

August 12, 1968

MEMORANDUM

TO: Mayor Ivan Allen, Jr.
Mr. Cecil A. Alexander
Mr. Dan E. Sweat, Jr.

Action by the Zoning Committee August 8 in denying rezoning petition Z-68-69-N (16 acre Catholic Archdiocese of Atlanta tract on DeKalb Avenue, at Hampton Terrace) is illustrative and another typical example of why we have not been able to get sufficient sites approved to meet the requirements of the Low-income Housing Program.

This site has the necessary community facilities and the proposed rezoning is consistent with the City's recently adopted Land-Use Plan. It had the favorable recommendation of the Planning Department, formal written endorsement of the Housing Resources Committee and earlier strong favorable recommendation of the Chairman of the Zoning Committee, who is now out of the country. It is also included in the list of sites proposed for the "package rezoning".

In the Public Hearing, about 50 people appeared "For" the project and about 150 "Against". Of those residing within $\frac{1}{2}$ mile of the proposed project, the count was 5 "For" and about 50 "Against".

Several promoters and prospective developers were watching the outcome of this rezoning petition very closely. The result has been most discouraging to them. It is extremely difficult to keep developers interested in the Low-income Housing Program in face of such difficulties.

The outcome of this petition is indicative of the need for some more positive approach to site selection for the Low-income Housing Program. Suggestions as to other procedure which may be more promising of success, would be most welcomed.

The next important project at stake is the 450 unit Browntown Road Turnkey project which is tentatively scheduled for informal discussion with the Zoning Committee on August 22, for reconsideration. This site is also included in the list of sites for the proposed "package rezoning".

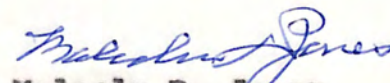
Mayor Ivan Allen, Jr.
Mr. Cecil A. Alexander
Mr. Dan E. Sweat, Jr.

August 12, 1968

Page 2

Although substantial improvements have been made in community facilities (both actual and planned) for this general area since initial consideration of the project, when action was deferred by the Zoning Committee last Fall, nevertheless, it is anticipated that there will still be strong opposition to the project from single-family and other low-income residents of the general area. However, approval of this project is believed warranted and in the best interest of the City as a whole, in spite of local objections, some of which are not longer justified.

Respectfully,


Malcolm D. Jones
Housing Coordinator

MDJ/mc