6 feet high quite safe.
- b. Curb at gallery edge.  
Canopy at entrance under gallery.  
Screening combined with solid panels to give a sense of security.
- c. Tenant responsibility for keeping wall and floor adjacent to his

Gallery Protection . . . *William F. R. Ballard, Architect*



Solid Panels and Screening . . . *Oskar Stonorov, Architect*



## *the Public Corridor*



- dwelling clean and uncluttered.
- Glazed brick or other easily cleaned wall finish.
- Slop sink closet with hose bib nearby.
- Ridges on floor to discourage roller skating and the use of wheel toys.
- b. Screens and venetian blinds on gallery windows to combine privacy with ventilation.
- Bedrooms and living rooms away from gallery side.
- e. Foyer with exterior and interior doors.
- Jalousie panels in one door for warm weather ventilation.
- f. Floors pitched for quick drainage to adequate drains.
- Technique of having tenants sweep snow to curb, followed by staff removal.
- Galleries planned on lee side of building.

#### Difficulties Encountered

##### B. Interior Corridors

- a. Dreary aspect.
- b. Litter; trash spilled in front of incinerator hopper.
- c. Marking on walls.
- d. Cooking odors.
- e. Light bulbs smashed or stolen.
- f. No observation of corridor activity from apartment.

#### Suggestions

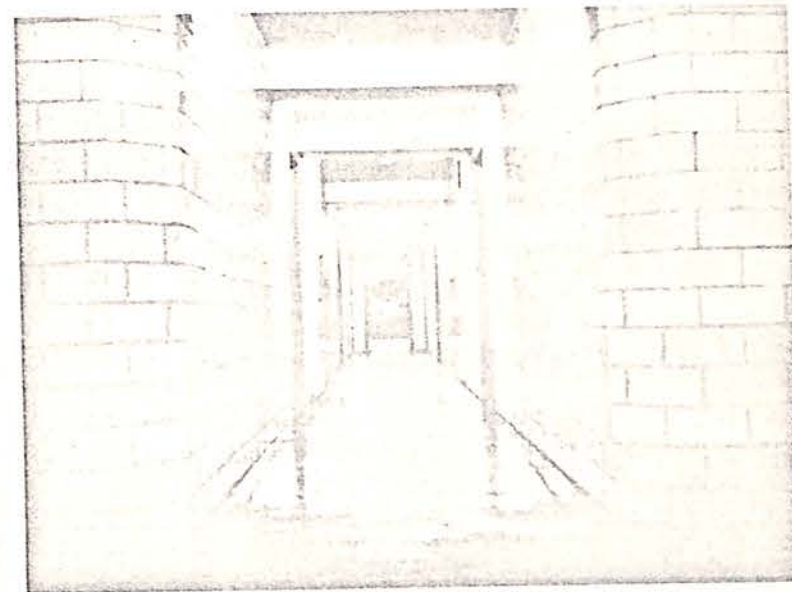
- a. Bright, light-reflecting colors on walls.
- Plastic paint on entrance doors.
- Variety in door colors on the corridor side.
- Asphalt or vinyl tile floor finish in bold patterns.
- b. Tenant responsibility for cleaning corridors.
- Slop sink closet with power outlet on each floor.
- Corridor wide enough for floor polisher.
- Incinerator hopper in shallow alcove open to corridor.
- Heavy hopper door frames anchored to resist banging.
- Hopper not too close to elevator landing, but insulated from dwelling partitions.
- Portable steel container padlocked below hopper, to catch debris.
- c. Walls of glazed structural tile, enamel block, or plastic paint.
- Colored chalkboard panels to give practical, localized encouragement for the universal childish need to scribble.
- d. Forced ventilation.
- Corridor windows.
- Common balconies opening from corridor.
- e. Fluorescent lights in plastic covers.
- Protected incandescent bulbs in pairs.

Tenant committee responsible for bulb replacement.

*NOTE: The provision of left-hand bulbs, useless in apartments, usually results in their being smashed with apparently extra vigor.*

- f. Interviewers in apartment doors.
- One-way vision panel from apartment to corridor where local codes permit.

Fluorescent Lights



#### SPECIAL FACILITIES

Authorities sometimes provide balcony play space off corridor or gallery for rainy days, for airing babies, and for informal gatherings. This arrangement gives welcome light and ventilation to interior corridors and diverts children's play from gallery walkways. A bit of play material will attract children; a small bare space, whether in the air or at grade level, is little used.

It has been suggested that a common room or an open windowed alcove off an interior corridor would be more useful than a balcony in northern cities.

The dividing partition might be formed by low lockers where children could store push-pull toys, overshoes, and the like—an aid to neatness in the dwelling that housewives would appreciate. If lockers are not feasible, the room still can serve as a transition between outdoors and indoors as a porch does in a rowhouse dwelling.



The room should, in any case, be visible from corridor or gallery, whether by half-partition, vision panels, or otherwise. It is not necessarily provided on every floor, and should be designed with ease of tenant care and supervision in mind.

One authority records provision of a special room, supervised by retired teacher volunteers, where children may do their homework away from the distractions of the family dwelling. The children who use this room have been recommended by their teachers as those who would benefit from the program.

A competition to give people a chance to express individuality for their apartments has been suggested. The enterprise would allow tenants to decorate the outside of their apartment doors with washable poster paint. The winning door decoration could be preserved for a limited time, at least long enough to be photographed for the tenant newspaper, if not for the local press.

Play Space on Balcony . . . Hellmuth, Obata & Kassabaum, Architects



Common Balcony . . . Kutz, Waisman, Blumenkranz, Stein & Weber, Architects



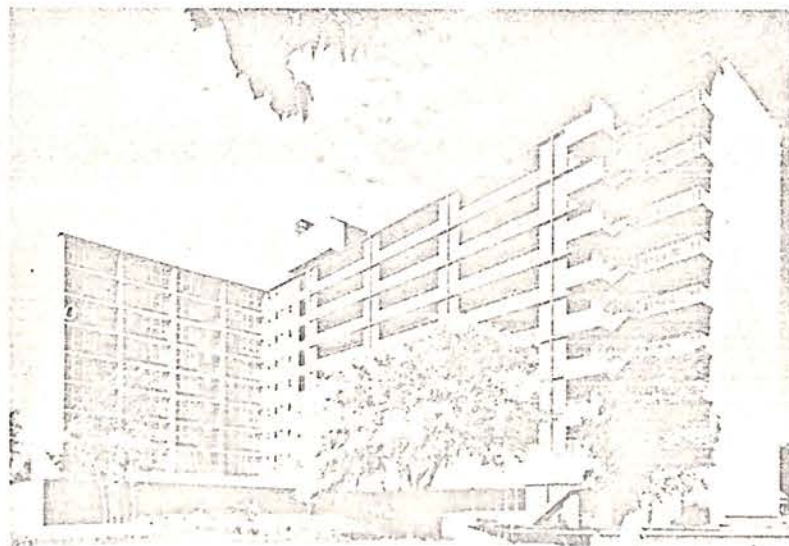
## *the Exit Stairway*

### INTRODUCTION

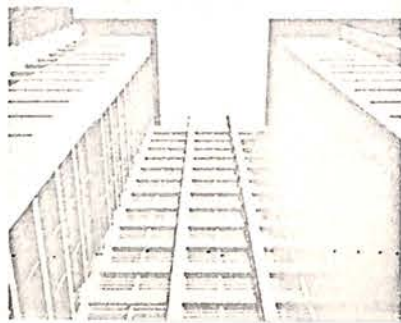
The No. 2 enemy to calm living in an elevator apartment building is the fire exit stairway: a convenient shelter for hoboes; a trysting spot for romantic adolescents; a perfect setting for smokewriting, wall cartoons, bonfires, damage to lights and to firehose, etc.

### Difficulties Encountered

- a. Need for constant supervision.
- b. Defacement of walls and stair soffits.
- c. Light bulbs smashed or stolen; windows broken.
- d. Firehose slashed and nozzles stolen; flooding from valves turned on by mischiefmakers.
- e. Standpipes in windowed stairways frozen in cold weather.
- f. Handrails needing frequent repainting.



Open Exit Stairway . . . Noonan & Thompson & Krocker & Marmon & Moh, Architects



Stairways Flanking Elevator Landings . . . Harbeson Hough Livingston & Larson, Architects

### Suggestions

- a. An open stairway, visible from grounds, if local codes and fire regulations allow.  
Stairways planned on either side of the elevator landings with windows so arranged that there is a good view of both stairways from the public area on every floor.  
Locked roof doors, if codes permit.  
Glazed panels in doors.  
Stairs ending at entrance floor, or a locked door at that level if stairway must go to the basement.  
Door hardware that allows exit from each floor but no reentry except on the lowest two floors.
- b. Walls and stair soffits finished with easily cleaned material; for example, plastic paint. Hose bib for flushing down stairway. Caution: The bib must be placed where only the staff can get at it, possibly in a nearby slop sink closet. Floor drains, of course, will be needed.
- c. Fluorescent lighting in plastic covers. Incandescent bulbs protected by wire guards. Acrylic plastic sash instead of glass panes.
- d. Hose cabinet in public hall, for easier supervision. Agreement with the local fire department that since it uses its own hose, the requirement for a building-stored hose is unnecessary if not ridiculous and should be canceled. Arrangement by which firemen bring their own valves, if local codes permit.
- e. Fire standpipe placed on the inside of an enclosing stairway partition, if the stairway has windows. The valve is exposed on the stairway side of the partition. Standpipe insulated in corner of stairway.
- f. Vinyl handrails, to save repainting.

### NOTE ON GLASS BLOCK WALLS

Glass block exterior walls or panels will light stairways effectively without danger of freezing the standpipe. Caution: A particularly ingenious form of damage, however, has occurred. A small hole is punched through the surface, a wick dipped in benzine or other volatile fluid is pushed into the hollow space within the block, the wick is lighted, and bang!



## INTRODUCTION

Many large developments rent laundry space to concessionaires who run the facility with or without full-time supervision. The need for common laundries varies in different cities. A concessionaire will refuse to renew a contract if other methods of laundering make his business unprofitable.

Laundries, whether large or small, can be sunny and gay. Any laundry not close to the dwelling needs room for baby carriages and for young children's play, as well as comfortable benches.

Entrance floor laundries may overlook a play space nearby to advantage.

Laundries will foster a neighborly attitude among tenants if they are attractive. It is strictly a matter of safety to encourage mothers to bring their small children along rather than to leave them alone in their apartment; but bored children preclude a cheerful, sociable atmosphere. Commercial "laundryettes" usually install candy vending machines as well as those for soap and bleach. A laundry supervised by renter or tenant committee might well consider installing a "space rocket" or other amusement.

Although mechanical driers are commonly found in large laundry rooms, several authorities ask for clothesline drying spaces, one of them noting that "outside drying areas are the only proper and healthy means of drying."

Common Laundry



## Difficulties Encountered

### A. Common Laundries

- a. Laundries without attendance subject to disorder.
- b. Money stolen from cashboxes.
- c. Clothes damaged or stolen from air-drying cages.
- d. Abuse of laundry toilet.
- e. Doors damaged.
- f. Wet floors.
- e. Condensation.

## Suggestions

- a. Laundries on entrance floors rather than in basements to take advantage of more light, ventilation, and informal supervision. Laundry doors keyed to apartment keys. Glazed panels (clear wire glass or acrylic plastic) in door and corridor partitions.
- b. Tokens to activate machines sold at the management office. Window guards.

*NOTE: Window guards for laundries on entrance floors are preferably not of prisonlike design.*

- c. Drying cages of metal, large enough so that drying lines can be well away from the enclosure. Drying machines where clients are willing to use them. Caution: Place vents from dryers where discharge will not be blown into apartment windows above.
- d. Toilet designed, if possible, as a package deal to serve laundry, lobby, and nearby play areas. See "Public Toilet," page 12.
- e. Steel protection plates for laundry door.
- f. Floor pitched away from front of machine.
- g. Glazed tile walls, terrazzo floors, or other materials to resist the effects of condensation.

## Difficulties Encountered

### B. Home Laundries

- a. Condensation from wet linen hanging up to dry all over the apartment.
- b. Detergent backup from automatic machines attached to waste lines.

## Suggestions

- a. Small, tenant-controlled laundries on each floor with washtubs and drying cages, plus a couple of automatic machines in a locked room on the entrance floor. A key to that room is sold by

*the Laundry*



management for a small fee.

Laundry tub in bathroom, as in Swedish practice, with enough drying lines there for a normal wash.

*NOTE: Unattached machines can be used in either of the cases above.*

- b. Prohibition of machines attached to plumbing lines within apartments.

Bypass on plumbing lines at lower floors.

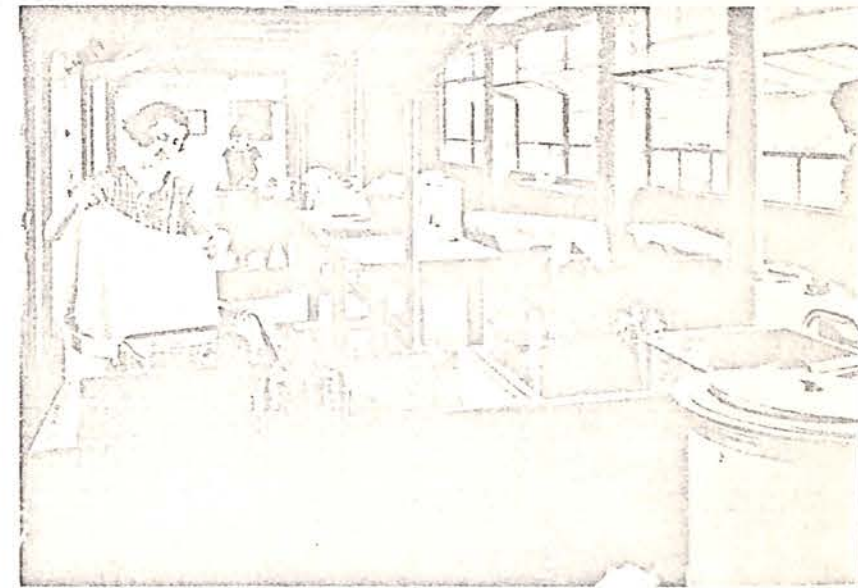
### ROOF LAUNDRY

Some authorities express interest in the idea of providing roof laundries. Examples found in privately managed buildings and in some British "estates" have been much enjoyed. At Carl Mackley Houses, Philadelphia, for example, where washing machines were later installed on entrance floors, most of the residents still prefer to use the roof. Many women insist that open-air drying is desirable and take advantage of it where possible; witness not only rowhouse drying yards but also tenement house backyards gaily hung with clean clothing, as well as Paris balconies similarly adorned in spite of large "Defendu" signs. It is hard to understand the horror some people have of this innocent manifestation of urban life. It might be considered as colorful and appropriate as an umbrella on a beach.

The use of roofs for laundering, on the other hand, is looked at unfavorably by other authorities. Heavy-duty roof construction and protective barriers are costly. Elevator traffic will increase if a laundry is not provided on every rooftop. Plumbing system requirements are expensive should automatic machines be installed. Supervision of an unattended laundry is more difficult on a roof than on an entrance floor.

There are some answers to these objections. New types of roofing are bringing down costs. Most cities require some roof-edge protection whether or not tenants are allowed on the roof, and maintenance men need it on high buildings even if it is not required by code. Protection would, of course, have to be increased in height from that usually supplied. Protective barriers are not so costly as solid construction on the entrance floor, where space could be planned for large families with their own entrances instead of for laundries. Use of a roof laundry could be confined to the building tenants by means of apartment-mastered keys. Tenant desire for open-air drying and for clean, bright surroundings would facilitate tenant-organized control.

Roof Laundry . . . Kostner, Stonorov, Designers; W. Pope Barney, Architect



Tenant-Controlled Laundry



## INTRODUCTION

Happy is the manager in a city where the code allows roof access doors to be locked against tenant or prowler. The urge to investigate roofs is so strong that one finds a locked cage in front of a locked door to prevent damage.

### Difficulties Encountered

- Roof trespass leading to damage of roof fabric, ventilating fans, TV antennas, and to the danger of children falling or objects thrown from roof.
- Objects stuffed into plumbing vents.
- Danger to children and to equipment if children climb incinerator stacks or break into elevator machine rooms.

### Suggestions

- Locked roof door, where codes allow.  
Alarm bell at roof door.  
TV antennae, if needed, out of reach.
- Vent stack above children's reach with wire guard protection.
- Interior locked access from top floor to machine room.  
Access to incinerator stack from scuttle in roof of machine room structure, separated by partition or cage from machine room proper.

## ROOF USE

A few authorities are considering the nettle-grasping response to tenants' desire to invade the roof by providing some form of activity there. A roof laundry has been mentioned on page 20, and some objections to roof use are there discussed.

Roof playgrounds are found in city schools, and sundecks in private apartment buildings, even in some privately subsidized low-rent structures. Roof lounges for adults have been successful in subsidized buildings for elderly occupants.

High buildings are largely the result of high land costs. Recent products designed to give heavy-duty performance on roofs may lower considerably the cost of a usable finish, and might even show a saving by economy in land area needed for the development. Roof spaces, moreover, are not overrun with automobiles or permeated with gas exhaust. Play equipment can be spot welded to heavy metal plates grouted to the deck finish to avoid piercing it. Vents have been raised above normal height and given metal sunshade umbrellas sleeved to the shaft.

A combination of wind-screen walls, open-mesh fencing, a bad-weather lounge or laundry (or both) would present a happy diversity, with

necessary rooftop structures such as elevator machine rooms, incinerator stacks, etc., obscured instead of standing out against the sky in the usual bleak huddle.

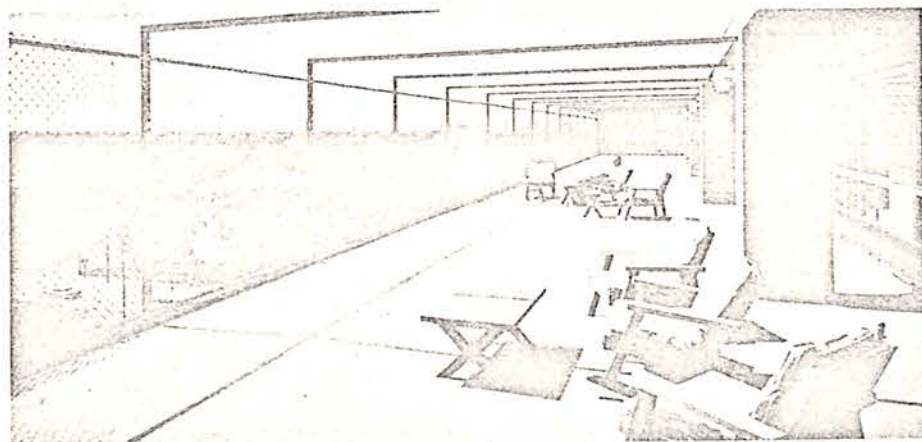
There will need to be provision also for locking roof play or lounge area, for refuge space open to the roof exit door if local fire regulations require it, and an alarm bell on the door or gate of the playground area.

Halfway between teacher-supervised roof playground and the sundeck watched over by a willing elderly tenant, this type of roof facility needs a group ready to keep order and schedule events.

Authorities with successful experience with local community organizations and tenant committees will know where to find such a group. Competition among caretakers of different roofs will maintain initial enthusiasm.

Architects can suggest roof construction and roughing for mechanical lines to make future roof use possible if an authority is not willing to experiment at the start or wants to try out one roof.

## the Roof



Roof Lounge . . . George Fred Keck, William Keck, Architects



Roof Playground . . . Playground Corp. of America, Designer.





## Tenant Storage

### INTRODUCTION

Authorities often provide some storage space outside of the dwelling for tenant-owned bulky articles.

A room for baby carriages and wheel toys is usually provided, preferably at entrance level. This room has become empty and abandoned or has been put to another use in many developments.

Who really expects a mother with a baby carriage full of 5 pounds of potatoes, four milk bottles, three loaves of bread, two chickens, and a baby to unload and marshal this array through the lobby and up an elevator to the 18th floor? Also, only a very trusting boy will padlock his bicycle in a storage room without worrying.

### Difficulties Encountered

#### A. Storage Room

- a. Tenant-controlled cages subject to theft.
- b. Disorder in cages and accumulation of worthless objects.

### Suggestions

- a. Locked storage room accessible only to tenant accompanied by staff employee.
- b. Time limit on stored articles. Prohibition of stuffed furniture.

### Difficulties Encountered

#### B. Baby Carriage Room

- a. Carriages damaged, dirtied, burnt.  
Carriage and bicycle wheels stolen.
- b. Vehicles piled on top of each other.

### Suggestions

- a. Convenient space for baby carriages within the dwelling.  
Bicycle lockers at parking lots.
- b. Tenant-controlled storage space on each floor off public corridor or gallery.  
See "the Public Corridor," page 15.

### ALL TENANT STORAGE WITHIN THE DWELLING

General storage, if there is none outside the dwelling, is usually planned all in one place in or near the kitchen, although the PHA asks only for one-fifth, at least, of general storage in that location. Archi-



Gallery Storage

itects who observe a bicycle half in, half out of a kitchen closet may wonder how the flour bin, packaged cereals, and supergiant boxes of washing powders fare behind it.

### Difficulties Encountered

- a. Lack of opportunity to organize storage of articles differing in character, size, and use, resulting in disorder and dirt pockets.

### Suggestions

- a. An open alcove near entrance for baby carriage, market cart, stroller, etc., with shelving above for bulky toys, card table, hobby equipment. (An alcove large enough for a bicycle will take other vehicles as well.)

Kitchen closet shelving at various heights for storing large cartons, bottles, household aids, and also for small packaged and canned foods not needing refrigeration.

*NOTE: A few adjustable shelves are better than many fixed ones.*



## INTRODUCTION

The dwelling is the heart of the building. The housing law requirements for "decent" and "sanitary" living conditions within the dwelling itself must be upheld more by its occupants than by the best practices of a managerial staff.

Dwelling design and equipment, therefore, should promote decent dwellings by an orderly and comfortable arrangement, and sanitary dwellings by convenience for the housekeeper.

More than that, a convenient, safe, and orderly home creates the climate for family satisfaction and pride. Tenant comfort overflows from the dwelling into public spaces, albeit sometimes aided by a management sympathetic toward families unacquainted with urban living techniques.

Design of a workable apartment within stringent cost limitations for this repetitious plan element (not one entrance door to a building, say 160; not one small toilet, but 160 bathrooms, etc.) requires an architect's devotion and most cunning contrivance.

Space organization is not easy to come by, given current room areas and relationships. One wise architect has said that apartment areas should be, room for room, larger than those in rowhouses.

For one thing, the front and back doors of a rowhouse naturally route traffic in an orderly way; for another, porch and backyard give an extra dimension lacking in an apartment.

Various ways to approximate that dimension on a communal basis have been noted in earlier chapters. Private balconies do provide occupant-controlled outdoor space, and are thought by some authorities to be worth their cost in high buildings.

The usefulness of a dwelling layout is tested by early furniture studies. Draftsmen sometimes minimize furniture dimensions a bit, and are apt to place large items where heating risers or convectors will appear in fully developed plans. Bureaus shown partly against columns are not unknown in such studies that, if so placed, would create dirt pockets. Six inches along a bedside does not give room to make up a bed. A crib with its head against a heat riser and its foot overlapping a window is probably as good a way to give the baby snuffles as any other. A high window in a two-windowed bedroom provides wall space below for a dresser if a convector is not placed under it.

It can be considered extravagant to design a space useful for only one function within the small area allotted to each family. One usual example, however, is perhaps undesirable; that of combining meal service with clothes washing, particularly for families with young children. Dinners and diapers are not compatible.

But a bedroom planned to answer the desire, the need, rather, to be alone or to be able to talk quietly (or noisily) with friends of one's own age away from the tense, competitive city atmosphere is not confined to "overprivileged" persons. Privacy within the dwelling is the first requirement for "quiet enjoyment of the premises".

Standard public housing construction for tall buildings offers more privacy than some "luxury" speculative buildings, this largely because of materials used that are suitable for long-term amortization, and the need to hold down maintenance expense and to get favorable fire insurance rates.

But unlike most European countries, the United States has at present no code provisions for sound control in apartment buildings,<sup>1</sup> although a start in that direction has been made. Standard construction for multifamily buildings may suffer from lightweight dividing partitions and careless piercing of partitions or floor slabs. Vibrating electrical gadgets add their share to the consequent din.

Concrete slab floors resist impact noise fairly well.

Partitions between apartments of cinder block, gypsum block, or solid plaster are acceptably sound deadening. Partitions of staggered stud design are preferred, if the budget permits.

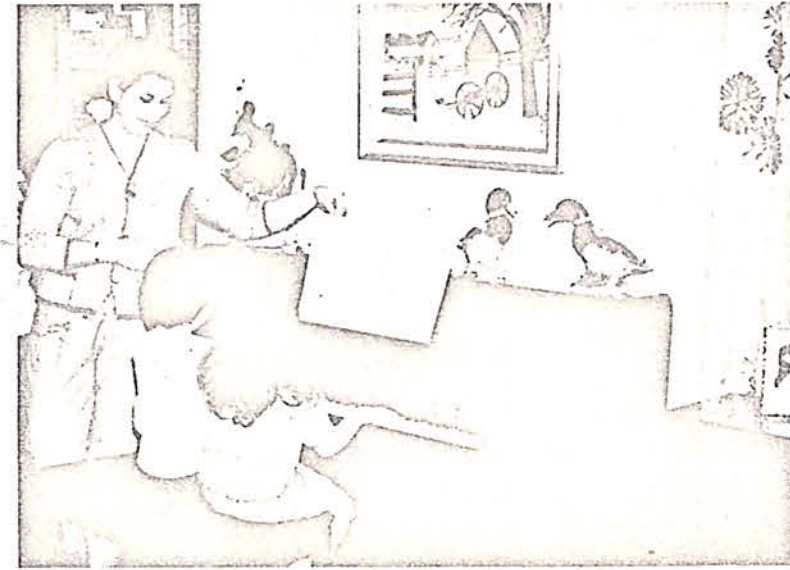
<sup>1</sup> *The Owner's Viewpoint in Residential Acoustical Control*. Address to The Acoustical Society of America. Frederick P. Rose. 1963

Living Room in Use



*the Dwelling*





Living Room in Use

Heavy concrete cross walls used in box construction are, of course, even better between apartments.

Tall buildings with only four dwellings to a floor have been built within public housing budget limitations and provide the amenity of few close neighbors as well as that of a small, easily kept public space.

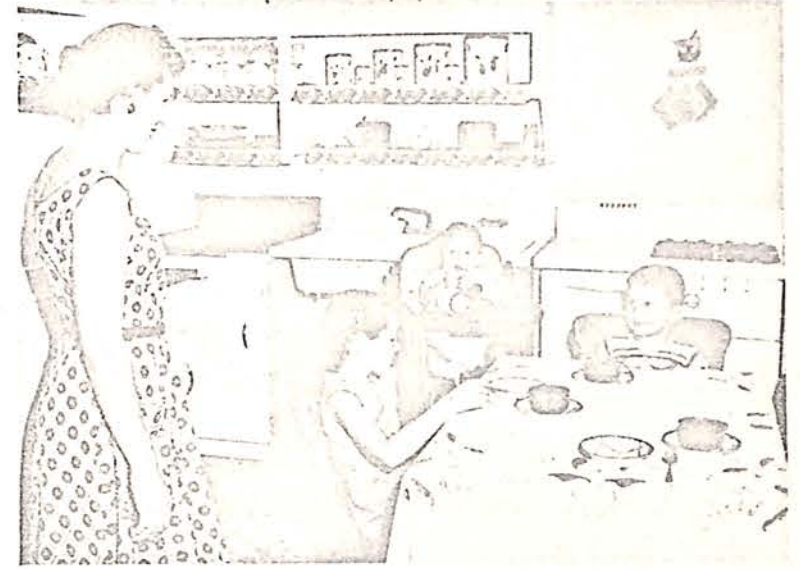
#### COMFORT

##### Difficulties Encountered

- a. Awareness of neighbors.
- b. Outside world irrupting into living room.
- c. No chance to withdraw temporarily from rest of family.
- d. Lack of separation of different home functions.
- e. Inadequate bath facilities for large families.
- f. Pull chains constantly breaking, with the result that lights are left on day and night.

##### Suggestions

- a. A design placing rooms of like function against partitions that divide apartments.  
Closets set against dividing partitions.  
Heating risers provided with escutcheons and the floor slab, opening packed with insulation (useful also for vermin control)



Dining Space in Kitchen

Wall-mounted medicine cabinets.

Lead bends from bathroom above contained in floor slab or boxed in.

Windows of adjacent apartments in an interior corner of a T- or H-shaped building well separated, or, better, one apartment wrapped around that interior angle so that windows nearest the corner are in the same dwelling.

- b. Small foyer giving separate access to living room, bedrooms, and kitchen.

Coat closet off foyer to keep mud and outside dirt from rest of dwelling.

Door bucks well anchored against wind action in high buildings.

- c. Bedroom wall space arranged to allow for desk or table in addition to usual bedroom furniture.

Space for sewing machine or other table in parents' bedroom.

- d. Dining space in alcove between living room and kitchen.  
Dining space for large families in kitchen, to provide ease in serving meals and, in effect, offering two living spaces for different uses.

Kitchen equipment out of sight of living room.

- e. Lavatory (watercloset and wash basin) for large families in addition to the bathroom.

Bathroom wall material designed for future shower if not contemplated at first.



*NOTE: A shower uses normally about half as much water as a tub bath and takes less time and tub cleaning.*

- f. No electric pull chains in dwellings.

### SAFETY

Home accidents have been well documented and publicized. Some, luckily, such as those from stairs—unless the building has two-story flats—do not concern us here. But kitchens and bathrooms are still dangerous. Accidents from things falling from high shelves, or people falling while trying to reach them, from collision with furniture, ranges, and heating risers and, worst of all, falling out of windows must be faced.

### Difficulties Encountered

- a. Children and objects falling out of windows; windows difficult or frightening to clean.
- b. Kitchen ranges placed at the end of a row of fixtures where children can knock against pot handles.  
Gas ranges near blowing curtains or having storage cupboards over them.
- c. Slippery bathroom floors.  
Tubs lacking safety grip handles.
- d. Electric outlets near water supply.

### Suggestions

- a. Heavy-duty screens on all sash openable more than 4 inches.  
Locking device on windows without screens to limit opening to 4 inches, except when window is being cleaned or children are being watched.  
Windows, of whatever type, of glass size and design so that window cleaning is possible with no more than an elbow outside.  
*NOTE: Removable sliding sash are obviously the easiest to clean, and also a broken sash can quickly be replaced by a tenant's trip to the maintenance office.*  
*Casement sash close to grade or on galleries or balconies are hazardous.*  
*Awning windows that swing out beyond the building wall run the risk of being shattered by an object falling or being thrown from above.*
- b. Ranges placed between worktops or other barriers.  
Ranges at least two feet from windows.  
No cabinets over ranges.
- c. Nonslip bathroom floors.

Sturdy grab bar at tub.

- d. Electric outlets and pull chains (if pull chains there must be) at a safe distance from tub, basin, and sink.

*NOTE: The dangers to children who push hairpins into electric outlets, bump against heat risers, and swallow poisons are perhaps only to be countered by their mothers. The tenant "welcoming" booklet, clearly illustrated by the architect, can warn tenants. Authorities who provide radiant heating in floors have solved part of the problem, and consider the system economical in first cost and upkeep.*

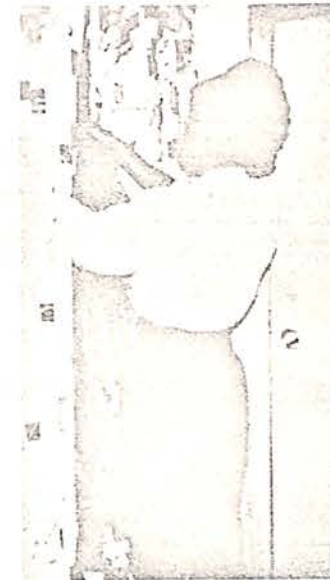
### ORDERLINESS

Planning for privacy, as noted above, in itself promotes orderliness by separating activities.

Most clutter results from poor organization, and dirt results from clutter.

Easily cleaned finishes in dwellings are standard; attractive pastel colors will get more tender, loving care than will drab, neutral tones. Asphalt tile patterns in midtones show footmarks less than very light or dark unpattered ones, and are less likely to be covered with thin linoleum carpets that do no good to the underlying tile and may harbor vermin.

### Family Participation



Closet Curtain





Large Refrigerator



Family Towel Racks

*NOTE: Linoleum is now obtainable in square tiles, thus overcoming one reason for the preference for asphalt and vinyl tiles.*

A kitchen planned for more than one worker lightens the mother's load and encourages family participation in housework.

Opinion varies as to the need for closet doors. Authorities who agree with vocal tenants and shocked critics have provided them on all closets. Others are content to put them on foyer and passageway closets only, and on living room closets if, by an unhappy chance, precious wall surface is used for a closet there.

Authorities who look for good housekeeping standards may well consider providing doors on all closets, since tenant-provided curtains are apt to be flimsy and neglected. Even when clean and well hung, they give a slipshod appearance to the dwelling and do not protect clothing from dust.

Open shelves over convector runout pipes take the place of toy storage boxes at slight expense. They also protect the pipes from children and the children from pipes.

#### Difficulties Encountered

- a. Condensation within the dwelling.
- b. Wall space interrupted by scattered columns, doors, windows.
- c. Storage spaces inadequate, particularly in the kitchen.

#### Suggestions

- a. Dwelling design to provide some positive air leakage even at the risk of slight heat loss on the coldest days.  
No laundering within the apartment. See "the Laundry," page 19.  
Tile or other impervious finish around tub.  
Positive ventilation for kitchen range.
- b. Some uninterrupted wall space for large pieces of furniture in each room.  
Furniture layouts carefully studied, preferably showing more than one possible arrangement.
- c. Flush doors, cabinets, and baseboards.  
Convector louvers on vertical surfaces, not on the top.  
Tile behind range.  
Chair rail to protect wall if dining table is in kitchen.  
Use of plastic paint to lengthen repainting cycle.  
Tenant repainting.

*NOTE: Paint rollers with patterned surfaces have been used on corridor walls. They might be lent to people eager for individuality in their dwellings.<sup>1</sup>*

<sup>1</sup> *Psychiatrics or Paperhangers?* Editorial in "Housing and Planning News," Citizens' Housing and Planning Council of New York. October 1963.



- d. Kitchen shelving planned for both large and small articles.
- Kitchen cupboards with backs, for vermin control.
- Utensil drawers.
- Range and refrigerator sized for the family's needs.
- High and low hanging poles in children's closets.
- Dado strips in bathrooms at 3 and 5 feet from floor, for family towel racks.
- Space in bathroom for clothes hamper.

*NOTE: Organization of general tenant storage space is discussed on page 22.*

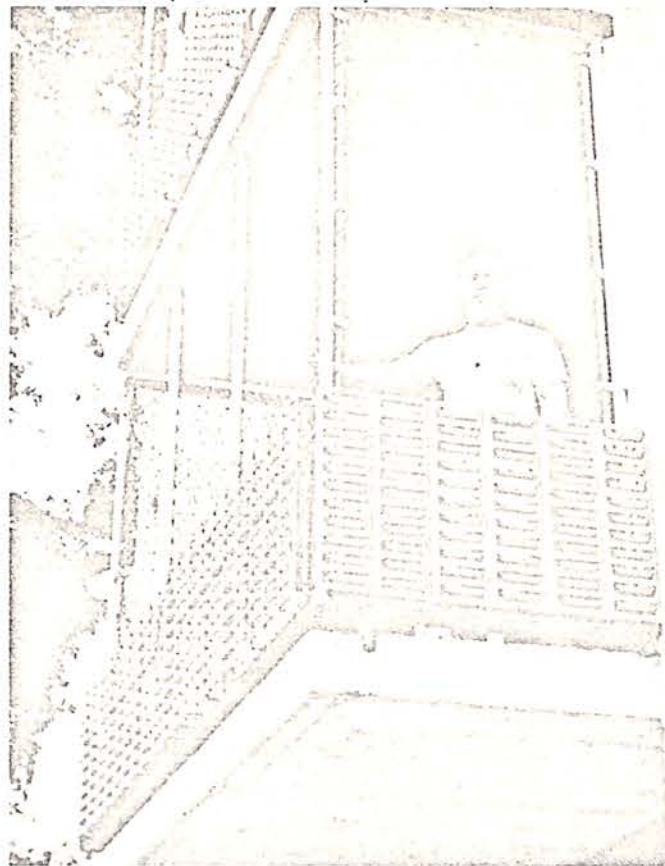
**REDESIGN**

Some authorities show interest in a proposal to redesign the standard apartment layout by planning a small living room off the foyer and a large kitchen-dining-play (or study) room. This arrangement justifies the prevalent housewifely habit of "keeping the kids out of the living room." It allows a busy mother to keep an eye on infants

Model Apartment



while doing kitchen chores; it is a place for TV, plastic-covered furniture, games and homework, children's and adults' gatherings. It divides living space into noisy and quiet areas within a tightly



Private Balconies . . . Harbeson Hough Livingston & Larson, Architects

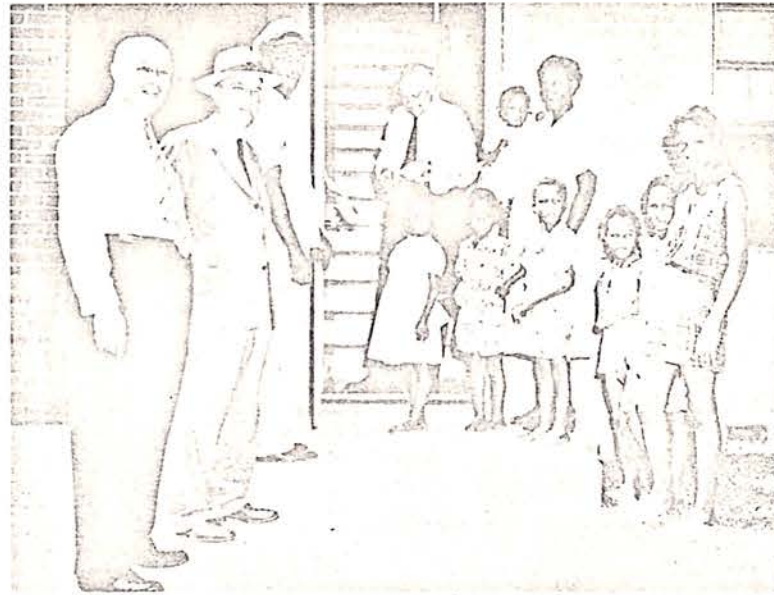
packed apartment, and it gives the house-proud (and latent house-proud) homemaker a chance to show friends and the priest or rabbi, or the Fuller Brushman, a neat reception room.

A bedroom so planned that it later can be divided into two small rooms will provide flexibility for a family with growing girl and boy. A sliding partition would allow daytime use of the entire space.

**MODEL APARTMENT**

A model apartment has been found useful to suggest inexpensive, space-saving furniture rather than old-fashioned huge pieces. Chairs, sofas and dressers based on Scandinavian designs, and knockdown packaged furniture can be found in city shops or obtained through mail-order houses. Reconditioned pieces, such as are sold by the Goodwill Industries, for instance, are at bargain prices. Bunk beds





Two-Story Flat . . . Howard R. Meyer, Architect

are not unknown to or scorned by former tenement house dwellers. If the model apartment is to be left in a fully occupied building to be used for homemaking classes, its location and exits should reflect that use.

#### BALCONIES

Private balconies have been noted earlier in this chapter as providing a porch for tenants who live far from the ground. Babies and young children can play out of doors without leaving their quarters, and adults can cool off in slippers during hot evenings. Costs and local customs weight the decision about including them, as well as the desire and ability of tenants to pay for the advantages of a balcony of their own.

Architects will be happy with the effect of balconies on an otherwise sheer facade if the need for them is demonstrable.

A solid parapet for the first few feet of barrier gives a feeling of protection and hides the array of children's toys or household mops and pails put out to sun.

#### TWO-STORY FLATS

Apartments for large families have been designed rather like two-story rowhouses on the entrance and second floor of tall buildings. This

arrangement offers each large family privacy and easy access to outdoors, even to an outdoor family playspot, and also relieves pressure on elevators.

#### A NOTE ON WINDOW SHADES

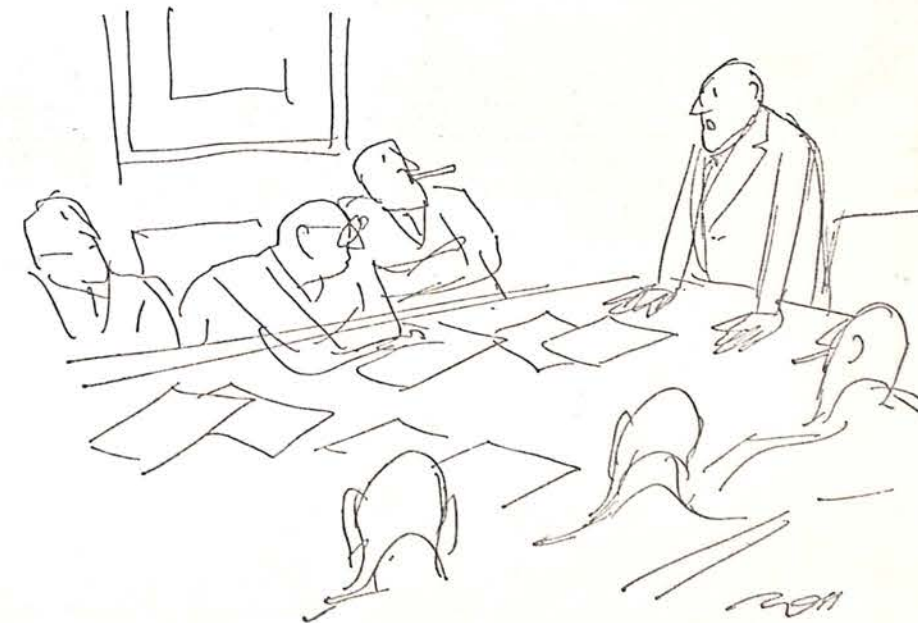
Window shades are standard equipment for public housing developments, so much so that they often serve to distinguish public from private apartment buildings.

They are cheap, they do their work well. But that they are far from attractive is not disputed. So far no equally trustworthy and economical method has been found to darken bedrooms, to set the stage for TV entertainments, to shut away the outside world.

Possibly a window casing detail for curtain rods at the outside and shades inside would be acceptable to authorities who enjoy the "happening" made by different families' differently colored curtains.

Possibly new side-hung fabrics will be priced one day to compete with shades. In that case tenant curtains will not be needed and the color pattern can be built in.

Certainly the architect who devises a sturdy, inexpensive, attractive substitute for the window shade will find a monument to his ingenuity lifted high against the sky.



"What we need is a brand new idea that has been thoroughly tested."

At Ross, Delineator • courtesy, Saturday Review



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THE SOCIAL IMPLICATIONS  
OF  
PUBLIC HOUSING  
IN  
METROPOLITAN TORONTO

The Metropolitan Toronto Housing Authority

August 1963



CHAPTER VIII - SUMMARY AND CONCLUSIONS

1. Basic Premise

The conclusions of this study which deal with the attitudes towards public housing of families who have moved out are affected by the move-out rate which exists in the projects under the administration of the Metropolitan Toronto Housing Authority. If it is considered that these move-out rates are greater than might ordinarily exist in the private rental market, then the data takes on more significance. Conversely, if the move-out rates are considered to be less than the normal private experience, then the data takes on lesser significance. It should be clearly understood that the findings of this study are based essentially on interviews held with those families who have left public housing communities in Metropolitan Toronto.

2. Physical Accommodation and Environment

It would appear, based on the evidence supplied by former tenants, that the public housing communities are essentially satisfactory places to live, at least as far as the majority of tenant families are concerned. It would also appear that the housing projects provide a reasonably satisfactory environment for the majority of the families.

The major satisfaction which tends to keep the family in the public housing project centres around the physical accommodation. As families are given housing to meet their requirements physical overcrowding seldom occurs. The larger units provide accommodation which literally cannot be found anywhere else in the Metropolitan Toronto area. The housing unit, particularly the house type, provides the families with their greatest single satisfaction.



### 3. Facilities for Children at Projects

This study indicates little dissatisfaction with the facilities provided for children in the housing projects. What was indicated, however, was the projects which are densely child populated produce an irritation with the children in the project. The tenant apparently feels that he is unable to get away from the children. This probably accounts for the action taken on the part of the Tenants' Association in both projects to get community centres with child oriented programmes.

This unconscious reaction to the large number of children seems a clear indication that projects in the future should not attempt to congregate large numbers of large units in one site as in South Regent Park. A larger proportion of houses to apartments seems necessary.

### 4. Attitude Towards Management

Perhaps it will be surprising, at least to those who administer public housing, that there is a very positive feeling towards the public housing experience of those families who have moved out. Only a very small percentage of this group felt that no housing should be supplied for other families in similar circumstances. More than 90% of the families interviewed felt that some programme of public housing is necessary. The majority of families felt that they had been helped, at least financially, by their public housing experience.

The Housing Authority has for a long time felt that perhaps it interfered too much in the lives of its tenants. This study does not bear out this feeling at all, in fact, there was little expressed dissatisfaction with the control



exerted by the Housing Authority. On the contrary, these families indicated that there was too little control exercised over other families in the community. This group felt that the behaviour of the neighbours should be more strictly supervised. In this latter reaction, however, the expression was by a minority of former residents.

#### 5. Mobility of Public Housing Families

The annual move-out rate for a family in projects under administration is approximately 14%. Such rates are found to be less than that which obtains generally in the private rental market in Canada. More significantly probably is that such rates are less than the move-out rates in public housing in the United States which went as high as 28% in 1954.

While satisfaction with public housing living is possibly the major reason why families stay, it is also likely that the mobility is somewhat restricted by the lack of an alternative choice. The private housing market has been unable to provide this alternative. In order to assess the importance of this lack of an alternative, the satisfactions and dissatisfactions of families remaining in public housing might be studied to determine why they remain in public housing. This might possibly be the next study carried out by the Metropolitan Toronto Housing Authority.

#### 6. Social Welfare Considerations

One rather disconcerting fact appears in this study which seems to suggest further action by the Housing Authority. This is the fact that the evicted families are substantially the kind of families who should be helped by the public housing programme. They are large families with low incomes containing



both parents. For some reason they have not been able to adjust to living in their new environment. Because these families are probably "troubled" or "problem" families, although they represent a very small percentage of the public housing population, it is possible that they require more time and attention than has been given to them up to the present. It would also suggest that greater efforts to rehabilitate these families are necessary. Co-operation with all essential Welfare Agencies should be established so that greater support and assistance can be provided.

#### 7. Rental Scale

In theory the fact that rent is geared to ability to pay should provide a source of satisfaction. The fact that the monthly rent fits the family's income as that income fluctuates has been thought by many experts to provide the families with an excellent form of social and economic security which other families do not have. In theory, therefore, this should be a major source of satisfaction. In practice this expectation is not realized. Generally speaking there was dissatisfaction expressed on the part of the move-out families with the rental scale. This might have been expected in the upper income ranges where the penalty rent charged in public housing applies. However, many families with very low incomes felt that the rents were too high. This feeling is brought about largely from the establishment of minimum rents, which means that many families are paying too high a proportion of their income in rent.

The real dissatisfaction with the rental scale shows up in those families who refused public housing. They felt that the rents asked by the Authority were not low rental. In fact, when the other move-in charges were added to the first month's rent many families could not afford to move into public housing.



This stated dissatisfaction on the part of move-out families and refusal families indicates that the rental scale does not wholly perform its function certainly as it affects the families on very low incomes. Indications are that the establishment of a new scale, updated to family expenditures of the present time, is an absolute necessity. Such a scale if devised should be based upon a dynamic situation and changed on review periodically rather than haphazardly.

8. High-Rise Buildings

This study does not produce damaging evidence against high-rise apartments within itself. The fact of dissatisfaction with living in elevator buildings is not expressed to any great extent. The move-out rate from the walk-up apartments in Lawrence Heights is greater than in South Regent Park. This can be accounted for by the fact that 1 and 2-bedroom families in Lawrence Heights find it easier to move out than the 3-bedroom families in South Regent Park. Although high-rise buildings seem to provide greater management and maintenance costs to the administration, the excellent physical layout of the actual dwelling unit appears to outweigh all problems in the minds of the tenants. It should be noted that this evidence is based on families who have moved out and not families who continue to live in the projects.

9. Social Stigma

In general, while there was some dissatisfaction expressed with a variety of social factors these did not seem as great as might be expressed by families who voluntarily moved out of public housing. The social factors do not seem to affect the move-out rate to the same degree as the rent and lack of adequate shopping and transportation facilities. Although there was a slight feeling

of stigma attached to public housing it did not seem to manifest itself in many families. In fact, it is probable that the social reactions expressed by these families are no greater than those that might apply in any neighbourhood.

10. Reasons for Refusal

In descending of importance families in apparent need of housing refused for the following reasons:-

- (1) Rent too high
- (2) Lack of transportation and other facilities
- (3) Feeling of social stigma.
- (4) Wrong type of dwelling i.e. apartment instead of house
- (5) Rules and regulations
- (6) Personal and family reasons
- (7) Condition of unit offered

It is interesting to note that the first two reasons were far and away the most important accounting for nearly 60% of all reasons given.



# CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE



Room 1204, City Hall

June 23, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

Dear Committee Member:

The next monthly meeting of the Executive Group of the Housing Resources Committee will be held at 10:00, Thursday, July 6, in Committee Room #2, Second Floor, City Hall. We hope you can attend this meeting.

The low and medium income housing program is still confronted with major obstacles, which have recently been emphasized by the local news media. The "White Paper" prepared by this Committee and used at the last meeting, highlighted the problems and has been very well received. However, Mr. Alexander desires to discuss several of the items further with you and will look to you for suggestions as to action this Committee should take.

Also we would like to have a brief report on the activities of each Panel.

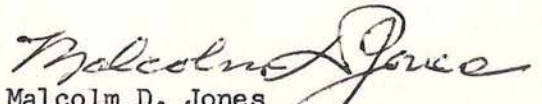
The Housing Inventory Report is being brought up to date, and should be available for our July 6 meeting. It should provide a clear picture of the current status of the program.

We still do not have information on the following:  
Legal Panel--Chairman & Vice-Chairman  
Public Housing--Vice-Chairman  
Land Acquisition Panel--Chairman & Vice-Chairman  
Social Problems Panel--Vice-Chairman

Please be prepared to provide us at the next meeting with names of those elected to the above positions.

Also please let us know on the enclosed return address postal card if you plan to attend the meeting or, in the event you cannot attend the meeting, the name of some other member of your panel who will represent you at the meeting.

Sincerely,

  
Malcolm D. Jones  
Supervisor of Inspection Services

MDJ/pjm

Encl: Return Address Postal Card

*J. M. W.*

June 7, 1967

The Honorable John J. Sparkman  
The Honorable Wright Patman  
The Honorable William A. Barrett

Gentlemen:

This letter is to call to your attention my serious concern with a problem facing the enforcement of housing codes in Atlanta and I am certain in all the nation's cities.

In accordance with the emphasis placed on housing code enforcement sought by Secretary Weaver and our own desires, we have moved ahead vigorously with the housing code provisions in Atlanta. As you know, in those areas where an urban renewal project or a code enforcement concentration area exists, home owners in need may qualify for grants and low interest loans.

However, there are many areas of Atlanta where we seek to prevent further deterioration by code enforcement that are as yet not covered by either of the above programs. Home owners in these areas are without recourse and are in the unhappy situation of having their homes condemned unless they can produce the necessary funds.

It seems to me that these persons are entitled to relief. In effect they are in an area covered by U. S. Government action since the required workable program covers the entire city. They should not be unduly penalized. To continue to do so creates an unfair situation which will undermine the entire effort of cities to enforce their codes.

I, therefore, suggest that action be taken to alleviate this situation. We suggest two possible courses.

1. As a minimum approach the F. H. A. should ease up on their requirements under 203K and make loans under this program easily available for financially deprived persons who are subjected to code enforcement expenditures.

2. Much more could be accomplished if the benefits of the \$1500 grants and the 3% loan were extended to all persons without resources who



June 7, 1967

Page 2 - The Honorable John J. Sparkman  
The Honorable Wright Patman  
The Honorable William A. Barrett

are faced with rehabilitation requirements under code enforcement. As stated above the Workable Program is, in effect, a Federal requirement for the entire city. It seems possible that the law allowing grants and loans could be extended to cover all citizens under a workable program.

I would appreciate your giving this problem your most earnest consideration.

Sincerely,

Ivan Allen, Jr.  
Mayor

cc: The Honorable Richard J. Daley, Mayor  
Chicago, Illinois  
The Honorable Jerome P. Cavanaugh, Mayor  
Detroit, Michigan  
The Honorable John V. Lindsay, Mayor  
New York, New York  
The Honorable John B. Collins, Mayor  
Boston, Massachusetts  
Mr. John Gunther, Executive Director  
U. S. Conference of Mayors  
Mr. Patrick Healey, Executive Director  
National League of Cities

Finch Alexander Barnes Rothschild & Paschal

June 6, 1967

The Honorable Ivan Allen, Jr., Mayor  
City of Atlanta  
Atlanta, Georgia

Dear Ivan:

Enclosed is the letter that Bill Slayton suggested you write to Senator Sparkman, etc. He has reviewed the letter and finds it in order and is enthusiastic about your undertaking this.

Sincerely,



Cecil A. Alexander

vb

encl:

James H. Finch, F.A.I.A.

Cecil A. Alexander, F.A.I.A.

Miller D. Barnes, A.I.A.

Bernard B. Rothschild, F.A.I.A. F.C.S.I.

Garaker D. Paschal, A.I.A.

ASSOCIATES

Robert D. Ahlstrand, R.A.

Sidney S. Daniell, R.A.

Ira Grayboff

Thomas G. Joyce, A.I.A.

H. King McCain, N.S.P.E.

John J. McDonough, P.E.

William L. Polgram, A.I.A.

John Steinichen, A.I.A.

Architects Engineers Interior Designers

44 Broad Street N.W. Atlanta, Georgia 30303 Phone 688-3313

Terry-Hutchens Bldg., Huntsville, Ala. 35801 Phone 539-9648



DRAFT

June 6, 1967

The Honorable John J. Sparkman  
The Honorable Wright Patman  
The Honorable William A. Barrett

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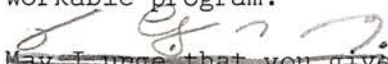
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June 6, 1967

Page 2 - The Honorable John J. Sparkman  
The Honorable Wright Patman  
The Honorable William A. Barrett

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~~May I urge that you give~~ this problem your most earnest consideration.

Sincerely,

Ivan Allen, Jr.  
Mayor

cc: The Honorable Richard J. Daley, Mayor  
Chicago, Illinois  
The Honorable Jerome P. Cavanaugh, Mayor  
Detroit, Michigan  
The Honorable John V. Lindsay, Mayor  
New York, New York  
The Honorable John B. Collins, Mayor  
Boston, Mass.  
Mr. John Gunther, Executive Director  
U. S. Conference of Mayors  
Mr. Patrick Healey, Executive Director  
National League of Cities



# CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

June 7, 1967

The Honorable John J. Sparkman  
The Honorable Wright Patman  
The Honorable William A. Barrett

Gentlemen:

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June 7, 1967

Page 2 - The Honorable John J. Sparkman  
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New York, New York  
The Honorable John B. Collins, Mayor  
Boston, Massachusetts  
Mr. John Gunther, Executive Director  
U. S. Conference of Mayors  
Mr. Patrick Healey, Executive Director  
National League of Cities



*Ask Jones if wants this Business*

*leave off agenda*



CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

May 23, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant

MRS. ANN M. MOSES, Executive Secretary

DAN E. SWEAT, JR., Director of Governmental Liaison

Dear Committee Member:

The next monthly meeting of the Executive Group of the Housing Resources Committee (which would normally be held on June 1) will be held at 10:00 A.M., Wednesday, May 31, in Committee Room #1, Second Floor, City Hall. We especially hope that you can attend this meeting.

The low cost housing program is currently running into some major difficulties which I need to discuss seriously with you, with view to adopting a policy position of the Committee as a whole and planning a course of action to pursue.

We will have at the meeting basic factual data on which to base our conclusions and I hope also a list of land tracts in the City by size and location which are appropriately zoned for construction of multi-family housing.

We still have not been informed as to the following:

Legal Panel - Chairman and Vice-Chairman  
Public Housing Panel - Chairman and Vice-Chairman  
Land Acquisition Panel - Chairman and Vice-Chairman  
Social Problems Panel - Vice-Chairman

Please be prepared to provide us at the meeting with appropriate information on the above.

Also please let us know on the enclosed return address postal card if you plan to attend the meeting or, in the event you cannot attend, the name of some other member of your panel who will represent you at the meeting.

Sincerely,

Handwritten signature of Cecil A. Alexander in cursive.

Cecil A. Alexander  
Chairman

Encl: Return address postal card.



MINUTES

HOUSING RESOURCES EXECUTIVE COMMITTEE MEETING

MAY 31, 1967

Members of the Housing Resources Committee Executive Group met on Wednesday, May 31, 1967, at 10:00 a.m., in Committee Room #1, City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman  
Dr. Sanford S. Atwood, Co-Chairman  
Mr. Lee Burge, Chairman, Finance & Non-Profit Funds Panel  
Mr. John C. Wilson, Finance & Non-Profit Funds Panel  
Mr. Dale Clark, Public Information Panel  
Dr. Vivian Henderson, Land Acquisition Panel  
Mr. Roland Maxwell, Representing Mr. Virgil Milton, Business Participation Panel  
Mr. Norman Underwood, Representing Mr. Charles L. Weltner, Legal Panel  
Mr. Robert Winn, Representing Dr. Harrison, Construction and Design Panel  
Mr. Malcolm D. Jones, Director  
Mr. W. W. Gates, Consultant

The Public Housing Panel and the Social Problems Panel were not represented at the meeting.

Mr. Cecil A. Alexander, Chairman, presided. Mr. Alexander read the Housing Resources Committee's "White Paper" (copy attached) and explained the different divisions of this report. He then explained the other documents which were attached. He also stated that there were several difficulties in locating rental housing sites, partially because of the racial problems in Atlanta, and gave his interpretation of the May 5, 1967 letter from HUD, pertaining to HUD's reluctance to approve Public Housing sites in racially concentrated areas.

Dr. Vivian Henderson, Land Acquisition Panel, stated that this did not necessarily hold true in all cases; that he did not think the announced HUD policy was intended to apply to racially integrated projects in previously all white neighborhoods. Dr. Henderson also asked about his Panel's previous request for a list of possible sites for locating low-cost housing.

Mr. Jones explained that this has been requested from the Planning Department, but not yet prepared; however, that he has been provided with a group of Land Lot sheets showing vacant property (with current zoning) in the eastern half of the city; and these locations were being looked into.



Page Two

Dr. Henderson suggested that the need for such a list of available sites be reported to the Board of Aldermen.

Mr. Alexander reported that the Planning Committee initially prepared a list of sites comprising 800 acres of land that were considered available for use or that could be re-zoned. He also stated that the developers had already looked into these properties but that only four tracts had been approved so far.

Mr. Jones stated that he knew of only two, or possibly three, of these that had been actually approved by HUD.

Mr. Alexander stated that one of the main problems was that the land developers could not always use the sites because of locations, costs, and building codes.

Mr. John C. Wilson, Finance and Non-Profit Funds Panel, suggested that the Committee accept all the land possible, because to provide all the housing required, all available land would be needed.

Mr. Alexander stated that this Committee should take action one way or another to get these problems corrected before any further substantial developments can be made.

Mr. Jones stated that it was this Committee's policy to consider any suitable location that was submitted or proposed and to try to get action based on merits of individual tracts.

Mr. Lee Burge, Finance and Non-Profit Funds Panel, asked if this Committee was over-playing the housing problems, or if this was just the normal type of thing which resulted from trying to get through zoning changes, Housing Authority and/or FHA approval of a housing development.

Mr. Alexander explained that there is a greater low-rental need in the city than apparently some members of the FHA underwriting staff feel justified.

Mr. Jones said that the problems were not being over-played because there were many problems in trying to locate low-cost housing sites. He explained that this was the purpose of this meeting; to try to work out some of these problems.

Dr. Henderson stated that many of the present problems appeared to be with the Planning Department, and they were not very good reasons.

Mr. Alexander stated that the City is striving to get a workable Land Use plan which people feel that they can rely on.

Mr. Dale Clark, Public Information Panel, asked if the Planning Department is represented on this Committee.



Page Three

Mr. Jones stated that it is not, but that we are working in close contact with each other.

Mr. Alexander stated that the general feeling is that in some residential areas the zoning from single family houses to apartments will be a necessity. He asked the press not to mention any specific areas where this may be possible, because there are no definite plans to this effect as yet.

Mr. Burge asked if it would not be helpful to create a link between the Housing Resources Committee and the Planning Department?

Mr. Alexander stated that it would also be a good idea to create such a relationship with the Board of Aldermen.

Mr. Burge said, in relation to item (d) under "Discussion" in the "White Paper", that he would like to know how the zoning people felt about this.

Dr. Henderson said that it was easy to discuss this problem but that it would not always work out in practice, and that the real issue is the difficulty of locating in an area that does not want housing developments.

Mr. Burge asked the reason given by FHA for its action in connection with the sites near Magnolia Cemetery, Etheridge Drive, and Gun Club Road.

Mr. Alexander referred the question to Mr. Gates for answer.

Mr. Gates stated that proximity to Rockdale Urban Renewal Project, in which about 1,500 units are to be constructed during the next four years, would be taken into consideration in determining the probable market absorption in the general area. Both the City of Atlanta and the Federal Government have considerable investment in Rockdale.

Mr. Alexander asked Mr. Jones to give a report on possible locations for pre-fabricated houses in Atlanta.

Mr. Jones stated that there is some effort to build this type of house in Atlanta, but that there is difficulty because of the Atlanta Building Code. This code states that the plumbing, electrical, and heating fixtures be installed on site in Atlanta, and that the pre-fabricated houses come with these fixtures and electrical circuits already installed. However, there are plans being made now for some sites on which pre-fabricated houses could be located by designating special areas



where this type of housing could be installed. He also stated that the amount of land required to build a house on was too great economically in Atlanta for this type of house, and that there are also plans under way to correct this by permitting them to be built on a 50' x 100' lot, or 60' x 83.33' (5,000 sq. feet instead of 7,500 sq. feet, which is now required.)

Mr. Alexander stated that he thought that organizations such as Tech should organize studies of the housing situation in Atlanta, which would be made available to this Committee. He asked Mr. Winn if the Construction and Design Panel were looking into this now?

Mr. Robert Winn, Construction and Design Panel, stated that there will be a meeting of his panel a week from next Tuesday to discuss this.

Mr. Jones inquired if the present meeting time and date for this Committee was satisfactory, and the reply was affirmative. He also stated that he had appeared before the Zoning Committee on several occasions and felt that it would carry more influence with them if this Committee could take definite action on some areas before he re-appeared. He stated that there were three sites in particular coming up for re-zoning hearings soon on which he would like for the Committee as a group to indorse and support, i.e:

1. Fairburn Road
2. Jonesboro Road
3. North of Baker's Ferry Road

Mr. Alexander stated that he felt that it was too soon to take any definite action on these sites as yet.

Mr. Burge moved that this Committee accept the present "White Paper" as a guide for further action.

The motion was seconded and carried unanimously.

There being no further business, the meeting was adjourned at 11:35 a.m.

Respectfully submitted,



Malcolm D. Jones  
Supervisor of Inspection Services

Encl: "White Paper" (without attachments)

HOUSING RESOURCES COMMITTEE

May 31, 1967

White Paper

Mission:

The Housing Resources Committee is charged with:

- (a) Promoting low cost housing and facilitating its construction in Atlanta on an accelerated basis.
- (b) Bringing together the various interests needed to produce low cost housing.
- (c) Insuring that the human factors in housing are given full play.
- (d) Informing the public of the housing problem in Atlanta.

Goals:

The City's goals in the low cost housing new construction program, based on findings of the recently completed CIP study and as announced by the Mayor in Housing Conference on November 15, 1966 are:

9,800 units during calendar years 1967 and 1968.

2,333 units each year during the next succeeding 3 year period.

16,800 units total by end of 1971.

Accomplishments to Date:

72 separate projects have been proposed, totaling 15,391 units in the following categories:

Firm	4,286 units
Probable	<u>2,578</u> units
Total*	7,264 units In Sight
Under Consideration	4,464
Doubtful	<u>3,663</u>

Total Proposed 15,391 of which 6,149 units, previously considered likely,

are currently in jeopardy due to objections from various sources as to locations.

\*Includes 1,140 units of Public Housing + 144 units leased for Public Housing.

Major Problems:

(a) See "Problem Areas" attached dated April 20, 1967, revised.

(b) Also see attached:

1. Memorandums dated April 25, 1967 and May 24, 1967 pertaining to amount of land in the City appropriately zoned for construction of low cost housing; and,
2. "Statement of Necessity" undated, extracted from a typical recently proposed zoning application.



3. Letter to the Mayor from HUD, dated May 5, 1967, attached.
4. Two news clippings dated May 8 and 9, respectively.

Discussion:

The above factual data and attached papers clearly illustrate where the difficulties lie and suggest some obvious indicated solutions.

The program cannot be successfully carried out, unless these problems are resolved. In the initial Housing Conference last November the City called on private enterprise to assist in a large measure in this program. While initial efforts have succeeded in producing the 7, 264 units in sight listed above, there is little reason to assume an optimistic attitude toward future efforts. At this time combinations of Federal policies, zoning problems, land costs, code requirements and general uncertainty pertaining to the program have severely curtailed future prospects. Many developers and builders who have attempted to participate in the program are confronted with insurmountable obstacles and are withdrawing.

Several developers are holding up on submitting zoning petitions because of the discouragement as to favorable action.

In order for the Housing Resources Committee to perform its assigned mission, these problems should be placed before the elected city officials and the public. For example:

- (a) Zoning throughout the City is now being analyzed to insure that the current needs of the entire city are being met.
- (b) Citizens should be encouraged to realize and accept the fact that in a large and rapidly growing city, such as Atlanta, single family houses cannot be made available for all citizens and that many must of necessity reside in multi-family housing units (either rental or co-op.)
- (c) In zoning matters, pertaining to an overall community problem, Aldermen should act on needs of the City as a whole, as opposed to local neighborhood pressures.
- (d) Provisions for decent and adequate housing is the number one priority for the City and is a necessary prerequisite for solving many other problems.
- (e) Compliance with HUD's announced policy of discouraging public housing in areas of racial concentration has severely limited the availability of sites.
- (f) Land in adequate quantities, and at prices which make low cost housing economically feasible, are apparently not available in all segments of the City.
- (g) More local churches and civic groups should be encouraged to assist the program as non-profit sponsors.
- (h) An over-all non-profit housing fund should be created to promote all phases of the program.

Recommended Action:

(a) Submission by the HRC to the Mayor and Board of Aldermen a brief written report on current status of the low cost housing program.

(b) The Housing Resources Committee to actively support re-zoning petitions which are reasonable and in interest of furthering the housing program.

(c) Conduct promptly a hard-hitting Public Information campaign informing the public of the current difficulties encountered and offering concrete positive suggestions for their solution.

Encls: As listed



May 30, 1967

Finch Alexander Barnes Rothschild & Paschal

*j. [unclear]*

COPY

Dr. Albert M. Davis, President  
National Association For The Advancement Of Colored People  
859-1/2 Hunter Street N.W.  
Atlanta, Georgia, 30314

Dear Dr. Davis:

In order that the breakdown of communication you feel exists can be rectified, may I ask if you would serve on the Land Acquisition Panel of the Housing Resources Committee?

COPY

Since you are so aware of the problems facing the program in this area, I believe that you can render most valuable service to the city in helping secure acceptable sites.

I look forward to hearing from you.

Sincerely,

Cecil A. Alexander

vb

COPY

cc: Mayor Ivan Allen ✓

bcc: Mr. Malcolm Jones

COPY





### Public Housing

Edwin L. Sterne, Chairman, Housing Authority of the City of  
Atlanta  
Dr. Albert Manley, President, Spelman College  
Leonard Reinch, President, Cox Broadcasting Company  
Clarence Coleman, Regional Director, National Urban League  
Acting Chairman  
Charles R. Palmer, President, Palmer, Inc.

### Land Acquisition

W. L. Lee, President, Atlanta Gas Light Company  
C. R. Yates, President, Yates-Milton Stores  
Dr. Vivian Henderson, President, Clark College Acting Chairman  
Jim E. Land, Chief Engineer for Georgia, Southern Bell Telephone  
& Telegraph Co.

### Social Problems

Charles O. Emmerich, Administrator, Economic Opportunity Atlanta,  
Inc.  
Duane Beck, Director, Community Council of the Atlanta Area, Inc.  
Mrs. Sujette Crank, Social Director, Neighborhood Services, E.O.A.  
Dr. T. Johnson, Professor of Political Science, Morehouse College  
Dean William Jackson, Atlanta University Chairman  
Mr. Erwin Stevens, Chairman, Citizens Central Advisory Committee,  
E.O.A.  
Mr. Lewis Cenker, Attorney

### Business Participation

Virgil Milton, Retired Atlanta Group Manager, Sears, Roebuck &  
Company Chairman  
E. L. Simon, Auditor, Atlanta Life Insurance Company  
Vice-Chairman  
Harlee Branch, President, The Southern Company  
C. A. "Art" Jenkins, Director of Industrial Relations, Lockheed  
Roland Maxwell, President, Davison's Department Stores

### Public Information

James L. Townsend, Townsend and Associates

Public Information (continued)

Dale Clark, Director of Public Affairs, WAGA-TV Chairman  
Ray Moore, News Director, WSB-TV  
Jim Wood, News Director, WOAK Vice-Chairman

STAFF

ROOM 1204, CITY HALL

Tel. 522-4463, Ext. 430

Malcolm D. Jones, Director  
W. W. Gates, Consultant  
Miss Joyce McKnight, Secretary



May 31, 1967

HOUSING RESOURCES COMMITTEE

Mr. Cecil A. Alexander, Chairman  
Housing Resources Committee  
Finch, Alexander, Barnes, Rothschild and Paschal, Architects  
10th Floor Standard Federal Building  
44 Broad Street, N. W.  
Atlanta, Georgia

Dr. Sanford S. Atwood, Co-Chairman  
Housing Resources Committee  
President, Emory University  
Atlanta, Georgia 30322

Dr. Benjamin E. Mays, Co-Chairman  
Housing Resources Committee  
President, Morehouse College  
Atlanta, Georgia

PANELS

LEGAL

Mr. Charles L. Weltner, Attorney  
The First National Bank, Suite 2943  
2 Peachtree Street  
Atlanta, Georgia

Acting Chairman

Mr. Donald Hollowell, Regional Director  
Equal Employment Opportunity Commission  
1776 Peachtree Street, N. W.  
Atlanta, Georgia

Honorable Luther Alverson, Judge  
Fulton County Superior Court  
136 Pryor Street, S. W.  
Atlanta, Georgia

Mr. Archer D. Smith III, Attorney  
Harmon and Thackston  
1944 National Bank of Georgia Bldg.  
Atlanta, Georgia

Mr. Norman L. Underwood, Attorney  
Sanders, Hester and Holley  
1001 Commerce Building  
Atlanta, Georgia

CONSTRUCTION AND DESIGN

Dr. Edwin Harrison, President  
Georgia Institute of Technology  
225 North Avenue, N. W.  
Atlanta, Georgia

Chairman

Mr. Herman J. Russell, Contractor  
504 Fair Street, S. W.  
Atlanta, Georgia 30313

Mr. Moreland Smith, Director  
Urban Planning Project  
Southern Regional Council  
5 Forsyth Street, N. W.  
Atlanta, Georgia

Vice-Chairman

Rev. John A. Middleton, President  
Morris Brown College  
673 Hunter Street, N. W.  
Atlanta, Georgia

Mr. Henry F. Alexander, Builder  
2439 Fernleaf Court, N. W.  
Atlanta, Georgia

Mr. James Moore, President  
Atlanta Labor Council  
15 Peachtree Street, N. E.  
Room 208  
Atlanta, Georgia 30303

FINANCE

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

Mr. Lee Burge, President  
Retail Credit Company  
P. O. Box 4081  
Atlanta, Georgia 30302

Chairman

Mr. Butler T. Henderson  
Assistant to Dr. Mays  
Morehouse College  
223 Chestnut Street, S. W.  
Atlanta, Georgia



FINANCE (continued)

Mr. Mills B. Lane, Jr., President  
The Citizens and Southern National Bank  
P. O. Box 4899  
Atlanta, Georgia 30303

Mr. Joseph Earle Birnie, President  
The National Bank of Georgia  
Peachtree at Five Points  
Atlanta, Georgia 30303

Mr. Augustus H. Sterne, President  
The Trust Company of Georgia  
36 Edgewood Avenue, N. E.  
Atlanta, Georgia 30303

Mr. Gordon Jones, President Vice-Chairman  
The Fulton National Bank  
P. O. Box 4387  
Atlanta, Georgia 30302

NON-PROFIT FUNDS (Combined with Finance Panel)

Mr. A. B. Padgett, Executive Director  
Metropolitan Foundation of Atlanta  
1423 Candler Building  
Atlanta, Georgia 30303

Mr. Hamilton Douglas, Jr., Attorney  
National Bank of Georgia Building  
Atlanta, Georgia

Rev William Holmes Borders, Pastor  
Wheat Street Baptist Church  
1426 Mozley Drive, S. W.  
Atlanta, Georgia

Dr. Rufus Clement, President  
Atlanta University  
223 Chestnut Street, S. W.  
Atlanta, Georgia

Mr. John Wilson, President  
Horne Wilson Company  
163 Peters Street, S. W.  
Atlanta, Georgia 30313

NON-PROFIT FUNDS (continued)

Mr. Albert Love  
Executive Vice President  
The McCall Corporation  
P. O. Box 1000  
Doraville, Georgia 30040

Mr. Scott Houston, Jr., Executive Director  
Wesley Woods Apartments  
P. O. Box 15468  
Atlanta, Georgia 30333

PUBLIC HOUSING

Mr. Edwin L. Sterne, Chairman  
Housing Authority of the City of Atlanta  
639 Trust Company of Georgia Building  
Atlanta, Georgia 30303

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

Mr. Leonard Reinch, President  
Cox Broadcasting Company  
1601 West Peachtree Street, N. E.  
Atlanta, Georgia

Mr. Clarence D. Coleman Regional Director      Acting Chairman  
National Urban League  
78 Marietta Street, N. W.  
Atlanta, Georgia

Mr. Charles F. Palmer, President  
Palmer, Inc., Palmer Building  
41 Marietta Street  
Atlanta, Georgia 30303





SOCIAL PROBLEMS (continued)

Mr. Erwin Stevens, Chairman  
Citizens Central Advisory Committee, E.O.A.  
799 Parsons Street, S. W.  
Atlanta, Georgia

Mr. Lewis Cenker, Attorney  
2045 Manchester, N. E.  
Atlanta, Georgia

BUSINESS PARTICIPATION

Mr. Virgil Milton Chairman  
3626 Tuxedo Road, N. W.  
Atlanta, Georgia

Mr. Edward L. Simon, Auditor Vice-Chairman  
Atlanta Life Insurance Company  
148 Auburn Avenue, N. E.  
Atlanta, Georgia

Mr. Harlee Branch, President  
The Southern Company  
3390 Peachtree Road, N. E.  
Atlanta, Georgia

Mr. C. Arthur Jenkins  
Director, Industrial Relations  
Lockheed Company  
Marietta, Georgia 30060

Mr. Roland Maxwell, President  
Davison's Department Stores  
180 Peachtree Street, N. W.  
Atlanta, Georgia

PUBLIC INFORMATION

Mr. James L. Townsend  
Townsend and Associates  
1014 Healey Bldg.  
Atlanta, Georgia



PUBLIC INFORMATION (continued)

Mr. Dale Clark  
Director of Public Affairs  
WAGA-TV  
1551 Briarcliff Road, N. E.  
Atlanta, Georgia

Chairman

Mr. Ray Moore  
News Director  
WSB-TV  
1601 West Peachtree Street, N. E.  
Atlanta, Georgia 30309

Mr. Jim Wood  
News Director, WAOK  
110 Edgewood Avenue, N. E.  
Atlanta, Georgia

Vice-Chairman

STAFF

ROOM 1204, CITY HALL

Tel. 522-4463, Ext, 430

Malcolm D. Jones, Director  
W. W. Gates, Consultant  
Miss Joyce McKnight, Secretary

*J. J.*  
MINUTES  
HOUSING RESOURCES EXECUTIVE COMMITTEE MEETING

MAY 4, 1967

Members of the Housing Resources Committee Executive Group met on Thursday, May 4, 1967, at 10:00 a.m. in City Hall. The following members were present:

Mr. Dale Clark, Public Information Panel  
Dean William S. Jackson, Social Problems Panel  
Mr. J. E. Land, Land Acquisition Panel  
Mr. Archer D. Smith, III, Legal Panel  
Mr. Edwin L. Sterne, Public Housing Panel  
Mr. Hall Ware, Finance and Non-Profit Funds Panel  
Mr. John C. Wilson, Finance and Non-Profit Funds Panel  
Mr. Robert Winn, Construction and Design Panel

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2. The panel felt it would be helpful to develop some guidelines as to what is anticipated as goals for adequate living.



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1. Research and examination of the laws dealing with FHA housing, particularly the requisites for obtaining FHA grants and loans;
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3. Research into the part of the law particularly concerned with the Grant and Loan Program (for rehabilitation of sub-standard housing) being restricted to Urban Renewal and Code Enforcement areas.

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2. Zoning; and
3. Determination of the location of housing (HUD prefers that such housing not be located in areas of racial concentration).

The group discussed possible solutions to these problems but no positive decisions were reached.

Col. Jones also told the group of a meeting Mr. Alexander has requested for a special meeting of the Board of Aldermen for the purpose of inviting builders and developers to appear before them to discuss their problems from their points of view. He added that it would be helpful to have some members of the Executive Group at this meeting also. Mr. Land of the Land Acquisition Panel said that his panel would definitely be represented at the meeting.

Col. Jones requested each of the panels to elect permanent Chairmen and Vice Chairmen as soon as possible, if they have not already done so, and to advise him who has been elected.

Mr. Clark told the Executive Group members that his panel (Public Information) is always open to committee members for any suggestions or recommendations as to how the public information program can help further the goals of the Committee. He also recommended to Col. Jones that the information contained in the summary of the problem areas be made available to the press. Col. Jones agreed with Mr. Clark and advised that he would take up this matter with Mr. Alexander.

There being no further business the meeting was adjourned at 11:30 a. m.

Respectfully submitted,



Malcolm D. Jones  
Supervisor of Inspection Services



HOUSING RESOURCES COMMITTEE

Room 1204 City Hall  
 Tel. 522-4463, Ext. 430  
 May 4, 1967

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The Executive Group (consisting of the Chairmen of the nine working panels into which the overall Committee is organized) studied a recently prepared Committee report on the status of the current housing program. The report contained 71 proposals submitted by various developers. It is summarized as follows:

<u>Category</u>	<u>No. Units</u>	<u>Estimate When Available</u>				
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Being Considered	4569					
Doubtful	<u>3088</u>					
Total Proposed	14,766 of which 6504 units (1243 listed in the Firm category, 3409 in the Being Considered category and 1852 now included in the Doubtful category) previously considered likely, are currently in serious difficulty of materializing due primarily to objections from various sources as to proposed locations.					

\*Includes 1140 units of Public Housing, plus 144 existing units leased for Public Housing. In addition, 1782 units have been rehabilitated since October under the Housing Code.

The goals established by the City for the program are 16,800 units by the end of 1971, consisting of 9800 units during 1967 and 1968 and 2333 units during each of the succeeding three years.

The principal difficulties currently confronting the Committee in developing the program are the following:

(a) General objection by single family home owners to multi-family units being built anywhere near them, even though the multi-family construction may be a very high type of cooperative sales housing for purchase and occupancy by family units and presold before construction begins.

(b) Difficulty in getting sufficient suitable tracts appropriately zoned, because of objections from residents of the areas involved.

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(d) Recently announced policy by HUD discouraging the location of public housing in areas of racial concentration.

(e) Conservatism by FHA on approving projects in certain areas, to insure against the possibility of over-building the market in any portions of the City.

(f) Discouragement on the part of promoters and developers faced with the above indicated problems.

The combination of these problems is slowing down the program substantially and, if continued, will make the goals very difficult to attain.



May 23, 1967

MEMORANDUM

TO: Colonel Malcolm Jones  
FROM: Mayor Ivan Allen, Jr.

The attached reply from the Housing Authority is the information requested by the Housing Resources Committee.

Sincerely yours,

Ivan Allen, Jr.  
Mayor

IAJr/br

Enclosure

cc: 2 - 27 3, 30-

EDWIN L. STERNE  
CHAIRMAN  
GEORGE S. CRAFT  
VICE CHAIRMAN  
J. B. BLAYTON  
JOHN O. CHILES  
FRANK G. ETHERIDGE



M. B. SATTERFIELD  
EXECUTIVE DIRECTOR AND SECRETARY  
CARLTON GARRETT  
DIRECTOR OF FINANCE  
GILBERT H. BOGGS  
DIRECTOR OF HOUSING  
GEORGE R. SANDER  
TECHNICAL DIRECTOR

824 HURT BUILDING  
ATLANTA, GEORGIA 30303  
JACKSON 3-6074

May 17, 1967

The Honorable Ivan Allen, Jr.  
Mayor of the City of Atlanta  
City Hall  
Atlanta, Georgia

Dear Mayor Allen:

This replies to your letter of May 10 transmitting copy of a memorandum submitted by the Housing Resources Committee and requesting our specific comments on items 5, 6 and 9. These comments are as follows:

(5) We are unaware of any offers for sale by owners of 103 units on Boulevard resulting from housing code inspections. As a general rule it is not financially feasible to acquire old housing by purchase since necessary financing of the resulting project must extend over a 40 year life. It is preferable to lease units in such buildings since the economics usually do not justify purchase.

(6) At the present time negotiations are proceeding concerning the leasing of units in four additional separate sites. We hope to be able to add to the total number of units now under lease. The great difficulty is the low vacancy rate in housing of acceptable standard in the Atlanta area, which has resulted in an attitude by most landlords that there is no financial advantage to them to enter into a lease agreement with the Housing Authority since they already have extensive waiting lists and are not having to make improvements that possibly would be required under the Housing Authority leasing program.



Mayor Allen  
Page 2  
May 17, 1967

The Housing Authority representative is devoting ample time to the investigation of all available leads. All real estate firms listed in the Yellow Pages have been circularized as well as members of the two real estate boards. Constant visual investigations are made in trips to various sections of the city to find out where vacancies might be in existence.

The processing of individual tenant leases for occupancy of units in private housing is not greatly time consuming since it only averages about thirty minutes per tenant.

It is considered very important for the leasing representative to make very frequent checks of existing leased housing to make sure that the public housing tenants are living up to their obligations affecting the care of the premises, etc. If this program can be controlled so that private landlords see that public housing tenants are better than average tenants this should have an important impact on the availability of additional units for lease. Although the number of leased sites has not increased in the past few weeks, the number of public housing tenants has had a steady growth as dwelling units have become available in present locations.

(9) Reduction in minimum price of single family lots for sale in the Thomasville Urban Redevelopment Project below their current minimum has been considered in the past. The staff is of the opinion that such reduction would not encourage the development of these lots because:

- (a) The price as now set is less than the value of the lots should the developer acquire land at reasonable price and provide the streets, utilities, and other amenities as provided by this project.
- (b) The Federal Housing Administration will allow as land value only the amount actually paid to us by the developer. Therefore, any reduction in the price of the land would only result in a reduction in the amount of the loan underwritten by FHA.

At the moment it appears to us the greatest opportunity for provision of additional units for low income families lies in

Mayor Allen  
Page 3  
May 17, 1967

the 221D-3 Program, and hopefully in increasing the number of units leased for public housing use, although the latter does not increase total housing supply.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Satt", is written above the typed name.

M. B. Satterfield  
Executive Director

MBS/fm



Finch Alexander Barnes Rothschild & Paschal

May 16, 1967

The Honorable Ivan Allen, Jr., Mayor  
City of Atlanta  
Atlanta, Georgia

Dear Ivan:

Many thanks for the help with Lord & Taylor. Joel Cowan feels that your interest has been most helpful in his negotiations.

Sincerely,



Cecil A. Alexander

vb

James H. Finch, F.A.I.A.  
Cecil A. Alexander, F.A.I.A.  
Miller D. Barnes, A.I.A.  
Bernard B. Rothschild, F.A.I.A. F.C.S.I.  
Caraker D. Paschal, A.I.A.  
ASSOCIATES  
Robert D. Ahlstrand, R.A.  
Sidney S. Daniell, R.A.  
Ira Grayboff  
Thomas G. Joyce, A.I.A.  
H. King McCain, N.S.P.E.  
J.J. McDonough  
William L. Polgram, A.I.A.  
John Steinichen, A.I.A.

Architects Engineers Interior Designers  
44 Broad Street N.W. Atlanta, Georgia 30303 Phone 688-3313  
Terry-Hutchens Bldg., Huntsville, Ala. 35801 Phone 539-9648

Finch Alexander Barnes Rothschild & Paschal

May 16, 1967

COPY

Mr. Rodney M. Cook  
34 10th Street N.E.  
Atlanta, Georgia, 30309

Dear Mr. Cook:

This is to assure you that our firm has no architectural or financial relationship with any developer involved in any low cost housing in the City of Atlanta. All relationship with Mr. David Rosen's Rockdale Project was dissolved when I assumed the Chairmanship of the Housing Resources Committee. He then appointed another Atlanta architect. There are no financial arrangements between our firm or me and Mr. Rosen.

COPY

With the exception of the Atlanta Housing Authority Ga. 6-17, which we were already designing at the time I assumed the Chairmanship, we are not available as architects for any housing under the present program.

Any judgement my Committee may be called on to make in the choice of developers on any project will be made on the basis of the worth of the project. By withdrawing as architects for low cost housing I have given plain evidence of my intention to act without prejudice.

Sincerely,

COPY



Cecil A. Alexander

vb

cc: Mayor Ivan Allen, Jr. ✓  
Mr. Leroy Johnson  
Mr. Q. V. Williamson  
Mr. M. B. Satterfield

COPY



**BESSEMER PROPERTIES, INCORPORATED**

TWO PEACHTREE STREET, SUITE 3400  
ATLANTA, GEORGIA 30303

TELEPHONE  
404-523-2518

May 17, 1967

The Honorable Ivan Allen, Jr.  
Mayor of the City of Atlanta  
Atlanta, Georgia

Dear Mayor Allen:

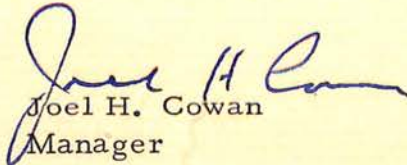
Just a note to thank you for your help with the Lord & Taylor matter.

I believe you have heard direct from them that city co-operation was most helpful.

The tax assessors were most cooperative as well, and opened sufficient files to completely assure them of their position.

Again, my thanks and we hope this project will be brought to a successful conclusion, which will be a credit to the City.

Sincerely,

  
Joel H. Cowan  
Manager

JHC:rp

CC: Mr. Cecil Alexander

7/10  
MINUTES

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Malcolm D. Jones  
Supervisor of Inspection Services



HOUSING RESOURCES COMMITTEE

Room 1204 City Hall  
 Tel. 522-4463, Ext. 430  
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*File*



# CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

May 23, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

Dear Committee Member:

The next monthly meeting of the Executive Group of the Housing Resources Committee (which would normally be held on June 1) will be held at 10:00 A.M., Wednesday, May 31, in Committee Room #1, Second Floor, City Hall. We especially hope that you can attend this meeting.

The low cost housing program is currently running into some major difficulties which I need to discuss seriously with you, with view to adopting a policy position of the Committee as a whole and planning a course of action to pursue.

We will have at the meeting basic factual data on which to base our conclusions and I hope also a list of land tracts in the City by size and location which are appropriately zoned for construction of multi-family housing.

We still have not been informed as to the following:

- Legal Panel - Chairman and Vice-Chairman
- Public Housing Panel - Chairman and Vice-Chairman
- Land Acquisition Panel - Chairman and Vice-Chairman
- Social Problems Panel - Vice-Chairman

Please be prepared to provide us at the meeting with appropriate information on the above.

Also please let us know on the enclosed return address postal card if you plan to attend the meeting or, in the event you cannot attend, the name of some other member of your panel who will represent you at the meeting.

Sincerely,

Cecil A. Alexander  
Chairman

Encl: Return address postal card.

Finch Alexander Barnes Rothschild & Paschal

February 27, 1967

Dr. Albert M. Davis, President  
National Association For The Advancement Of Colored People  
859-1/2 Hunter Street N.W.  
Atlanta, Georgia, 30314

COPY

Dear Dr. Davis:

Thank you for your letter of February 22, 1967 concerning the NAACP's interest in housing. So that you will not feel that I ignored your telegram, I would inform you that I called it to the attention of the Housing Resources Committee at the organizational meeting of that group and publically invited further information from the NAACP.

At your convenience I will be glad to meet with your committee and will invite any members of the committee whom you think would be beneficial to attend.

COPY

We will be glad to exchange membership lists with your committee. Enclosed is a list of the membership of the Housing Resources Committee and the panels to which they are assigned.

I plan to be out of the city March 1 through the 6th and again on the 9th. Otherwise I am available to set up a meeting at your convenience. In the meantime I have referred your resolutions to Dean William S. Jackson who is Chairman of the Social Problems Panel of the Housing Resources Committee.

Sincerely,

COPY

Cecil A. Alexander  
Chairman, Housing Resources Committee

vb

encl:

cc: Mayor Ivan Allen, Jr. ✓  
Dr. Sanford S. Atwood  
Dr. Benjamin E. Hays

COPY



Legend:

- F - Relatively Firm (F1-21)
- P - Probable (P1-11)
- C - Being Considered (C1-27)
- D - Doubtful (D1-12)
- \* - Negotiations started with FHA

HOUSING RESOURCES COMMITTEE

An Inventory of  
 LOW AND MEDIUM COST HOUSING IN ATLANTA  
 Recently Completed, in Development and Proposed

DATE April 20, 1967

Total dwelling units constructed in Atlanta:  
 1963 - 9129      1966 - 2332  
 1964 - 3829      1967 - 937 (thru Mar.)  
 1965 - 2656

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Monthly Pmts. or Rentals			Estimate When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
F1	151		Allen Temple	Off Gordon Rd. (Near Perimeter)	221 d (3)		99	51		66	78	Now		151 Newly developed (150 + 1 Manager's Apt.)
	*220						142	80		68	80	Spring, 1967		220 Under construction - FHA financed Commitments issued 2-9-67.
	178									70		1968		178 in Planning (13 acres) (Total to be developed 549)
	549	Total												
F-2	* 84		Wheat St. #2 Gardens #3	Butler St. U.R. Project	221 d (3)		84			70		1968		Being processed by FHA. Rent Supl. tentatively established @ \$960/yr. per unit - Lewis Cenker, Legal. Reduced from 240 units. Had difficulty on tax structure. Should complete planning and start construction by mid-summer.
	*108				108 U. - Rent Supl. 221 d (3) 6% Interest		30			133				
	192	Total												
F-3	* 96		Park West Apts.	NW Cor. intersec. Gordon & Bolton RD	221 d (3) L.D.		84	12		75	85			Being processed by FHA - Near commit- ment. 6.3 A. @ 15.9 U/A. Lewis Cenker Legal - Construction now expected to commence by May 15.
F-4	* 96		College Plaza, Inc	University Center U.R. Project 1017 Westview Er S.W.	221 d (3)		96			73.50			Permit \$792,930 (3 bldgs.)	Category changed from Probable to Firm. Fisher - Legal. Construction started 2/27/67. Builder - Randen Construction Company





HOUSING RESOURCES COMMITTEE

DATE

An Inventory of  
LOW AND MEDIUM COST HOUSING IN ATLANTA  
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
F-8	350		Public Housing	Thomasville U. R. Project								Bid Spring 1967	Av. cost \$14,500/U.	See summary of Public Housing, attached, for breakdown.
F-9	140		Public Housing	Perry Homes Ext. South of Proctor Creek.								Bids opened March 7.		Large units (3-5 bedrooms). See summary of Public Housing, attached, for breakdown. Delay due to necessity for change order. Successful bidder will probably be determined in April.
F-10	650		Public Housing	McDaniel St. SW								248 Oct. 1967 402 March 1968	Av. cost \$14,500/U.	Included in summary of Public Housing, attached.
F-11		65	Leasing Program for Public Housing Murphy Apts.	N. of Memorial Ave opposite Atlantic Supermarket			2			55.00		Now		Lease negotiated by H.A. Can take possession only as units become vacant; 5 units now under H.A. control.
		48	Tennesean Commons Apts.	Same Vicinity								Now		(Standard - negotiated. 28 units now under H.A. Control.)
		31	Sims Maddox's Apts.	Capitol & Vinara								Now		Being negotiated. Require rehabilitating; 8 existing units being converted to 4 units with 5 bedrooms and 2 baths each.
		144	Total under lease agreement. No additional units leased since previous report Feb. 20. (Includes 78 units now under tenant lease)											
F-12	76			1145 Constitution Rd., S.E.									Permit \$400,000	Permitted in November Developer - Polar Rock Dev. Corp.

## HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
F-13	20			1408 Conway Pl NW								Permit \$82,500	Permitted in November Owner - Albert Zeder & Garson Parzen	
F-14	** 41 ** 42 ** 23 ** 66 **172 * 30 * 18 * 66 * 11 * 40 *165	Dec. '66 Jan. '67 Feb. '67 Mar. '67 Total Nov. '66 Dec. '66 Jan. '67 Feb. '67 Mar. '67 Total	Single Family	Various throughout City.							Now         1967	Permits under \$15,000 ea.	** Completed.  * Permitted.	
F-15		519 Nov. 594 Dec. 416 Jan. - Feb. - Mar. 1529 Total		Throughout city (other than in U.R. Projects)  Figures for Feb. and Mar. and areas of Housing Code Enforcement activity requested several times, but not provided.	H.C. Enf.						Now		Units rehabilitated thru the Housing Code Division. These do not provide additional housing, but do increase the standard housing supply.	
F-16		25 Nov. 20 Dec. 35 Jan. 25 Feb. 15 Mar. 120 Total		West End U. R. Project									Rehabilitated by Housing Authority. Same comment as above.	



HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
F-17		30 Nov. 10 Dec. 34 Jan. 17 Feb. 12 Mar. <u>103 Total</u>		In U.R. Projects										Permits issued for rehabilitation thru the Housing Auth. (Average 2 units per permit)
F-18		30		Scattered	Conv.									Enterprise Corp., 130 Piedmont Ave., NE is interested in buying dilapidated low cost structures and rehabilitating them. Proprietor, George P. Hart, has already rehabed 30 units
F-19	5 8 4 7 2 2 2		Small Apts. & Duplexes	337 Lanier St., NW	Conv.						120 Da.	\$24,000	Owner - A. J. Smith Builder - Mitchell Const. Co.	
				1277 Greenwich St SW	Conv.							120 Da.	40,000	Owner - R. E. Jackson Builder - Mitchell Const. Co.
				401 Lindsey St NW	Conv.							March 1967	14,000	Owner - Bernard Kaplan D.L.
				359 Lanier St. NW	Conv.							March 1967	28,000	Owner - H. H. Backstrom D.L.
				452 Lanier St. NW	Conv.							March 1967	8,400	Owner - Bernard Kaplan D.L.
				652 Elinor Pl. NW	Conv.							March 1967	17,670	Owner - Wesley Tillman, Jr. D.L.
				657 Elinor Pl. NW	Conv.							March 1967	19,000	Owner - Johnny Winfrey D.L.
	30	Total												

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
F-20	220			Gilbert Rd. & Flynn Rd. SE	Turnkey									20 A. site zoned for apts., considered favorably by HA. Promoter - Bill Woodward of Adams Cates. Builder - Whiting-Turner. To be developed at density of 11 U per A. HA has tentatively allocated 220 units.
				This is only Turnkey site on which HA has given tentative approval.										
F-21	*208	(MR issued)		University Center U.R. Project	221 d (3) Non-Profit								\$74,000.00 Offering price for land.	13 A. offered by H.A. Jan. 15. FHA has given reservation. Bids opened April 12. 8 substantial bids received.
P-1	250		Former Magnolia Cemetery Site	West of Hollywood Rd., NW (North of Proctor Creek) 20.5 A + ?	Turnkey Also add units proposed in vicinity under 221 d (3)									Sponsor - Whiting-Turner Const. Co. (Bystry) Promoter - Bill Woodward of Adams-Cates. Appl. for re-zoning filed Dec. 8; approved by Zoning Committee Jan. 19. Board of Ald. approved Feb. 6. Units tentatively pledged by HA.
				This project is considered excellent by HA and was initially favorably considered by HAA; is now opposed by the Inter-group Relations Section of HUD. Tentatively disapproved by HAA.										
P-2	450			Off Harwell Rd. NW	Turnkey									34 A. Zoned; under option; HA and Fed like; OK with Policy Comm. HA willing to receive proposals. Sponsor - Goldberg - Shafer Realty. Units tentatively pledged by H.A.
				This project is opposed by the NAACP in letter to the Mayor March 21, 1967. Also objected to by Intergroup Relations Section at Regional Office of HUD in letter to H.A.										







HOUSING RESOURCES COMMITTEE

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
P-8	16		Section 3-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing			Bids due January 12, 1967.	
	12		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing			Bids due March 24, 1967	
	20		Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing			Bids due February 8, 1967.	
	51		Section 4-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing			Bids due Dec. 13, 1966. No bids received. Belleau, Inc. interested. Builders want FHA to issue O-B commitments. Another incentive would be to reduce price of lots.	
	58		Section 6-R-22	Thomasville U.R. Project	221 d(2) or Conventional		Single	Family	Sales	Housing			Bids due Dec. 14, 1966. No bids received. Builders want FHA to issue O-B commitments. (FHA will not agree Another incentive would be to reduce price of lots \$200 to \$500 each. See proposal on separate sheet.	
	157		Lots Total											
	*(MR issued on 149)			Builder who offered to take all lots if permitted to build duplexes has withdrawn offer. FCH is considering as a 221 d (3) co-op. (Detached structures). National Homes is considering acquiring and erecting single family homes.										
P-9	*152(MR issued)		Parcels C-1, 3 and 4	Rawson-Washington U.R. Project Between Capitol Homes and I-20	221 d (3) Non-Profit								\$50,000.00 Offering price for land.	7.6 A. FHA has given reservation for 152 units, 3 stories. Placed on market Feb. 5 Bids open May 1, 1967.



## HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
P-10	*360	First Stage	Executive House Apts.	Cleveland Ave. Extension	221 d (3) L.D.				70		95			69.9A. Residential, multi-family. 16A. Commercial. Promoter - Robert Laxson, Shafer Realty. Approved by City at density of 9.6 U/A under Con Unit Plan. FHA given assurance City proposes to extend Cleveland Ave. to serve project and develop Golf Course Promoter wants to increase density to 12 U/A because of loss of 9.6A. to School Dept. FHA 85% acceptance.
	260	additional potential												
P-11	1			Not determined. Probably on Company property.	Demonstration House proposed using prefabricated ceramic materials.									Sponsor-Builder - Chattahoochee Brick Co., M.B. Scarborough & English Robinson; also interested in developing a project on team concept.
				The development team concept has considerable merit. It has been successfully demonstrated in some cities and is recommended by some housing officials.										
C-1	204			Between Hollywood Rd & Gun Club Dr NW		50	144							20A. Res. (Low Rent) 7-1/2 A. Comm. Proposed FHA Financing. Promoter - Joe Anderson, Roy D. Warren. Re-zoning approved Jan. 3. Site turned down by IHA for turnkey. Prospects changed from Probable to being Considered. (Tied in with Item C-2)
				Site proposed to Housing Authority for Turnkey. Declined. IHA cool toward, for one reason because of Rockdale.										
C-2	150			E. of Gun Club Rd. S. of Alvin Dr NW										(Tied in with Item C-1) Rezoning appl. from R-5 to A-1. Apprvd. by Z. Comm. 3/23, promoter - Joe Anderson of Roy D. Warren Co. About 12%.

## HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-3	*150		Catholic Archdiocese	14 acres off DeKalb Ave. NE between DeKalb and McLendon at Hampton Terrace	221 d (3) Rent Supl.				105	120	140			Sponsor - Catholic Archdiocese of Atlanta proposes to apply for re-zoning. Promoter - Andrew McColgan, Allan-Grayson. Legal - Herbert Ringle. Preliminary allocation of RS funds approved for \$144,000 per year.
		60 additional potential												Zoned R-3. Planning Dept. is dubious about re-zoning. Shafer Realty is also considering for Turnkey.
C-4	50			S. side of Westview Ave. SW in West End U.R. Project	221 d (3) Lim. Div.									J.M. Richardson of Johnson, Richardson & Assoc. wants to purchase City owned land (mostly zoned R-5) along S. side of Westview Dr. between Dargan Pl. and Holderness St. (Approx. 3.4A) U.R. Policy Committee declined to act on. Proposes to hold status quo. for present.
														This property holds excellent potential for development under 221 d (3).
C-5	100			W. of Jackson Park way N. of Proctor Cr. at deadend of Glenrock Dr.	221 d (3)									Promoter - Carlton Marlow, 10.7A; Portion in flood plane; Rezoning appl. filed Mar. 23; hearing May 4. Sponsor - Buck LeCraw
														Planning Dept. cool to changing Zoning from R-5 to A-1
C-6	20			E. side Fairburn Rd near Bakers Ferry Rd., S.W.										Before Z.C. March 23. Held over awaiting submission of plans.
C-7		36	Seminole Ct. Apts.	Hear N. Highland & North Ave. NE	Turnkey Rehab.	32								*Efficiency In fair condition. Excellent for elderly. Owner wants to sell. Listed by Ed. L. Barnum Realty Co.



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DATE April 20, 1967

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-8	100				PHL									David P. Edwards, Interstate Sales Corp. is seeking land on which to develop low cost apartments (wants 100 units) for lease to the HA under its low-rent leasing program.
C-9	200			Butler St. Behind Big Bethel Church	Considering 207 221 d (3) SMIR 221 d (3) Rent Supl.									Big Bethel Church proposes to sponsor 10-14 story high-rise on church owned property 100' x 276'. Rev. Bussey, Pastor. McCready, Johnston, Legal. Trying to negotiate for add. adjacent parcel 50' x 276'. Zoned M1; approved by Z. Comm. Mar. 23 for rezoning to C-4. Appl. not yet filed with FHA.
C-10				Scott St. off Brownlee Rd SW										2-1/2 A. + 4A? County, R-3. Now in city limits, R-6. Promoter - Jim Dempsey.
C-11					221 d (3) L.D.									broadbrooks - Builder. Interested in obtaining cleared land.
C-12					221 (d) 2									Ernest L. Bailey - Prefab concrete-fiber glass panels. Interested in obtaining land.
C-13		28		Blvd. N.E. Area	221 d (3) Rehab.			Varied.						U.S. Gypsum proposes to rehab. as a demonstration project; owner was reluctant to sell. Price increased as result of premature publicity.  Offer to purchase made direct to out of town owner after local gent declined to cooperate; no reply from owner. U.S. Gypsum is still interested and proposes to follow up. (April 3)

## HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-14	150			Jonesboro Rd. SE S. of Hutchins Rd	Turnkey									Requires re-zoning. Builder - Billie Horn
C-15				Prefers City owned land.										Jack Pennel, Pres., Homes by Jack Inc. (Distributors for Kingsberry Homes), prepared plans & specifications for low cost housing unit and presented them to City for consideration 1/18. B.O.'s objections furnished him 2/7.
C-16				North West										Terry Ormstein of Terry Realty Co. has tract available & considered suitable for low cost housing. Is interested in selling.
C-17				Harwell Rd. at Oakcliff, N.W.	221 d (3)									Center & Kingloff - Owners - Developers Density 12.5 U/A. Zoned R-5; Previously approved by Z. Comm. 6/23/66. Denied by Board of Ald. 7/8/66 on objections from Q.V. Williamson as inconsistent with original Adamsville plan. Will apply again before April 24, for rezoning.
C-18	1700		DeVall-Wilson Property	South & East of Peyton Rd. (North of Uttoy Ave.)	Turnkey 221 d (3) 221 d (2)									171 acres under option by Hartampf Bros., The Realty Group, for mixed types of low cost housing. Owner pro- poses to file application for rezoning
				This very large project has a great potential in the City's current low cost housing program. Is zoned R-3; Planning Dept. is opposed to re-zoning.										



## HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
C-19	*200		Atlantis West	3680 Gordon Rd SW	221 d (3) LD									In pre-application stage with FHA (March 2, 1967)
C-20					221 d (3)									James T. Redd, Clayton McLendon, Inc. Realtors, is promoting several sites for low cost housing (one in S.E.)
C-21	600		Fairburn Rd. site	W. side of Fairburn N. of Holy Family Hospital	Turnkey or 221 d (3) Co-op.									Sponsor - Mark Palmour, Inc. H.A. likes and has requested approval of HAA. 59 A. Re-zoning appl. on Plan. Bd. Agenda for April 12; not acted upon, awaiting presentation by Ch. Housing Resources Committee. FCH to participate if developed under 221d(3)
				Site approval requested by H.A. Not acted on by HAA because of objection by Intergroup Relations Section of HUD to other sites.										
C-22	175		Bankhead site	Trailer Park Bankhead Hwy. at Ozburn Rd.	Turnkey									16 A. HA has requested site approved by H.A.A.
				Site approval requested by H.A. Not acted on by HAA because of opposition of Intergroup Relations Section of HUD to this general area.										
C-23	480			No. of Brownville Rd. between Hollywood & Bolton Rds.	Turnkey									Zoned R-1. Whiting Turner and John Hartmann both bidding for land. HA and HAA consider site favorable. Offer has not accepted offer.
				Site approval requested by HA. HAA has declined to act due to objection of Intergroup Relations Section of HUD to the Magnolia Cemetery site.										
C-24	100				221 d (3)									Sponsor - Fort St. Catholic Church, Rev. J. J. O'Brien, Sr., Pastor Architect - Francis B. Sheatz, Jr. of Sheatz & Bradford, seeking suitable site.





## HOUSING RESOURCES COMMITTEE

DATE April 26, 1967

An Inventory of  
 LOW AND MEDIUM COST HOUSING IN ATLANTA  
Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
D-4	800			Off Fairburn Rd. SW near Holy Family Hospital.	Turnkey									Proposes Turnkey plus complete community development. Also interested in 500 bed Nursing Home on same property. Promoter - Ralph Rapelyea, President, Georgia Nursing Home Development Corp. (Neyland Real Estate). (Property is available, but price is high.) (This project needs professional leadership if it is to succeed).
D-5	62			Woodbine at Boulevard Dr. NE	Turnkey or 221 d (3)									Sponsor - John A. Hartrampf, The Realty Group - Is interested in 5.8a tract on Woodbine at Boulevard Dr NE Proposes 6 story highrise, preferably for elderly. Discouraged by HA because of lack of commitment from HA then. (Additional allocation of 3000 units approved by HUD February 24.) Prospects changed from Considered to Doubtful.
D-6	100			Gordon Rd. North of I-20.			88	12		75	85			Brick vendor, Promoter - Charlie Taylor. Property not tied down 11/28. Prospects changed from Considered to Doubtful.
D-7	200			West of Bolton Rd N.W. South of Sandy Creek.										Brick vendor. Apt. zoning. bridge cost? Promoter - Charlie Taylor. Property not tied down 11/28. Prospects changed from Considered to Doubtful.

## HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

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 LOW AND MEDIUM COST HOUSING IN ATLANTA  
 Recently Completed, in Development and Proposed

Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
D-8	364		Adj. to Country Club Estates, Adamsville, off Boulder Park Dr.		Town Houses 221 d (3)									38 A. in County - Annexed Jan. 1. Zoning - Was believed to be County R-6. Proposed Com. Unit Plan with cluster type development. Promoter - Harry Belfor. Owner - Luther Fraser. Planning suggested Community Unit Plan (carries same density as area zoning). This project needs professional developers in order to succeed. Zoning determined to be R-3. This changes prospects from Considered to Doubtful.
D-9	160		Valley View Townhouses	W. of Moreland Ave. S. of Constitution Rd. SE	221 d (3) Co-op.		79	43						*4 BRs Zoned A-1, engineering & site planning complete; by Engr. who planned Eastwyck Village. Owner-Sponsor - Harvey Reeves. Approved by Planning Dept. FIA unfavorable previously; has again recently seriously discouraged proposed builder, Fred Fett, as considered not needed. Prospects changed from Probable to Doubtful.
D-10	280			Custer Ave. E. of Chosewood Park	Turnkey									Builder - Ralph Willis & John K. Hall. 24 A. combined tract. Prospects changed from Being Considered to Doubtful.
														Planning Dept. anticipates strong opposition to development of this tract for low cost housing.



HOUSING RESOURCES COMMITTEE

DATE April 20, 1967

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Item No.	No. Units		Designation	Location	Program	No. Bedrooms			Rentals			When Available	Permit or Other Value	Comment
	New	Exist				1	2	3	1	2	3			
D-11	250*				221 d (3)									*Builder - R.C.Cunningham, Oklahoma City. Appl. to FHA filed Feb. 23. Subsequently withdrawn by applicant. **Same Builder states that competitor filed application with FHA ahead of him on site he had under option.
	360**													Rumor is that application was withdrawn because of neighborhood resistance. Now seeking sites in S.E.
D-12	240			Brock Ave. N.W. Between Hollywood Rd. & Lotus Ave.	221 d (3) Rent Supl.									12 A. site fronting on Hollywood Rd., NW. Philip Alston - Promoter. Mike Trotter - Legal. John Cherry - Architect. Const. Dept. estimates 1500' 60" storm sewer needed at cost of \$75,000.00. This together with cost of land makes total cost prohibitive.
														Promoters have entered into agreement with Butler Street YMCA to act as non-profit operator; now seeking another site in Eastern portion of City.



April 20, 1967

NOTES ON RELATED MATTERS

- A. Since compiling the previous report (February 20, 1967), 12 additional proposals have been made. Total is now 71. However, 19 of these proposals constituting 6504 units, which were expected to be approved, are in serious difficulty due primarily to objections from various sources as to locations.
- B. The Foundation for Cooperative Housing, which developed Eastwych Village and is currently developing Cambridge Square (both in DeKalb County), now has a full time representative in Atlanta and is seeking clients. They are sponsoring the 200 unit London Towne Houses development in Atlanta (Item F-5).
- C. Saul Gray (partner in a Corporation) owns 280 new units off Bankhead at Elbridge St., which he wants to sell, + a potential development on the site for 512 additional units.
- D. Proposed locations for low cost housing are being coordinated with the Planning Dept., when initially submitted, for adequacy of Community Facilities existing or proposed.
- E. Rehabilitation by Housing Code Division of Building Department on Boulevard in Bedford-Pine U.R. Project (approximately 700 units involved) commenced February 1. The U.R. project is still in survey and planning stage.
- F. A list is available in Housing Resources Committee office of 103 units on Boulevard which the owners have stated they wish to sell.
- G. During November, December and January, 1529 units were rehabilitated by the Housing Code Div; no reports provided since (Item F-15). 120 units in West End U.R. Project have been rehabilitated by the Housing Authority. (Item F-16).
- H. Developers will have to provide a substantial portion of the program on small scattered sites.
- I. No proposal has yet been made for construction of units (even 1 bedroom) to rent for as low as \$50.00 per month. The City's greatest need is in the \$30.00 - \$50.00 per month rental range. Charles A. Mueller Companies of Jonesboro is promoting the Sweat Equity Program (FHA insured mortgage) whereby the purchaser earns the bulk of his down payment through cleaning, painting and landscaping. National Homes Corp. of Lafayette, Inc. placed on the market Feb. 1, 1967, a 800 S.F. (O.S. dimensions) 3<sup>rd</sup> bedroom, prefabricated, preassembled panel, single family house to retail (under FHA 221 d (2) ) for about \$8,000.00 (exclusive of land), plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp. Price includes plumbing, electrical, heating unit, stove & refrigerator. House can be completely assembled in 85 man hours; wants authority to erect in Atlanta. Establishment of special zoning districts for low cost prefabs appears to be the most plausible solution. Adrian Homes Corp. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possibly tapping fees.
- J. (1) First Mortgage Advisory Corporation is interested in providing package financing to developers, especially construction loans; claims that there are no legal or standby fees or hidden charges and no deposit required.  
(2) John Hood & Co., Inc., One Wall St., New York, is interested in financing FHA project loans and also construction financing on FHA 221 d (3), below market rate, construction loans.
- K. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).



April 20, 1967

SUMMARY

<u>Category</u>	<u>No. Units</u>	<u>Estimate Available</u>				
		<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
Firm	3556	(1312)	(1928)	( 316)	-	-
Probable	<u>3553</u>	-	(1681)	( 672)	(500)	(700)
Total *	7109 In Sight	(1312)	(3609)	( 988)	(500)	(700)
Being Considered	4569					
Doubtful	<u>3088</u>					
Total Proposed	14,766	of which 6,504 units, previous considered likely, are currently in serious difficulty due primarily to objections from various sources as to locations.				

In addition, 1782 units have been rehabilitated and 1424 units are proposed for rehabilitation.

\*Includes 1140 units of P.H. + 144 units leased for P.H.



Malcolm D. Jones  
Supervisor of Inspection Services

Enclosure: Summary of Public  
Housing in Atlanta

April 20, 1967

SUMMARY OF PUBLIC HOUSING IN ATLANTA

8874

Units in operation - filled.

1140

Units in Development stage, as follows:

( 650)

Units off McDaniel St., in Rawson-Washington U.R. Project (scheduled for completion by June 30, '68)  
(248) by Oct. '67  
(402) by March '68

( 350)

Units in Thomasville U.R. Project

( 40) 1 Bedroom (16 for elderly) Now in hands of architect. Cannot advertise until  
(120) 2 Bedroom about May 15. 2-1/2 - 3 months additional before  
( 80) 3 Bedroom construction can start. 12 months, at least,  
( 80) 4 Bedroom additional for construction.  
( 30) 5 Bedroom Will try to have part delivered before final.

( 140)

Units, Perry Homes Extension - South of Procter Creek.

( 78) 3 Bedroom  
( 46) 4 Bedroom Bids opened March 7, 1967.  
( 16) 5 Bedroom Estimate 18 months to construct.

1200

Units previously allocated - Proposed Turn Key (all tentatively pledged).

300

Units allocated for proposed purchase or lease (Only possibility for additional Public Housing units in occupancy by mid-1967; can only be turned over for Public Housing occupancy as become vacant).

Units under lease <sup>144</sup>

(65 units, Murphy Apts.; 48 units, Tennessean Commons; 31 units, Sims Maddox's Apts. at Capitol and Vinara, require rehabilitation.)

2640\*

Total additional planned (as indicated above)

3000\*

New Allocation - Proposed Turn Key. Approved by Bd. of Aldermen December 20, 1966. Reservation by HUD announced February 24. (300 tentatively pledged)

\*Total additional units projected (5640)

14,514

Total Potential

Encl:



HOUSING RESOURCES COMMITTEE

Topics for discussion with the Mayor

May 8, 1967

1. Summary of April 20, Housing Resources Committee report shows:

<u>Category</u>	<u>No. Units</u>	Estimate when available				
		<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
Firm	3556	(1312)	(1928)	(316)	-	-
Probable	3553	-	(1681)	(672)	(500)	(700)
Total	7109 In Sight	(1312)	(3609)	(988)	(500)	(700)
Being Considered	4569					
Doubtful	3088					
Total Proposed	14,766 units					

Of the 71 proposals contained in this report, 19 of the best ones and those which until recently were considered among the most promising (comprising 6,504 units) have either been turned down or are in jeopardy. The principal reasons for this, together with some suggestions to improve the situation, were included in letter of April 12, to the Chairman of the Housing Resources Committee. The problem areas of greatest concern are indicated in the accompanying list.

2. Effects of the problem encountered with the NAACP and the Inter-group Relations Section of HUD is beginning to be felt locally in FHA also.

It is apparent that the position taken by the Inter-group Relations Section of HUD has been brewing for some time and now has the support of HUD in Washington. Thus far we have depended primarily on private developers to come in with proposed sites. Unless the current situation can be materially improved soon, it may behoove the City to go into the business of systemically determining sites for low cost housing and acquiring the land needed for such use, by condemnation if necessary, in much the same manner as is done by the School Board for needed school sites.

3. Of the 9800 unit goal for the first two years of the low cost housing program, allocation breakdown specified by the Mayor in the Housing Conference are as follows:

Public Housing	57%	=	5586 units (5640 allocated)
Private Developers (conventional)	30%	=	2940 units
221d(3) Non-profit	13%	=	1274 units
			---
Total			9800

It seems that the 221d(3), co-op is the most popular approach to the non-profit development and is best for both the City and the purchaser-occupant. The prospective home owner gets more for his money in this type of home ownership than in any other manner thus far proposed. The failure and foreclosing rate nationally on these developments is negligible. This type development should be able to account for a greater proportionate share of the overall requirement than the 13% previously indicated; it should be widely encouraged.

4. An article by Alex Coffin in the Atlanta Constitution, April 17, stated that 25% of Atlanta is in vacant lots. If this be true, our most available resource for low-cost housing, both public and private, is on scattered sites. Incidentally such procedure would create a minimum of neighborhood objection and political difficulty. Both private developers and the Housing Authority should be called upon to pursue this principle to the maximum.

5. The Housing Code inspections on Boulevard have produced offers for sale by owners of at least 103 units.

6. No additional sites under the Public Housing leasing program have been acquired since previous Housing Resources Committee report of February 20. It appears that most of the time of the Housing Authority representative assigned to leasing is taken up in processing individual tenant leases for occupancy of the leased units rather than devoting the main effort to securing leases for additional units. The leasing of additional projects for Public Housing should be pushed.

*See if  
Housing  
Auth. is  
interested*



7. Although rehabilitation of sub-standard dwelling units does not provide additional housing (and such is not included in Housing Resources Committee tabulation totals of prospective housing units), still this feature adds materially to the available resources of standard housing and tends to reduce the requirement for new housing. Consequently it is desirable for the Housing Resources Committee to have current information on the extent of rehabilitation and principal areas involved. This information is contained in routine monthly reports of activities of the Housing Code Division and has been requested several times, but has not been received since January and only partial information was provided for December and January. There appears to be no logical reason why copies of the Housing Code Division's monthly reports should not be made available to the Housing Resources Committee.

*check with Wofford*

8. Although some of the difficulties confronting the low-cost housing program may be beyond the ability of the City, however the outcome of zoning petition number Z-67-33G (denial of rezoning from M-1 to A-1) is typical of situations over which the City does have control and where rezoning may have to be accomplished in order to provide ample locations for development of low-cost housing.

9. There are still 157 single family lots in the Thomasville Urban Renewal Project which have not been sold for 221 development. Minimum prices have been established on all of these lots, ranging from \$900 to \$2100 each. In order to encourage development of these lots, recommend that price reductions be made for multiple purchases, as shown on the attached card and that publicity be given to that effect. Mr. Gates, our FHA consultant, concurs with this principle. The suggested reduction has been shown to a reputable and experienced developer who agrees that it is practical and should result in development of these lots.

*check with Housing Auth.*

10. In order to keep the interest and confidence of prospective developers in the low-cost housing field, suggest that a conference be called by the Mayor with the Board of Aldermen and that some of the most interested low-cost housing promoters and developers be invited to present their views and comments on the program. Several have indicated that they would welcome such an opportunity. Such meeting might produce some helpful ideas. In any event it would provide an opportunity for them to state their side of the problem and should serve to clear the currently confused atmosphere. Also suggest that the Press be invited to such a meeting.

Encls: Suggested price reductions on Thomasville lots  
Memo dated April 21, 1967



April 21, 1967

MEMORANDUM

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

From: Malcolm D. Jones  
Supervisor of Inspection Services

Pursuant to our brief discussion this morning, the following is a concise list of major problems currently being encountered in the low-cost housing program (for more detail see copy of my letter of April 12 to Cecil Alexander).

1. Difficulty for developers to find land suitably zoned and at prices which make low-cost housing development economically feasible.
2. NAACP objection to sites proposed in areas which they consider occupied predominately by Negroes.
3. Support of the NAACP position by the Intergroup Relations Section of the Regional Office of HUD, with apparently the backing of HUD at the Washington level.
4. FHA reluctance to approve locations which they consider might offer competition to development of Rockdale; also constant and extreme conservatism against over building in any area until each development is actually tested as to marketability; plus the overflow effect of the difficulty explained in 2 and 3 above, although no directive to that effect appears to have yet actually reached the local FHA office.

Mr. Sweat  
Page Two  
April 21, 1967

5. Neighborhood resistance by home owners, generally to apartments going anywhere near them.
6. Reluctance of the Board of Aldermen to rezone suitable areas because of neighborhood objections.
7. Reluctance of the Planning Department to recommend rezoning of necessary areas because of inconsistency with previously adopted plans in most areas.
8. Difficulty in keeping developers interested in view of the combination of the above listed problems.
9. Slowness of non-profit groups to sponsor projects (a mandatory provision of the 221 d (3) low-interest rate program).

Malcolm D. Jones  
Supervisor of Inspection Services

MDJ:fy



10 or 12 years old  
Bad Finquiel shape  
North of Oglethorpe  
1500 units

## HOUSING RESOURCES COMMITTEE

April 20, 1967

## Problem Areas

Item No.	No. Units	Location	Program	Principal Difficulty
P-1	250	West of Hollywood Road North of Proctor Creek	Turnkey ✓	Opposed by Racial Relations Section of HUD in letter to Housing Authority. Tentatively denied by HAA
P-2	450	Marwell Road South of Bankhead Highway	Turnkey ✓	Zoned A-1. Strongly opposed by NAACP in letter to Mayor Allen. Tentatively denied by HAA
P-3	125	Jackson Parkway, just North of Bankhead	Turnkey No	Zoned A-1. Site not acted on by HAA, because of objection to the area by Intergroup Relations Section of HUD
P-5	156	East of Hollywood Road North of Magnolia Cemetery	221 d (3) Experimental No	FHA has declined to approve.
P-6	262	Off Etheridge Drive East of Jackson Parkway	404 Special or Turnkey	Having difficulty in getting FHA approval.
C-1	204	Between Hollywood Road and Gun Club Road, N.W.	Turnkey or 221 d (3)	Re-zoned recently for low cost housing program. Housing Authority not interested in site; FHA not sympathetic toward it.
C-3	150	Between DeKalb Avenue and McLendon at Hampton Terr.	221 d (3) Rent Supl.	Zoned R-3. Planning Department is dubious about getting re-zoned.
C-5	100	West of Jackson Parkway North of Proctor Creek	221 d (3)	Zoned R-5. Planning Department cool toward re-zoning.
C-18	1,700	Between Peyton Road and Willis Mill Road North of Utoy Creek	Turnkey 221 d (3) 221 d (2) Other	Zoned R-3. Planning Department is reluctant to get re-zoned. (Housing Authority is enthusiastic about site)
C-21	600	Fairburn Road North of Holy Family Hospital	Turnkey or 221 d (3)	Zoning change required. Site not acted on by HAA because of objection by Intergroup Relations Section of HUD to general area in the Northwest.
C-22	175	Bankhead Highway at Ozburn Road	Turnkey	Site not acted on by HAA, because of objection to the area by Intergroup Relations Section of HUD.



## HOUSING RESOURCES COMMITTEE

## Problem Areas

Item No.	No. Units	Location	Program	Principal Difficulty
C-23	480	North of Brownsville Rd. Between Hollywood and Bolton Rds.	Turnkey	Zoned M-1. Site not acted on by HAA, because of objection to the area by Intergroup Relations Section of HUD.
D-1	224	Off Brownsmill Road south of Oak Drive	221 d (3) Co-op.	Zoned M-1. Objection from some residents of neighborhood. Re-zoning denied April 17, by Board of Aldermen.
D-3	152	South Side Simpson Road East of Hightower Road	221 d (3) ?	Strongly opposed by citizens residing in Collier Heights in protests to Board of Aldermen. Site is not in Collier Heights Plan Area.
D-5	62	Woodbine at Boulevard Drive	Turnkey or 221 d (3)	Housing Authority not interested in this site for Turnkey; FHA cool toward it.
D-8	364	Off Boulder Park Drive Southwest of Wildwood Lake	221 d (3) Townhouses	Zoned R-3. Planning Department is reluctant to have rezoned because not consistent with Boulder Park Plan.
D-9	160	West of Moreland Avenue South of Constitution Road, SE	221 d (3) Co-op	Rejected by FHA as not suitable site
D-10	280	Custer Avenue East of Chosewood Park	Turnkey	Planning Department anticipates strong opposition to development of this tract for low cost housing.
D-11	250 360		221 d (3)	Application on one site submitted to FHA and subsequently withdrawn (apparently because of neighborhood objection); other application withheld (presumably for similar reason).
total	6504			This constitutes approximately 2/3 of the City's goal for the first two years of the program. Developers who were originally enthusiastic are becoming very discouraged and some are suggesting quitting the program.

*File*

HOUSING RESOURCES COMMITTEE  
1204, City Hall

May 4, 1967

MEMORANDUM TO: Mr. Collier B. Gladin,  
Planning Engineer

A tract of land (171 acres) located between Willis Mill Road, S.W. and Peyton Road, S.W., north of Utoy Creek, has been proposed for Community Unit Plan development, including housing under 221d(3) co-op and perhaps some Turnkey development.

Request that this proposal be studied by your Department as to adequacy of Community Facilities, especially schools and parks, existing or proposed, and that this office be advised as soon as possible as to your determinations.

Sincerely,

Malcolm D. Jones  
Supervisor of Inspection Services

cc: ✓ Mr. R. Earl Landers  
Mr. Dan E. Sweat, Jr.



# CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

April 25, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

*for your info -*

Dear Committee Member:

Our Chairman is out of the City, but before leaving town he asked me to inform you that the regular monthly meeting for May of the Executive Group of the Housing Resources Committee will be held at 10:00 A.M., Thursday, May 4, 1967 in Committee Room #2, Second Floor, City Hall. We hope that you can attend.

The Committee's periodic report on "Inventory of Low and Medium Cost Housing in Atlanta, recently completed, in development and proposed" is being revised now and will be available for the Executive Group meeting. It should provide material for an interesting discussion as to progress of the program during the first six months of operation of this Committee. There are several problem areas on which we need your consideration and advice.

Panels which have not yet elected permanent Chairmen and Vice-Chairmen are urged to do so before the meeting and advise us as soon as possible, in order that those newly elected may also be invited to this meeting.

Please let us know on the enclosed return address post card, whether you plan to attend. In the event that you cannot come, please arrange for some other member of your Panel to attend and advise us on the enclosed post card who will represent your Panel at the meeting.

Sincerely,

Malcolm D. Jones  
Supervisor of Inspection Services

Encl. Return address post card

MINUTES

HOUSING RESOURCES EXECUTIVE COMMITTEE

APRIL 6, 1967

Members of the Housing Resources Committee Executive Group met on Thursday, April 6, 1967, at 10:00 a.m. in City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman  
Mr. Lee Burge, Finance Panel  
Mrs. Sujette Crank, Social Problems Panel  
Mr. Virgil Milton, Business Participation Panel  
Mr. Ray Moore, Public Information Panel  
Mr. Moreland Smith, Construction and Design Panel  
Mr. Charles L. Weltner, Legal Panel  
Mr. John Wilson, Non-Profit Funds Panel

The following panels were not represented at the meeting:

Land Acquisition Panel  
Public Housing Panel

Mr. Alexander reviewed the general functions of the Housing Resources Committee and informed the participants of the Housing Resources Committee Office that had been established in the City Hall. He also advised that Col. Malcolm Jones has been assigned to coordinate the housing program and Mr. William Gates, as consultant on FHA matters, is assisting in the office one day each week. He announced that the City has also just approved a secretarial position for this office to be filled as soon as possible.

Mr. Alexander then introduced Mr. M. B. Satterfield, Executive Director of the Atlanta Housing Authority, who briefed the group on the public housing program.

Mr. Satterfield reported on the number of public housing units at the present time:

1. There are presently 8,874 units with virtually no vacancies.
2. 650 units are under construction at the McDaniel Street Project.
3. A bid has been accepted for 140 units extension to the Perry Homes Project.



4. 350 units in the design stage have been submitted to the Federal Housing Administration for review. The Housing Authority expects to let bids on these units this summer.
5. 140 units are under lease under the leasing program.

He pointed out these different projects on a city map to give the Committee members an idea of the location of this housing. He stated that some concern has been expressed for the need of public housing in the eastern quadrant of the city and explained that the main difficulty is in securing any open land in this area that would be useable. Developers are being encouraged to consider this section of the city. He explained that the Atlanta Housing Authority presently has 4,200 units reserved (allocated) by the Federal Government. He then reviewed the different programs available in providing this low-income housing. These include:

1. Direct construction by the Housing Authority and the Turnkey Program.
2. Purchase and rehabilitation of older and existing houses.
3. Leasing by the Housing Authority of standard dwellings.

At this point Mayor Ivan Allen, Jr. spoke to the group briefly regarding the housing program. He said that he was greatly impressed with the interest being shown in efforts to get more low-income housing underway in the city. He pointed out, as Mr. Satterfield did, that the main problem he has encountered is in securing suitable and available locations for these units. He expressed a desire to see more non-profit sponsors willing to carry through on a project to construct such housing units.

Col. Malcolm Jones then reviewed with the members of the Committee the various pieces of informational material made available to them today and brought these reports up to date on changes that have taken place. He also pointed out the different proposed projects on a map of the city so the members might see the distribution of the units.

The following revisions were reported in the February 20, 1967, report:

<u>Category</u>	<u>No. Units</u>	Estimate When Available				<u>1971</u>
		<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	
Firm	3092	(1226)	(1550)	(316)		
Probable	<u>4685</u>	_____	<u>(2573)</u>	<u>(912)</u>	<u>(500)</u>	<u>(700)</u>
Total	7777	(1226)	(4123)	(1228)	(500)	(700)
Under Consideration	3405					
Doubtful	<u>2968</u>					
Total	14,150					

Col. Jones also distributed a report concerning the problem areas of the program. Currently there are 4,900 units in all categories which are facing serious difficulties for various reasons. This report was to advise the Committee of the situations existing.

The Chairman next recommended and requested the following to the Committee:

1. A monthly meeting date. It was established for the first Thursday of the month at 10:00 a. m.
2. He requested all panels to submit the names of their Chairmen and Vice Chairmen as soon as possible.
3. He requested the Legal Panel to investigate the feasibility of amending and broadening Federal legislation concerning financial assistance to home owners in urban renewal and code enforcement areas whose homes are condemned. At present, home owners in urban renewal areas and Federal approved code enforcement areas are the only persons eligible for such assistance. He feels that such assistance should be city-wide.
4. Mr. Alexander asked that encouragement be given to neighboring communities to have good Workable Programs. Atlanta's program is in good order but this does not apply to all other communities in Metropolitan Atlanta.
5. He asked the Legal Panel to investigate the State tax laws. He feels the present tax laws are favorable to retention and creation of slums.



6. He announced that the Finance and Non-Profit Panels have been combined.
7. He advised that he and Mr. Lee Burge are looking into the need for formation of a Housing Development Corporation. Suggestion was made that the Chamber of Commerce be asked to look into the matter and to assist.
8. At the present time he is trying to get some information from the City Planning Department regarding the available land in the city. However, it will be some time before this information is complete.
9. He expressed his concern over the difficulties that are being encountered in securing approval of sites. This is caused by various reasons, as indicated in the special report distributed by Col. Jones. He feels that this is becoming a very serious problem and that something must be done as soon as possible to try to provide solutions to these problems.
10. The Committee and office staff have been approached many times by developers requesting that they refer them to lawyers and architects familiar with the housing programs. The professional organizations of these groups have been asked to supply the Housing Resources Office with a list of those persons familiar with and interested in this field and these lists will be furnished the developers upon request.
11. He recommended to the Construction Panel that they take under advisement the various codes of the City of Atlanta and other agencies to determine if such codes are practical and feasible.
12. He requested assistance from the Social Problems Panel in providing solutions to the many problems being created in the location of these housing units.
13. There are several areas of the city that have not been touched for additional low cost housing and he feels a much more aggressive program is needed. He referred to such areas as Vine City and Mechanicsville.
14. He asked the members to consider the problem of relocation of people displaced while units are under construction and to come up with some

Page Five

workable way to build these units without completely disrupting the neighborhood.

15. He proposed that a task force be set up in the areas of prime consideration to improve communications with the residents.

After a short discussion period the meeting was adjourned at 11:45 a. m.

Respectfully submitted,



Malcolm D. Jones  
Supervisor of Inspection Services  
Director

MDJ:fy



*File*

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Respectfully submitted,



Malcolm D. Jones  
Supervisor of Inspection Services  
Director

MDJ:fy

HOUSING RESOURCES COMMITTEE  
Room 1204, City Hall

April 14, 1967

Mr. M. B. Satterfield, Executive Director  
Housing Authority of the City of Atlanta  
824 Hurt Building  
Atlanta, Georgia 30303

Dear Sat:

The City is attempting to coordinate essential Community Facilities with development of low-cost housing under the accelerated five year program.

I have been requested to refer all proposals, when first made, for this type of development to the Planning Department (Collier Gladin) for consideration as to adequacy of Community Facilities, especially schools and parks, and for report back thereon to this Committee as soon as possible.

In many instances where "Turnkey" development is contemplated, the proposed locations are taken direct to your agency before this office is advised about them. In such instances I will appreciate being informed as early as practicable as to the proposed locations and number of units contemplated, in order that the Planning Department may be called upon to consider Community Facilities, existing or proposed, available to serve the development.

Sincerely,

Malcolm D. Jones  
Supervisor of Inspection Services

cc: ✓ Mr. R. Earl Landers



HOUSING RESOURCES COMMITTEE  
1204, City Hall

April 14, 1967

MEMORANDUM TO: Mr. Collier B. Gladin,  
Planning Engineer

The tract of land (approximately 20 acres) located West of Brown's Mill Road, S.E., South of Oak Drive, S.E. and just North of the intersection of Macedonia Road, S.E. with Brown's Mill Road, S.E. (Zoning petition Z-67-33-G) has been proposed for housing development under 221 d(3) co-op (sales housing).

Request that this proposal be considered by your Department as to adequacy of Community Facilities, especially schools and parks, existing or proposed, and that this office be advised as soon as possible as to your determinations.

Sincerely,

Malcolm D. Jones  
Supervisor of Inspection Services

cc; ✓ Mr. R. Earl Landers

HOUSING RESOURCES COMMITTEE  
1204, City Hall

April 14, 1967

MEMORANDUM TO: Mr. Collier B. Gladin,  
Planning Engineer

The tract of land (59 acres) located on the West side of Fairburn Road, N. W., just North of Holy Family Hospital, (Zoning petition Z-67-47-E) has been proposed for housing development under 221d(3).

Request that this proposal be considered by your Department as to adequacy of Community Facilities, especially schools and parks, existing or proposed, and that this office be advised as soon as possible as to your determinations.

Sincerely,

Malcolm D. Jones  
Supervisor of Inspection Services

cc: ✓ Mr. R. Earl Landers



## HOUSING RESOURCES COMMITTEE

April 6, 1967

## Problem Areas

Item No.	No. Units	Location	Program	Principal Difficulty
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8	156	East of Hollywood Road North of Magnolia Cemetery	221 d (3) Experimental	FHA is reluctant to approve
9	262	Off Etheridge Drive East of Jackson Parkway	404 Special or Turnkey	Having difficulty in getting FHA approval
20	62	Woodbine at Boulevard Drive	Turnkey or 221 d (3)	Housing Authority not interested in this site; FHA cool toward it
28	364	Off Boulder Park Drive Southwest of Wildwood Lake	221 d (3) Town Houses	Zoned R-3, Planning Department is reluctant to have re-zoned
33	204	Between Hollywood Road and Gun Club Road, N. W.	Turnkey or 221 d (3)	Re-zoned recently for low cost housing program. Housing Authority not interested in site; FHA not sympathetic toward it.
44	100	West of Jackson Parkway North of Proctor Creek	221 d (3)	Zoned R-5. Planning Department cool toward re-zoning
34	150	Between DeKalb Avenue and McLendon at Hampton Terrace	221 d (3) Rent. Supl.	Zoned R-3. Planning Department is dubious about getting re-zoned
51	280	Custer Avenue East of Chosewood Park	Turnkey	Planning Department anticipates strong opposition to development of this tract
	250 360		221 d (3)	Application on one site submitted to FHA and subsequently withdrawn (understand because of neighborhood objection); other application withheld (presumably for similar reason)
	1,700	Between Peyton Road and Willis Mill Road North of Utoy Creek	Turnkey 221 d (3) 221 d (2) Other	Zoned R-3. Planning Department is reluctant to get re-zoned (Housing Authority is enthusiastic about site)
Total	4,900			This constitutes 1/2 of City's goal for first two years of program. Promoters and developers, who were originally enthusiastic, are becoming very discouraged.

HOUSING RESOURCES COMMITTEE

Summary of Proposals

(Report of February 20, 1967 up dated to April 6, 1967)

<u>Category</u>	<u>No. Units</u>	<u>Estimate When Available</u>				
		<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
Firm	3092	(1226)	(1550)	(316)		
Probable	4685	-	(2573)	(912)	(500)	(700)
Total	<u>7777</u>	<u>(1226)</u>	<u>(4123)</u>	<u>(1228)</u>	<u>(500)</u>	<u>(700)</u>
Under Consideration	3405					
Doubtful	2968					
Total	<u>14,150</u>	Proposed, of which 4900 (all categories) are currently facing serious problems.				



February 15, 1967

Dr. A. M. Davis  
President, Atlanta Chapter  
NAACP  
859-1/2 Hunter Street, N. W.  
Atlanta, Georgia

Dear Dr. Davis:

May I acknowledge receipt of your wire.

I would suggest that you prepare the resolution outlined in your wire and submit it immediately to the Housing Resources Committee, Mr. Cecil Alexander, Chairman, and, perhaps, to the Community Relations Commission, Mr. Irving Kaler, Chairman. Please also forward me copies.

I basically concur in the general outlines which you have furnished me, and in regards to Item 6, Fair Housing legislation, I will publically support the President's new Civil Rights Bill advocating a non-discriminatory housing policy.

This latter topic is a matter that must be handled at the National level and will be fully supported on that basis by me.

Sincerely,

Ivan Allen, Jr.  
Mayor

IAJr:am

cc: Mr. Cecil Alexander  
Mr. Irving Kaler

*File*

Finch Alexander Barnes Rothschild & Paschal

March 30, 1967

The Honorable Ivan Allen, Jr., Mayor  
City of Atlanta  
Atlanta, Georgia

Re: "Jammed City Hall"

Dear Ivan:

Any help or guidance you could give us on developing this  
commission would be greatly appreciated.

Sincerely,

*Cecil*

Cecil A. Alexander

jd

James H. Finch, F.A.I.A.

Cecil A. Alexander, F.A.I.A.

Miller D. Barnes, A.I.A.

Bernard B. Rothschild, F.A.I.A. F.C.S.I.

Caraker D. Paschal, A.I.A.

ASSOCIATES

Robert D. Ahlstrand, R.A.

Sidney S. Daniell, R.A.

Ira Grayboff

Thomas G. Joyce, A.I.A.

H. King McCain, N.S.P.E.

J. J. McDonough

William L. Pulgram, A.I.A.

John Steinhilber, A.I.A.

Architects Engineers Interior Designers

44 Broad Street N.W. Atlanta, Georgia 30303 Phone 688-3313

Terry-Hutchens Bldg., Huntsville, Ala. 35801 Phone 539-9648



# CITY OF ATLANTA

January 25, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

Mr. Mills B. Lane, Jr., President  
The Citizens and Southern National Bank  
P. O. Box 4899  
Atlanta, Georgia 30303

Dear Mills:

As you know a Housing Resources Committee has been formed for the purpose of providing low cost housing in the City of Atlanta. We are pursuing this to relieve the acute shortage in housing in this category which has been emphasized by the CIP study recently completed.

One of the major keys to the problem is the financing of the needed units. Your presence on the Committee would lend it greatly needed prestige and support. May we ask you to serve and, in addition, to appoint some member of your staff to take an active role with the committee?

Cecil Alexander, as Chairman, is calling an organizational meeting on Tuesday, February 14, 1967, 10:00 a.m. at the City Hall. I hope you will be able to accept membership on the Financial Panel of the overall Committee and will attend the meeting.

Cordially,

Ivan Allen, Jr.  
Mayor

IAJr:fy

# CITY OF ATLANTA



January 25, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

Mr. A. H. Sterne, President  
The Trust Company of Georgia  
36 Edgewood Avenue, N. E.  
Atlanta, Georgia

Dear Billy:

As you know a Housing Resources Committee has been formed for the purpose of providing low cost housing in the City of Atlanta. We are pursuing this to relieve the acute shortage in housing in this category which has been emphasized by the CIP study recently completed.

One of the major keys to the problem is the financing of the needed units. Your presence on the Committee would lend it greatly needed prestige and support. May we ask you to serve and, in addition, to appoint some member of your staff to take an active role with the Committee? George Kennedy, because of his past experience, would be a most welcome appointee.

Cecil Alexander, as Chairman, is calling an organizational meeting on Tuesday, February 14, 1967, 10:00 a. m. at the City Hall. I hope you will be able to accept membership on the Financial Panel of the overall Committee and will attend the meeting.

Cordially,

Ivan Allen, Jr.  
Mayor

IAJr:fy



# CITY OF ATLANTA



January 25, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant

MRS. ANN M. MOSES, Executive Secretary

DAN E. SWEAT, JR., Director of Governmental Liaison

Mr. James D. Robinson, Jr.  
Chairman of the Board  
The First National Bank of Atlanta  
P. O. Box 4148  
Atlanta, Georgia

Dear Jim:

As you know a Housing Resources Committee has been formed for the purpose of providing low cost housing in the City of Atlanta. We are pursuing this to relieve the acute shortage in housing in this category which has been emphasized by the CIP study recently completed.

One of the major keys to the problem is the financing of the needed units. Your presence on the Committee would lend it greatly needed prestige and support. May we ask you to serve and, in addition, to appoint some member of your staff to take an active role with the Committee? "Bo" Whitman, through his interest in urban problems, would be a most welcome appointee.

Cecil Alexander, as Chairman, is calling an organizational meeting on Tuesday, February 14, 1967, 10:00 a.m. at the City Hall. I hope you will be able to accept membership on the Financial Panel of the overall Committee and will attend the meeting.

Cordially,

Ivan Allen, Jr.  
Mayor

IAJr:fy

# CITY OF ATLANTA



January 25, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

Mr. Joseph E. Birnie, President  
The National Bank of Georgia  
34 Peachtree Street, N. W.  
Atlanta, Georgia 30303

Dear Joe:

As you know a Housing Resources Committee has been formed for the purpose of providing low cost housing in the City of Atlanta. We are pursuing this to relieve the acute shortage in housing in this category which has been emphasized by the CIP study recently completed.

One of the major keys to the problem is the financing of the needed units. Your presence on the Committee would lend it greatly needed prestige and support. May we ask you to serve and, in addition, to appoint some member of your staff to take an active role with the committee?

Cecil Alexander, as Chairman, is calling an organizational meeting on Tuesday, February 14, 1967, 10:00 a.m. at the City Hall. I hope you will be able to accept membership on the Financial Panel of the overall Committee and will attend the meeting.

Cordially,

Ivan Allen, Jr.  
Mayor

IAJr:fy



# CITY OF ATLANTA



January 25, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

Mr. Gordon Jones, President  
Fulton National Bank of Atlanta  
55 Marietta Street, N. W.  
Atlanta, Georgia

Dear Gordon:

As you know a Housing Resources Committee has been formed for the purpose of providing low cost housing in the City of Atlanta. We are pursuing this to relieve the acute shortage in housing in this category which has been emphasized by the CIP study recently completed.

One of the major keys to the problem is the financing of the needed units. Your presence on the Committee would lend it greatly needed prestige and support. May we ask you to serve and, in addition, to appoint some member of your staff to take an active role with the Committee?

Cecil Alexander, as Chairman, is calling an organizational meeting on Tuesday, February 14, 1967, 10:00 a. m. at the City Hall. I hope you will be able to accept membership on the Financial Panel of the overall Committee and will attend the meeting.

Cordially,

Ivan Allen, Jr.  
Mayor

IAJr:fy

HOUSING RESOURCES COMMITTEE

February 7, 1967

Mr. Francis Gilmore, President  
Sportsmen's Country Club  
P. O. Box 4715  
Atlanta, Georgia 30302

Dear Mr. Gilmore:

Mayor Allen, who is currently out of town, has asked me to reply to your recent letter to him, Re: Crash Program and Urban Development.

I wish to thank you on behalf of the Mayor for your very interesting letter and offer to assist in eliminating slums and providing multi-family housing and Urban development in the City of Atlanta.

Also your efforts to bring the VI Pan-American Games to Atlanta is timely and of much interest.

As you know, Mayor Allen has recently established the Housing Resources Committee and appointed Cecil A. Alexander as Chairman. I am now devoting full time, in a staff capacity, to the Committee.

We appreciate your interest in the housing development program and hope that you will keep us advised as to your future plans and activities in this field.

Very truly yours,

Malcolm D. Jones  
Supervisor of Inspection Services

cc: ✓ Mayor Allen  
Cecil A. Alexander



February 7, 1967

*Natalie*  
*J.*

*2. 20/67*

Mr. John B. Chapman  
Chairman, Taxation and  
Legislation Committee  
Atlanta Real Estate Board  
Healey Building  
Atlanta, Georgia

Dear Mr. Chapman:

May I acknowledge receipt of your letter to Mayor Allen. He is out of the city, but it will be brought to his attention upon his return.

The matter which you discussed and also brought to the attention of Rodney Cook, is being considered by the Mayor's Housing Resources Committee. With the combined efforts of several committees, we have good hope to get the necessary enforcement provisions.

Sincerely,

Mrs. Ann Moses  
Executive Secretary

AM/se

OFFICERS

C. D. LEBEY, JR., PRESIDENT  
MARION BLACKWELL, JR., VICE PRESIDENT  
J. MARION CRAIN, VICE PRESIDENT  
NOEL C. TURNER, VICE PRESIDENT  
J. ADAIR MCCORD, TREASURER  
A. H. STURGESS, JR., SECRETARY  
MRS. TOMMIE JACKSON, EXECUTIVE SECRETARY

# Atlanta Real Estate Board

AN ASSOCIATION OF REALTORS

HEALEY BUILDING

Atlanta 3, Georgia

February 6, 1967

DIRECTORS

HENRY C. BALDWIN  
FRANK CARTER  
THOMAS V. CAUBLE  
ROY A. DORSEY  
GEORGE A. EWING  
EMERSON HOLLEMAN  
C. D. LEBEY, JR.  
HARRY NORMAN, JR.  
FRANK C. OWENS, JR.  
JAMES L. STARNES  
STEWART WIGHT  
WARD WIGHT

Hon. Ivan Allen, Mayor  
City of Atlanta  
City Hall  
Atlanta, Georgia

Dear Ivan:

I bring to your attention an article in the Sunday Atlanta Journal-Constitution about the rent strike against the Public Housing Project in St. Louis because of the deplorable condition the property is in. The article related that the project was 12 years old and the elevators are out of order, there is garbage in the hallway and extreme valdalism, most of which is done by children who live in the project and who are from fatherless families. There was also reported cans, bottles and garbage in the yards. The article reported further that these people propose to continue this "rent strike" until this deplorable condition is corrected by the City of St. Louis by providing more police protection and better janitorial service. It seems to me that some of these problems could be solved by better housekeeping on the part of the tenants instead of expecting the governmental authority to look after them.

I have just written a letter to Rodney Cook relating to possible legislation against tenants of willful destruction to property. It seems to me that now is the time to require the tenants to show responsibility and appreciation for their own property as well as the property of others. We will be happy to do anything we can to help this type of legislation through the proper chanel.

Kind regards, and I look forward to hearing you speak to our Board on the 15th.

Cordially,

  
John B. Chapman, Chairman  
TAXATION AND LEGISLATION COMMITTEE

JBC tj





*File*

*Earl Landers  
scanned*



# CITY OF ATLANTA

CITY HALL ATLANTA, GA. 30303  
Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

January 10, 1967

Mr. Ray Moore  
News Director  
WSB-TV  
1601 West Peachtree Street, N. E.  
Atlanta, Georgia 30309

Dear Mr. Moore:

We wish to thank you for your acceptance of our recent invitation to serve on the Housing Resources Committee, and to confirm your appointment by the Mayor as a member of this Committee.

Your experience and advice in this field will be most welcomed and I am sure will be very helpful to the program.

As soon as we have heard from other nominees, an organizational meeting will be called to acquaint Committee members with the program and to assign specific missions to various groups of the Committee.

Sincerely,

Cecil A. Alexander, Chairman  
Housing Resources Committee

CAA:eo

Finch Alexander Barnes Rothschild & Paschal

January 9, 1967

*Handwritten signature: Will Gates*

The Honorable Ivan Allen, Jr., Mayor  
City of Atlanta  
Atlanta, Georgia

Dear Ivan:

Enclosed is a resume of Bill Gate's career. He has volunteered to serve our Housing Resources Committee on a one day per week basis as adviser on F.H.A. matters. May I suggest the following announcement?

Mayor Ivan Allen and Cecil A. Alexander, Chairman of Atlanta's Housing Resources Committee, announce the appointment of Mr. William W. Gates as Special Adviser to the Housing Resources Committee.

He will be available from 9:00 A.M. to 4:00 P.M. every Thursday in the office of the Committee on the twelfth floor of the City Hall.

Mr. Gates recently retired after thirty years of service with the Federal Housing Administration serving successively as Architectural Inspector, Appraiser, Chief Appraiser, Chief Underwriter, General Underwriting Supervisor and General Underwriting Adviser. Just prior to retirement he served as Chief Underwriter in Atlanta for a period of six years. He has received the Distinguished Service Award of the Federal Housing Administration, the highest civilian award available from the Department of Housing and Urban Development.

If you are in agreement, please announce this appointment as soon as convenient.

Sincerely,

*Handwritten signature: Cecil*

Cecil A. Alexander

- James H. Finch, F.A.I.A.
- Cecil A. Alexander, F.A.I.A.
- Miller D. Barnes, A.I.A.
- Bernard B. Rothschild, F.A.I.A. F.C.S.I.
- Garaker D. Paschal, A.I.A.
- ASSOCIATES
- Robert D. Ahlstrand, R.A.
- Sidney S. Daniell, R.A.
- Ira Grayboff
- Thomas G. Joyce, A.I.A.
- H. King McCain, N.S.P.E.
- J. J. McDonough
- William L. Pulgram, A.I.A.
- John Steinichen, A.I.A.

vb

- cc: Dr. Sanford S. Atwood
- Dr. Benjamin E. Mays
- Mr. Malcolm D. Jones
- Mr. Dan E. Sweat, Jr.

Architects Engineers Interior Designers  
44 Broad Street N.W. Atlanta, Georgia 30303 Phone 688-3313  
Terry-Hutchens Bldg., Huntsville, Ala. 35801 Phone 539-9648



WILLIAM W. GATES  
3407 ROSWELL RD., N. E.,  
ATLANTA, GEORGIA 30305.

BORN September 13, 1894, Sutherland, Virginia.

TECHNICAL EXPERIENCE:

During high school years worked for Richard A. Munden, Architect, Petersburg, Virginia on Saturdays and during vacations. Continued as draftsman and specification writer for two years after graduation.

1917-1918: Served as Assistant Superintending Engineer, U. S. Army Transport Service, Washington, D. C. Work was in connection with the design and construction of transports, mine planters and other vessels for the Army.

1919-1921: Production Engineer, Fabricated Ship Corporation, Milwaukee, Wisconsin. \$7,000,000.00 shipbuilding contract completed on schedule. Was also a Director and Officer of Corporation.

1922-1935: Officer and Director, Coddington Engineering Corporation, Milwaukee, Wisconsin. Large volume of residential and commercial construction contracts completed in the Middle West.

1925-1935: Officer and Director, Wales Building Company, Milwaukee, Wisconsin. Company owned and rented Apartments, residences and commercial buildings. Handled all rentals and property management.

May 1935-October 1965: Federal Housing Administration, successively as Architectural Inspector, Appraiser, Chief Appraiser, Chief Underwriter, General Underwriting Supervisor and General Underwriting Adviser.

Served as Chief Underwriter in Milwaukee 10 years and in Atlanta 6 years. Duties were to plan, organize, coordinate and direct all technical underwriting operations of the Insuring Office, maintain good public relations and determine the risk involved in connection with applications submitted by Banks, Savings and Loans, Insurance Companies and other approved mortgagees. Work also involved conferences with Architects, Engineers, Builders, Mortgagees, Local Public Officials and to some extent with the mortgagors.

In the Supervisor and Adviser positions, it was necessary to visit 40 of the approximately 75 Insuring Offices in the Continental United States, in Puerto Rico and in the Virgin Islands, to review underwriting operations and problems in connection with all types of F. H. A. Mortgage Insurance and to provide advice and solutions. It was also necessary in emergencies to act as Chief Underwriter until vacancies could be filled in such offices as Boston, New York, Newark, Philadelphia, Baltimore, District of Columbia, Miami, San Juan, Denver and Houston.

October 1, 1965: Retired (Compulsive at age 71). Some work being done as Mortgage Consultant.

Have lived at above address since May 1958.



OTHER :

Considerable court testimony on real estate appraisals.

Receiver on foreclosed properties.

Administrator of estates.

In Milwaukee, Wisconsin served as President and Director of Westmoor Country Club and as a member of numerous committees of the Association of Commerce, Associated General Contractors, Master Builders Association, churches and civic organizations.

Also a member of Engineers and Scientists of Milwaukee, Inc., Associate Member of the Milwaukee Real Estate Board and Associate Member of the Society of Residential Appraisers.

AWARDS:

Superior Accomplishment Award - Federal Housing Administration. Handling of difficult housing problems in the New York and Puerto Rico areas.

Key to the City of Houston Texas - Mayor and Common Council. Assistance in housing matters.

Distinguished Service Award - Federal Housing Administration. Highest civilian award available in the Housing and Home Finance Agency. (Now Department of Housing and Urban Development) Handling difficult housing problems in Houston, Texas, Southeastern United States, Puerto Rico and the Virgin Islands.

Telephone 233-6040.

*William W. Gates*  
William W. Gates

January 5, 1967.



**HOUSING RESOURCES COMMITTEE**

Cecil A. Alexander, Architect, Chairman  
Dr. Sanford S. Atwood, President, Emory University, Co-Chairman  
Dr. Benjamin E. Mays, President, Morehouse College, Co-Chairman

Legal

Honorable Charles Weltner, Attorney and former Congressman  
Donald Hollowell, Regional Director, Equal Employment Opportunity  
Commission  
Honorable Luther Alverson, Judge, Fulton County Superior Court

Construction and Design

Dr. Edwin Harrison, President, Georgia Institute of Technology  
Herman Russell, Contractor  
Moreland Smith, Southern Regional Council  
Rev. John A. Middleton, President, Morris Brown College  
Henry F. Alexander, Builder  
James Moore, President, Atlanta Labor Council

Finance

Dean Harding B. Young, Atlanta University  
Lee Burge, President, Retail Credit  
Butler T. Henderson, Assistant to Dr. Mays, Morehouse College

Non-Profit Funds

A. B. Padgett, Director, Atlanta Metropolitan Fund  
Hamilton Douglas, Attorney  
Rev. William Holmes Borders, Pastor, Wheat Street Baptist Church  
Dr. Rufus Clement, President, Atlanta University  
John Wilson, Director, Atlanta Chamber of Commerce  
Albert Love, Executive Vice President, The McCall Corporation

### Public Housing

E. H. Sterne, Chairman, Atlanta Housing Authority  
Dr. Albert Manley, President, Spelman College  
Leonard Reinch, President, Cox Broadcasting Company  
Clarence Coleman, National Urban League

### Land Acquisition

W. L. Lee, President, Atlanta Gas Light  
C. R. Yates, President, Yates-Milton Stores  
Vivian Henderson, President, Clark College

### Social Problems

Charles O. Emmerich, Director, Economic Opportunity Atlanta, Inc.  
Duane Beck, Director, Community Council of the Atlanta Area, Inc.  
Sujette Crank, Director, Summerhill-Mechanicsville Neighborhood Center  
Dr. T. Johnson, Professor of Political Science, Morehouse College  
William Jackson, Dean, Atlanta University

### Business Participation

Virgil Milton, Retired Atlanta Group Manager, Sears, Roebuck & Company  
E. L. Simon, Atlanta Life Insurance Company  
Harlee Branch, Southern Company  
C. A. "Art" Jenkins, Director of Industrial Relations, Lockheed  
Roland Maxwell, President, Davison's Department Stores

### Public Information

James Townsend, Atlanta Magazine  
Dale Clark, Director of Public Affairs, WAGA-TV  
Ray Moore, News Director, WSB-TV



*Mayor's File  
Sample Letter*



# CITY OF ATLANTA

December 30, 1966

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant  
MRS. ANN M. MOSES, Executive Secretary  
DAN E. SWEAT, JR., Director of Governmental Liaison

Mr. Ray Moore  
News Director  
WSB-TV  
1601 West Peachtree Street, N. E.  
Atlanta, Georgia 30309

Dear Mr. Moore:

A Housing Resources Committee is being established in Atlanta to work closely with and as an adjunct to the Mayor's Office in a special effort to provide through private enterprise, non-profit organizations and public housing sufficient housing units for all those in low and medium income brackets in Atlanta to be housed in decent, safe and sanitary housing and to eliminate existing slums in our city.

Sub-committees of the Housing Resources Committee will soon be appointed in various fields of endeavor to serve on the Committee for accomplishing this momentous objective.

You have been nominated to serve with several others on the Public Information Sub-Committee. It is anticipated that at its first meeting each Sub-Committee will elect its own Chairman, who will also be the Sub-Committee's representative on the Executive Group of the Housing Resources Committee as a whole.

It is also expected that each Sub-Committee, in addition to supplying "know how" in its particular field, will also be influential at all levels to gain acceptance for and promotion of the program and would select at least two young men from firms which can afford to devote part of their time for intensive work with the Sub-Committee.

It would also be helpful if each Sub-Committee could form an advisory panel of people active in the field of housing who would

Mr. Moore  
Page Two  
December 30, 1966

remain free to pursue their active business without conflict of interests.

We hope that you will be able to serve on this Sub-Committee. Please advise Col. Malcolm Jones (telephone 522-4463, Ext. 432 or 437).

Cordially,

Ivan Allen, Jr.  
Mayor

Cecil A. Alexander, Chairman  
Housing Resources Committee

Sanford S. Atwood, Co-Chairman  
Housing Resources Committee

Benjamin E. Mays, Co-Chairman  
Housing Resources Committee



Housing Resources Committee Subcommittees

Legal

Hon. Charles Weltner, Congressman  
Donald Hollowell, Regional Director, Equal Employment Opportunity Commission  
Hon. Luther Alverson, Judge, Fulton County Superior Court  
Robert Wood, General Counsel, Southeastern Area, Sears Roebuck Co.

Construction And Design

Pres. Edwin Harrison, Georgia Institute of Technology  
Herman Russell  
Frank Malone, President, Southern Bell  
Ed Hatch, President, Georgia Power Co.  
Moreland Smith, Southern Regional Council  
Rev. John A. Middleton, Pres., Morris Brown  
Dr. Cleveland Denard, Principal, Carver Vocational School  
\* See Below

*Legislation*  
*City Departments*  
*U.S. - Gypsum*

Finance

Jack Tarver, Federal Reserve Bank  
Richard Courts, Courts & Co.  
Jesse Hill, Atlanta Life  
Dean Harding B. Young, Atlanta University  
Lee Burge, Pres., Retail Credit  
Harold Patterson, Pres., Federal Reserve Bank  
Butler T. Henderson, Assistant to Dr. Mays, Morehouse College

Nonprofit Funds

A. B. Padgett, Director Atlanta Metropolitan Fund  
Boisfeuillet Jones, Director, Woodruff Foundation  
Hamilton Douglas, Attorney  
Rev. Holmes Borders  
Dr. Rufus Clement, Pres., Atlanta University  
John Wilson, Director, Atlanta Chamber of Commerce  
Albert Love, Ex-Vice Pres., The McCall Corp.

Public Housing

E. H. Sterne, Chairman, Atlanta Housing Authority  
Dr. Albert Manley  
Lucien Oliver, Vice Pres., Sears Roebuck Co.  
Leonard Reinch, Pres., Cox Broadcasting Co.  
Clarence Coleman, National Urban League

Land Acquisition

Robert Biven, President, Central Atlanta  
Robert L. Sommerville, President, Atlanta Transit  
W. L. Lee, President, Atlanta Gas Light  
C. R. Yates, President, Yates-Milton Stores  
Vivian Henderson, President, Clark College

Social Problems

Charles Emmerich, Director E.O.A.  
Duane Beck, Director, Community Council  
Suyette Crank  
Prof. T. Johnson, Political Science, Morehouse College  
William Jackson, Atlanta University  
C. A. Bacote

\* T. D. Archer, President, Building Trades Council  
Henry F. Alexander  
James Moore, President, Atlanta Labor Council



Business Participation

John J. McDonough, Finch, Alexander, Barnes, Rothschild & Paschal, Architect  
Virgil Milton, 3626 Tuxedo Road N.W.  
L. D. Milton, President, Citizens Trust  
E. L. Simon, Atlanta Life  
Harlee Branch, Southern Company  
W. A. Pulver, President, Lockheed  
Rolland Maxwell, President, Davison's Dept. Stores

Public Information

John Crown, City Editor, Atlanta Journal  
William I. Ray, Executive Editor, Atlanta Newspapers  
C. A. Scott, Atlanta Daily World  
Ernest M. Pharr, Editor, Atlanta Inquirer  
James Townsend, Atlanta Magazine  
Dale Clark, WAGA  
Ray Moore, WSB

The subcommittees are, in addition to supplying "know-how", also to be influential at all levels in gain acceptance for the program. Each Committee will select at least two younger men to work with them. These men should come from firms that can afford to donate part of their time for intensive work. Suggestions of a few follow:

"Bo" Whitman, First National Bank  
H. Alan Elsas, The Robinson Humphrey Co.  
George Kennedy, Trust Company of Georgia  
Tom Porter, The Coca-Cola Co.

In addition, each Committee will select an advisory panel of men active in the field of housing. It is understood that this panel will be available to advise when needed but will be free of any conflict in pursuing active housing interests.