

July 30, 1969

Mr. Dale Shapiro
Urban Systems Research and Engineering Inc.
60 State Street
Boston, Massachusetts 02109

Dear Mr. Shapiro:

Pursuant to our recent telephone conversation pertaining to proposed sites for low-income housing development in Atlanta's Model Cities area, certain tentative locations for which were contained in the Kaiser Report, enclosed is a Model Neighborhood Program Map showing Treatment Areas approved for 1969-70.

The areas 69C3 and 69C5T21 are, in my opinion, the most practical areas for low-income housing development this year and area 69C2 would be my second choice.

I hope that your proposed discussion was profitable with the local Housing Authority regarding sites in the Model Cities area.

If I can be of further assistance to you, please call on me.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

Encl: Model Neighborhood Program Area Map showing
Treatment Areas 1969-70

cc: Mr. Dan E. Sweat, Jr. ✓

July 30, 1969

Miss Marian Morris
Field Operations
Modular Building Program
Urban Systems Development Corporation (USDC)
Crystal Plaza Office Building 1
2001 Jefferson Davis Highway
Arlington, Virginia 22202

Dear Miss Morris:

I am extremely sorry that I did not get to talk with you and Mr. Robert J. Corietta when in Atlanta with Mr. Dan Sweat last week, but am glad to have had the opportunity of talking with you on the phone last Friday.

Pursuant to our telephone conversation I am mailing to you the following material:

- (a) Standard City map of Atlanta
- (b) List of all vacant apartment zoned land in the City
(List prepared by Planning Department in February this year.)
- (c) List of some land sites known to be available for housing.
- (d) Zoning Requirements Summary
- (e) Minutes of Second Annual Meeting, Housing Resources Committee, December 12, 1968.
- (f) Summary - Status of Accelerated Low-income Housing Program, May 15, 1969.

On the City map which I am sending you, I have plotted the locations of the vacant, apartment zoned sites, 10 acres or more in size.

Also I have indicated four tracts of Industrial Zoned land, which might be suitable for your plant site. The first two are vacant and I would think that No. 1 is your best bet. The third tract is predominantly vacant and was only recently rezoned Industrial from Residential.

The fourth site is the J. P. Stevens and Company site (Exposition Cotton Mills) which has ceased operations this year and is now on the market. The entire property consists of

Miss Marian Morris
July 30, 1969
Page Two

71 acres, reasonably close in (about 20 acres is in the plant compound which includes about 10 acres of factory buildings; the remainder is factory owned single family residences - about 320 separate structures). The person to contact, if you are interested is Mr. Johnny Baum, P.O. Box 654, Milledgeville, Georgia, Tel. 452-5411.

As for residential property, I referred you last Friday afternoon to Mr. Stanley Ashley of Pope and Carter who has an exclusive on an excellent tract of land on Bolton Road in the North Western part of the City now zoned R-4 and M-1, which apparently has a good chance of being rezoned to A-1 (the zoning classification that is required for town house construction). Mr. Ashley's telephone number is Atlanta, Area Code 404, 522-9491. In my opinion this is one of the best tracts in the City.

The person I told you about last Friday who has an exclusive on a 40 acre tract zoned R-5 in the Western part of the City is Mr. Harry Belfor, Tel. Atlanta, Area Code 404, 524-1335 or 524-2323. This property is served by two large outfall trunk sewers and is being offered at \$5,000.00 per acre. This would be a suitable site for single-family housing or might be rezoned for town houses (A-1). This tract is located in LL 26, 14th District, FF and is indicated on the map I am enclosing.

Other good tracts for single family are located in LL 13 and 25, 14th District, FF. One is zoned R-5 and one R-3. Both are marked on the map I am sending you. Recent attempt was made to rezone the R-5 tract for apartments, but it was unsuccessful.

The smallest lot under current zoning in Atlanta for new lots for single family houses is R-5 (7,500 sq. ft.) I advocate a smaller lot (5,000 sq. ft.) for low-income housing. I believe this could be accomplished, if seriously proposed for a special development on a particular tract of land.

I hope that you will be able to find in Atlanta, suitable tracts to meet your requirements. If I can be of further service to you, please call on me.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc
Encls: As Listed
cc: Mr. Dan E. Sweat, Jr. ✓

Dan Sweat

July 30, 1969

Mr. James R. Caldwell
Housing Intern
The Lauderdale Crockett Economic Opportunity Corporation
P.O. Box 379
Ripley, Tennessee 38063

Dear Mr. Caldwell:

Mr. Dan Sweat has asked me to reply to your letter to him of July 24, concerning funds for a self-help program in rural housing.

Your objective is not an easy one and most experienced builders tend to shy away from self-help programs. Those who are willing to participate in such programs generally agree that it is not practical to attempt to utilize more than about 10-15% of the labor force as self-help.

We have had very little actual experience in this field here in Atlanta, although it has been considered in a number of instances.

The most successful approach that I know of in coping with the situation in which you are interested is through the Farmers Home Administration. We looked into this some time ago and I am enclosing copy of a memorandum I prepared on the matter at that time. It may be helpful to you.

A very successful project under this program is being developed in the Ellenwood community in south DeKalb County, Georgia. The builder is Lincoln Jones, a Negro carpenter, who has quite a substantial development going on land he originally owned. His address is 4480 Sims Road, Ellenwood, Decatur, Georgia, Tel. Atlanta, Area Code 404, 241-3537.

Other programs under the 1968 National Housing Act which may offer some solutions to your problem are the FHA 235 and 235 (j) programs which are designed to provide single family home ownership. These programs do not require a Workable Program as does the FHA 221 d(3) program and may

Mr. James R. Caldwell
July 30, 1969
Page Two

apply in rural areas as well as in urban areas. Your State
FHA office can provide you with detailed information on both
of these programs.

Trusting that the above may be of some help to you.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

Encl: Copy of Memorandum

cc: Mr. Dan E. Sweat, Jr. ✓

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

October 24, 1967

Memorandum To: Mr. Cecil A. Alexander, Chairman
Housing Resources Committee

Pursuant to your request, I visited today the office of Farmers Home Administration, Department of Agriculture, Room 256 Peachtree-Seventh Building and talked with Mr. S. L. VanLandingham, State Director and Mr. David D. Slappy, Chief, Real Estate Loans. The Farmers Home Administration has no regional organization.

I learned that their program operates only in non-urban oriented rural areas. They do have a 40 unit rental development, "County Line Community", under way in DeKalb County near the Henry County line, in a rural oriented area. The project is being developed by Lincoln Jones. Units in this or other rural areas cannot be rented to urbanites.

The program has a phenomenal record of success. The Atlanta office has lost less than \$100 and has had only one foreclosure.

An Atlanta family may be able to build a home in a rural area under this program, which is limited to only low and moderate income families, which cannot qualify for conventional loans through local lending institutions.

There is no statutory limitation on size or cost of the homes to be built. However from a practical standpoint such homes do not usually exceed about 1400 square feet of living space and maximum mortgages are about \$14,000. Homes are generally within the \$10,000-\$12,000 range. There is no design criteria specified. Interest is 5% straight; 33 year mortgage, which may be as high as 100% of appraised fair value. Loans are insured by the Farmers Home Administration. There is no down payment required. However purchaser must pay for title certificate and recording fees. Mortgage limitations are based on family income, with maximum income considered \$7,000. Payments are on an annual basis, although mortgagors with incomes of less than about \$5,000 per year are required to make monthly payments.

The Farmers Home Administration is willing to accept applications from Atlanta residents who qualify and wish to build a low-cost home in a rural area.

Mr. Cecil A. Alexander
Page 2
October 24, 1967

Malcolm D. Jones
Supervisor of Inspection Services

MDJ/slc

Encl: Pamphlet PA-476, Rural Housing Loans, U. S. Department of Agriculture,
Farmers Home Administration.

cc: Mr. Dan E. Sweat
Mayor Allen

July 23, 1969

MEMORANDUM TO : Malcolm D. Jones
FROM : W. R. Wofford *WRW*
RE : Suggestions from Construction and Design Panel
Housing Resources Committee
William Beers, Chairman, Subcommittee of Panel

I have studied the comments of your Construction and Design Panel relative to the proposed revision of the City of Atlanta Building Code and furnish the following information:

Sec. 101. The term 'building official' is used in accordance with the National Building Code. It must be remembered that the City of Atlanta Building Code sets out regulations for construction of structures. Each of the codes governing other phases of construction clearly define the building official's responsibility in that phase. The Building Code has no authority to designate responsibility for other activities; i.e., electrical, plumbing and heating and ventilating.

Sec. 107.2 All innovations of materials and methods of assembly, when approved by a nationally recognized testing laboratory, are immediately accepted by the Building Department.

The Building Code Advisory Board is not authorized as an approval agency for each innovation. It does, however, have authority to hear appeals for use of such approved innovation. If evidence is furnished to insure that a new, approved material and/or method of assembly gives equal safety to meet code requirements, the Board may recommend to the Building Official that the proposal be accepted.

In addition to those at the Building Code Advisory Board hearing only the building inspector who will inspect the construction (authorized representative of the building official) is concerned with recommendations of the Board. He is notified of the recommendations in order that he can efficiently perform his duties.

It must be pointed out that each request is considered on its own merit; decisions of the Building Code Advisory Board are not to be deemed as establishing precedents or new regulations for building construction, therefore, issuing numbered certificates would be of no purpose or value.

General - A major complaint of the architects, engineers and builders has been

Malcolm D. Jones
July 23, 1969
Page 2.

the need to refer to a group of regulations - a single volume code is considered most practical. The City Clerk also wants a one-volume code in order that he can certify same for court use; therefore, the Building Code Advisory Board and the Building Department recommend one volume.

Appendices - The City of Atlanta follows the National Building Code. The National Building Code is based on national standards such as Underwriters' Laboratories, Inc., American Society for Testing and Materials (ASTM), American Standards Association and all nationally recognized testing laboratories. The Southern Standard Building Code has its own technical code and is, in essence, its own engineering advisory board and the requirements are written generally by industry itself.

Clerical - Any comments will be considered.

COPY

Mr Street

July 22, 1969

Mr. George Cotsakis, Chairman
Building Committee
Board of Aldermen
Atlanta, Georgia 30303

Dear Mr. Cotsakis:

While we are totally in agreement with the idea of revising the Atlanta Building Code, we do not feel that there has been adequate time for our Committee or others to study the contents of the Code properly.

This document will have far reach in effect on not only housing construction but all types of building in the Atlanta area.

If Atlanta is to stay competitive with other cities in this vital area of our economy, our codes must be adjusted to all new acceptable techniques of building. We therefore urge the Building Committee to withhold action on this revision of the Building Code for at least 30 days. It does not seem to us that adopting the code now with the idea of immediate revision is the best way to give the code creditability.

Regret that I am unable to attend this morning's meeting.

Sincerely,

Cecil A. Alexander, Chairman
Housing Resources Committee

CAA/mc

The Urban Coalition

1819 H Street, N.W.
Washington, D. C. 20006
Telephone: (202) 223-9500

CHAIRMAN: John W. Gardner

CO-CHAIRMEN: Andrew Heiskell / A. Philip Randolph

July 14, 1969

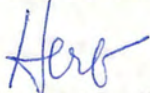
Cecil A. Alexander, Chairman
Housing Resources Committee
City of Atlanta
City Hall
Atlanta, Georgia 30303

Dear Cecil:

John Gardner has called my attention to your letter of June 27, conveying comments of the Housing Resources Committee on our housing position paper.

We appreciate your sending us these comments and the fine memorandum by Malcolm Jones. They will be given serious consideration as we develop our programs to follow through on the paper.

Best regards,



Herbert M. Franklin
Executive Associate

cc: Dan E. Sweat, Jr.
HMF:sc

Dan Sweet

July 22, 1969

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

Dear Les:

Upon the request of Mr. Bill Golden, Plant Manager of the J. P. Stevens and Company, (Exposition Cotton Mills site) effective July 28, a small Relocation Assistance Office is to be set up on the company premises for the purpose of providing relocation assistance to the former Company employees, who need it. Mr. Golden has agreed to provide space, telephone and one person to assist and has also agreed to get out and distribute, in advance, a bulletin informing the company personnel of this service, when it will be available and the specific location.

In accordance with Mr. Landers conversation this Friday morning with you, plan approved by the City, provides for assistance also by a Relocation Worker from your staff; and a representative of EOA who will be in charge of the overall activity of the Relocation Assistance Office.

Arrangements have been made with the Finance Department, to reimburse the Housing Authority for its services by inclusion on a case bases in your monthly bill to the City those families for which you provide relocation assistance.

For additional information you may contact, Mr. Bill Golden, J. P. Stevens and Company, Tel. 876-0722; Mr. William W. Allison, Executive Administrator, EOA, Tel. 688-1012; or this office.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

cc: Mr. Charles L. Davis
Mr. R. Earl Landers ✓

July 18, 1969

Tommy Hess

MEMORANDUM

**TO: Mr. R. Earl Landers
Administrative Assistant**

SUBJECT: J. P. Stephens and Company

Re my memorandum to you June 27, Mr. Bill Golden, Plant Manager, Tel. 876-0721, called me yesterday and stated he had completed his survey of the Company's former employees and finds that there is a sizeable number of families (perhaps 10-20) which have made no arrangements to move. These include large families with children and Elderly.

Mr. Golden has now asked for assistance and suggests that a small Relocation Assistance Office be established on the Company premises July 28 or August 1 or 4; that he will provide space, telephone and one person from the Company to assist; that if the City agrees to this he will get out a bulletin and circulate it to his people in advance informing them of this service, when it will be available and the specific location.

EOA has agreed to participate.

The Housing Authority has agreed to participate one or two days per week, perhaps without compensation, but will provide full time assistance for \$30.00 per day.

Recommendation:

(a) That Mr. Golden's proposal be accepted and he be so notified today.

(b) The Office to open July 28.

(c) Personnel to consist of:

J. P. Stephens and Company - 1 person
Housing Authority - 1 person
EOA - 1 person (*To be in charge)
(FHA be requested to provide part time representative)

Mr. R. Earl Landers
July 18, 1969
Page 2

(d) City arrange with Housing Authority for necessary compensation, not to exceed \$30.00 per day for 20 working days.

(e) *Responsibilities of the office to be spelled out in writing substantially as indicated in paragraph 10 of my memorandum of June 27.

Malcolm D. Jones
Housing Coordinator

MDJ/mc

cc: Mr. Dan E. Sweat, Jr. ✓

Dan. Sweat

July 22, 1969

Mr. William W. Allison
Executive Administrator
Economic Opportunity Atlanta, Inc.
101 Marietta Street Building
4th Floor
Atlanta, Georgia 30303

Dear Bill:

In accordance with request from Mr. Bill Golden, Plant Manager, J. P. Stevens and Company, effective July 28, a small Relocation Assistance Office is to be set up on the company premises for the purpose of providing relocation assistance to the former company employees who need it. Mr. Golden has agreed to provide space, telephone and one person to assist and has also agreed to get out and distribute, in advance, a bulletin informing the company personnel of this service, when it will be available and the specific location.

The plan approved by the City provides for your organization (previously concurred in) to provide a person (perhaps from Mr. Hess' office) for this activity. Your representative is to be in charge of the activity, and will be assisted by a relocation worker from the Housing Authority. It has also been suggested that your office request a part-time representative of FHA.

It is anticipated that through the help of this Relocation Assistance Office, all remaining former employees of the company will, get relocated by September 1.

The approved plan for functions of this Relocation Assistance Office include:

a. Informing all remaining families of the existence of this Relocation Assistance Office, and encourage those who need assistance to register their family composition, ages and sexes, amount the family is able or willing to pay for housing, whether rental or sales housing is desired and preference as to location.

Mr. William W. Allison
July 22, 1969
Page 2

b. The staff to record this information and then actively attempt to relocate those families in whatever type of housing for which they may be eligible, or that which may be available, particularly private developments.

c. If some families are unable to pay advance rents, make required utility deposits and or hire drayage for moving, the staff should attempt to get necessary assistance through any source that may be available, including Welfare and charitable organizations; also that, if necessary, consideration be given to the moving of household goods locally, on an emergency basis, with City owned trucks and Prison labor details.

If further clarification or assistance is needed, please contact this office.

Request that a weekly progress report be submitted to this office each Monday, through August.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

cc: Mr. R. Earl Landers ✓

July 7, 1969

MEMORANDUM

To: Mayor Ivan Allen, Jr.

From: Dan Sweat

Attached is a letter from Peter Blake, Editor of The Architectural Forum, and a suggested reply which Malcolm Jones prepared for your signature.

I think Malcolm's comments are sensible but whether or not you would want to recommend establishment of a rent control board specially designed to control welfare recipients rents is a question you will have to answer.

DS:fy



Homan Drobney Industries, Inc.

517 / 351-0965

4601 Sequoia Trail

Okemos, Michigan 48864

July 9, 1969

Dan

Thanks for the opportunity of meeting and knowing you. What you people have accomplished in Atlanta is tremendous. I hope that your example - instead of discouraging me as to our progress - will encourage me to keep going.

Thanks again - I hope that our paths will cross again -

Sincerely

Bob
Homan

CITY OF ATLANTA



No

HOUSING RESOURCES COMMITTEE

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

July 3, 1969

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

Dear Members: Executive Group, HRC; and
Low-Income Housing Coordinating Group

The July meeting of the Executive Group, HRC and the Low-Income Housing Coordinating Group will be held July 17, 1969 at 10:30 A.M. in the main auditorium of John O. Chiles Homes, 435 Ashby Street, S.W. (Parking in rear. Please do not park in numbered spaces).

As a special feature for this meeting we have scheduled a slide and sound presentation explaining "What Is Public Housing". This should be a very interesting and informative presentation.

Since the last HRC meeting, your Chairman has met with all of the Panels which had not already been given specific assignments and has suggested some pertinent items for study by the respective panels and submission of reports, with recommendations to the HRC, for consideration and action by the Executive Group as a whole.

It is anticipated that written reports from all Panels will be submitted to the Executive Group within 30-60 days. Recommendations should be definite, concise and specifically directed toward constructive positive action by appropriate agencies.

Since this is an election year, and the future role of the Committee after January 1 cannot be predicted at this time, the scope of recommendations by the several Panels for action should encompass primarily things that can be done, or at least initiated, during the remainder of this calendar year.

We hold hopes for worthwhile accomplishments by all Panels of the Committee during the remainder of 1969, in the field of housing.

We trust that you will be able to meet with us on July 17. A return address postal card is enclosed for your convenience in informing us whether you plan to attend the July 17 meeting.

Sincerely,

A handwritten signature in cursive script that reads "Malcolm D. Jones".

Malcolm D. Jones
Housing Coordinator

Encl: Return address postal card

CITY OF ATLANTA



June 27, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

MEMORANDUM

TO: Mr. R. Earl Landers
Administrative Assistant

On June 23, at request of Jim Parham, I attended a meeting in his office with representatives of J. P. Stephens and Company.

Highlights of the meeting were as follows:

1. J. P. Stephens and Company expressed willingness to cooperate fully with EOA, City of Atlanta or any other agency in resolving the housing delima created by the Company's closing the Exposition Cotton Mills and selling the property for redevelopment.

2. The Company denied lack of information to its people and non-cooperative spirit in dealing with or answering queries of local agencies.

3. 2,700 jobs from other firms were offered to the affected employees after announcement was made of closing the Exposition Cotton Mills. Some of these were accepted.

4. September 1, is the one and only date announced by the Company as to when it would like for all of the houses to be vacated.

5. The Company is still shooting for this date, but does not preclude alternatives if justified.

6. There are still 177 families occupying Company homes in the area.

7. The Company anticipates that a sizeable number of these will vacate during the 4th of July week-end.

8. It was agreed by all concerned that there will probably be a residual group (which could be substantial) of families which will not move on their own initiative, for various reasons, some of which may be legitimate and some may not. This is the group that both EOA and the Company are concerned about and which could become a problem for the City.

9. It was apparent that no organization or Agency of or in the City is currently geared to take on the responsibility of assisting this group, since they are not being displaced by Governmental Action; and the City has no agency to provide relocation assistance in such situations. Solution was sought without much progress and appeared to be a stalemate.

10. I then proposed and so recommend the following, which was enthusiastically received by all participants at the Conference.

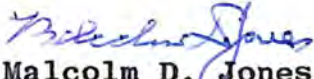
- a. Effective July 15 through August, the Company provide without cost a room(s) on the premises to be set up as a relocation assistance office. This office to be staffed by:
 1. A Company Representative
 2. EOA Representative(s)
 3. Housing Authority Representative(s)
(Relocation Worker(s))
 4. FHA foreclosure homes office be requested to have informational material at this office and a partime representative.
- b. All remaining families be informed (perhaps by circular) of the existance of this Relocation Assistance Office and encouraged to register their family composition, ages and sexes, amount the family is able or willing to pay, whether rental or purchase housing is desired and preference as to locations.
- c. The staff to record this information and then actively attempt to relocate these families in whatever type of housing that may be available, particularly by private development.
- d. If some families are unable to pay advance rents, make utility deposits and or hire drayage to move, that the staff attempt to get necessary assistance through any source that may be available, including welfare and charitable organizations and that moving of household goods locally if necessary be done by City owned trucks and Prison labor detail (as was done once before in vacating a condemned-flooded-portion of Buttermilk Bottoms).

11. It was felt that the Housing Authority could justify its participation in this venture on the theory that it would be checking out these families which might be able to qualify for Public Housing, but if this could not be done legally that the City of Atlanta contract with the Housing Authority in a nominal amount (perhaps \$1,000 only) to perform this service, in order to make it legal. I would suggest that the Housing Authority, the Agency most experienced in Relocation, be placed in charge of this emergency operation. Both EOA and the Company agreed to participate in such a project.

12. Unless something of this nature is done timely, I anticipate that at the last minute the City may become embarrassed and criticized for not having foreseen the difficulty and done something about it.

13. I recommend that procedure, substantially as indicated above, be effected commencing July 15 and continued until all of the families have been satisfactorily relocated.

Sincerely,


Malcolm D. Jones
Housing Coordinator

MDJ/mc

MINUTES

Housing Resources Executive Committee and
Low-Income Housing Coordinating Group Meeting

June 12, 1969

The regular monthly meeting of the Housing Resources Executive Committee and the Low-income Housing Coordinating Group was held at 10:30 a.m., Thursday, June 12, 1969, in Committee Room 2, Second Floor, City Hall.

Invitational notice, list of those invited, with attendance of members and guests indicated, and other related documents are attached to the file copy only of these minutes.

Chairman Alexander opened the meeting by introducing Mr. Edwardo Chamaro, an official visitor from Nicaragua, visiting this country and is an Architect.

Mr. Alexander then asked Col. Jones to read the letter from the Business Participation and Finance Panel on the draft position paper establishing the National Urban Coalition's role in housing.

Col. Jones read the letter as follows:

"The Committee discussed the draft position paper establishing the National Urban Coalition's role in housing and Col. Malcolm Jones' analysis of the same."

The Committee accepted the report of Col. Jones and endorsed it and added the following recommendations:

1. Greater emphasis should be placed on producing single-family or condominium houses for the middle-income Negroes. These to be in the price range of \$20,000 to \$30,000.
2. The major thrust should be for home ownership rather than rental housing.
3. City Governments should cause the necessary steps to be taken to qualify its citizens, who are not in an Urban Renewal area, for grants and/or loans (Sec. 312) to rehabilitate houses that are now below code requirements, and where the owners have insufficient resources to make the necessary repairs.
4. That the FHA be urged to approve air-conditioning in both new and rehabilitated housing where it can be included within the maximum loan allowed.
5. That the FHA be urged to encourage the use of row-type housing such as garden-type, condominium houses, patio houses, etc."

The Chairman then asked if there were any questions. Dr. Joseph Wilbur, Housing Restudy Panel, asked if people only in the Model Cities area and Urban Renewal areas could get a rehabilitation loan? Mr. Lester H. Persells, Executive Director, Housing Authority of the City of Atlanta, explained that only that portion of the area that was in the 1969 NDP Plan area could get a rehabilitation loan and that all areas are not included in this year's Plan. He also explained that there are no Federal funds available at this time for rehabilitation grants and loans.

A motion was made, seconded and unanimously adopted that the above report of the Business Participation and Finance Panel be accepted and adopted by the Housing Resources Committee as a whole and be sent to Mr. Dan E. Sweat, Jr., Director of Governmental Liaison, in a formal document, for forwarding to the National Urban Coalition.

Mr. Alexander called on Mr. Bob Watkins, Chairman of the Housing Restudy Panel, to comment on the three proposals by Eric Hill and Associates (which his panel has been working on) for restudy on housing.

Mr. Watkins stated that he met with George Aldridge of the City Planning Department and decided to meet again with George Aldridge and a representative of Eric Hill and Associates to make recommendations on the proposals. Mr. Watkins also stated that the Housing Restudy Panel does recommend Proposal 2 that includes the unincorporated areas of Fulton County and including some of the services of analysis and evaluation described in Proposal 3, and that his Panel plans to modify the report.

The Chairman then called on Mr. Johnny H. Robinson, Community Development Coordinator, Mayor's Office, to comment on the Summer Program.

Mr. Robinson stated that in 1967, four temporary City Service Coordinators worked in the Summer Program in four low-income areas, and in 1968 there were six temporary City Service Coordinators that were located in EOA Centers in Nash-Washington, North West Central, West Central (Dixie Hills) and East Central. This year, Mr. Robinson stated, there will be four permanent City Service Coordinators to work in these different areas. Also, there will be Interns from the Urban Corps and from the Federal Government. These Interns will be under the supervision of the City Service Coordinators to help familiarize themselves with the problems of the low-income areas.

Chairman Alexander asked Mr. Robinson where the Interns come from?

Mr. Robinson answered that the Interns from the Federal Government are people who are out of school that are getting training and orientation to work in some form of the Federal Government. He also stated that the Urban Corps Interns are people in school who are working in the summer and plan to work in City Government, Business Communities and other Institutions after they finish school.

The Chairman asked Mr. Robinson what changes have been made in the Summer Program as comparison to last summer?

Mr. Robinson stated that the City has been divided into four quadrants, with full time City Service Coordinators, and that money from the Federal Government is being made available to provide at least one meal for each child at the Schools in the low-income areas.

The Chairman then called on Col. Jones to read the 15 items contained in the Housing Resources Committee plans for the 1969 Summer Program.

Col. Jones then read the following items (contained on pages 17 & 18, in pamphlet "1969 Summer Program, City of Atlanta"):

1. Follow through on timely completion of two Turnkey projects, Hollywood Rd., 220 units (ground broken 5-9-68) and Bankhead Highway, 500 units (ground broken 5-29-68).
2. Support development of 262 unit 221 d(3) and Community Facility project of the Butler Street YMCA in Area VI.
3. Work for and support rezoning of proposed 450 unit Browntown Road Turnkey project, deferred 11-15-67 until after 7-1-68 for improvement in Community Facilities of the general area, much of which has been accomplished.
4. Push development of 1,400 unit 221 d(3) Rockdale project, on which construction of first phase, consisting of 250 units, was started 10-2-68.
5. Follow up on reservation and allocations for 2,000 additional units of Public Housing, for which on 9-18-68 the Board of Aldermen authorized the Housing Authority to make application.
6. Encourage smaller developments of Public Housing, to include scattered sites and mixed type units, such as townhouses and single-family housing, which may eventually be sold to Public Housing tenants.
7. Encourage home-ownership in low and medium income housing whenever possible.
8. Assist in getting tangible evidence of physical improvements during 1969 in the Vine City NDP area. (Approved for planning only during 1969.)
9. Work with the Planning Dept. and Housing Authority in development of the 1969 increment of NDP in the Edgewood-Kirkwood area. (Approved for planning only during 1969.)

10. Work with the Model Cities staff and the Housing Authority in expediting physical evidence of experimental housing and rehabilitation during 1969 in the Model Cities area.
11. Promote establishment of emergency housing, perhaps of a temporary nature, to accomodate special emergency cases, which frequently occur.
12. Push for early rezoning consideration of the entire City to meet constantly expanding City needs, to include adequate sites for low-income housing.
13. Strive for elimination, through NDP or by private enterprise, of slum pockets in the six core areas such as: portions of Lightning, Spring Avenue, N.W. and the in the Huff Road area, adjacent to Area VI.
14. Promote emphasis on Housing Code Enforcement efforts throughout the six key areas.
15. Continue to work on ways and means of development of low-income housing in adjacent unincorporated areas, to relieve congestion in the central core areas and to provide adequate housing and job opportunities near and easily accessible to, industrial development.

Chairman Alexander asked Mr. Robinson if emergency housing would help the promotion of the 1969 Summer Program?

Mr. Robinson stated that now some of the Churches and EOA Centers were trying to find housing with other families for people who have been displaced on a temporary basis until the Housing Authority or other Agencies set up a temporary housing program for people who have been displaced by governmental action or other means.

Chairman Alexander called on Mr. Lester H. Persells to comment on emergency housing.

Mr. Persells stated that the Housing Authority does have a few units of temporary housing, but that the units stay full all the time and as soon as a family moves out another family is ready to take its place, and that these cannot be used for emergency housing as such, but only for families who meet normal requirements for Public Housing.

Mr. Alexander then called on Mr. Duane Beck of the Social Aspects Panel. Mr. Beck stated that the Housing Resources Committee should take the problem of emergency housing up with the Community Chest, whose Exectuve Board would meet June 13.

Page Five

Mr. Alexander then asked the Social Aspects Panel look into the problem of displaced families and the need for emergency housing.

Mr. Alexander then called on Mr. Dave Palmer of the Housing Locations Panel.

Mr. Palmer brought up the matter of the J. P. Stephens and Company. Mr. Palmer stated that the J. P. Stephens and Company, a cotton mill that has been shut down, are going to make the tenants that live in the houses, owned by the mill, move out; that it is rumored, they are going to cut the tenants utilities off if they do not move by a certain time and it is also rumored that the houses will be demolished after the tenants have left. A meeting is being set up now with representatives of the City of Atlanta and the J. P. Stephens and Company.

Mr. Archer Smith then made a motion that a Resolution be sent to the J. P. Stephens and Company. The motion was seconded and, after further discussion, unanimously adopted. The Resolution reads as follows:

"RESOLVED: That the Housing Resources Committee attempt, through its Social Aspects Panel, to secure temporary housing on an emergency basis for dispossessed families, and more particularly, to attempt to locate housing for all tenants in need of such of J. P. Stephens and Company, who are, or are about to be, dispossessed by reason of the closing of said plant, including the possibility of finding someone interested and able to lease the homes, being vacated at the J. P. Stephens plant, to people in need of emergency housing on a temporary basis."

Mr. Dave Palmer then made a motion that a Resolution be sent to the Community Chest to involve the Chest in the problem of emergency housing. The motion was seconded and after further discussion, unanimously adopted.

Mr. Johnny Johnson, Director of Model Cities, stated that every year money is appropriated to cope with emergency needs and that the HRC should support the efforts of the Community Chest in order to have the funds available for emergency needs, such as this.

Mr. Bob Winn, Chairman of the Construction and Design Panel made a motion which was seconded and unanimously adopted that the HRC send a Resolution to the Community Chest stating:

"That the Housing Resources Committee respectfully requests the Executive Board of the Community Chest to include, for the period of 1970 and following years, funds for emergency housing and other emergencies that it deems proper."

(This Resolution was transmitted in writing by the Chairman, to the Community Chest Executive Board before it met on June 13.)

Chairman Alexander then called on Mr. Bob Winn, Chairman of the Construction and Design Panel, to report on the study for Model Cities made by Eric Hill and Associates, "Lowering the Cost of Housing: Research on Strategy and Policy".

Mr. Winn stated that the Construction and Design Panel held a meeting on May 28, 1969, at Georgia Tech, concerning the study prepared by Eric Hill and Associates, but as yet his Panel has not been able to get full copies of the report; had received only a summary. Mr. Winn announced that there will be another meeting of the Construction and Design Panel on June 25th, and that Mr. Dismuke of Eric Hill and Associates will also be at the meeting, to make a special presentation of the report, and at this time the Construction and Design Panel will study the report in detail and report back to the Committee after the meeting with Eric Hill and Associates. Mr. Winn also stated that the Construction and Design Panel would designate Mr. Otis Thorpe to coordinate and work closely with Mr. Johnny Johnson in the Model Cities program.

The Chairman then called on the Chairmen of other Panels for reports. There was no additional reports to be given at this time.

Mr. Richard Harvey, Chairman of the Public Relations Panel, commented that there should be a guide from the Committee as a whole as to how much do we want to stress meeting the housing goals inside as compared with outside the City Limits.

Mr. Winn then invited Mr. Harvey to attend the meeting on June 25, 1969, with the Construction and Design Panel.

Chairman Alexander stated that different times will be set up for each of the Panels to be given a specific task to work on and report back to the Executive Committee and that each member would be notified as to the time and place of such meeting.

Chairman Alexander then called on Malcolm D. Jones to comment on the tentative schedule for assembling the 1970 Neighborhood Development Program application.

Mr. Jones stated that the Housing Resources Committee will definitely be involved in the City's application for the 1970 Neighborhood Development Program and that he had so notified the Planning Department, in writing and asked that he be notified of any meetings involving this program, in order that we might participate therein.

Mr. Jones then commented on the Housing Resources Participation in the preparation of submittals of material for recertification of the Workable Program for 1969. He stated that the material for the

recertification is due in the Planning Department on June 16, 1969, and that he will have the Chairman look over what is being presented to the Planning Department and ask the Chairman make any necessary changes or modifications therein; that time is insufficient to permit referring the material to the Executive Committee for review and consideration.

Mr. Jones also commented on the most recently revised Summary - Status of Accelerated Low-Income Housing Program, May 15, 1969. This Summary report contains a comparison with the May 15, 1968 report, the highlights of which are as follows: As of May 1969, 4,839 units have been completed, whereas in May 1968, 2,031 units had been completed. In 1969 there were 7,256 units Under Construction and in 1968 there were 5,108 units Under Construction; and in Planning for 1969, there are 7,908 units, and in 1968 there were 7,151 units In Planning. This made a total In Sight for May 1969 of 19,998 units. The total In Sight for May 1968 was 14,290 units. For 1969 the Leasing Program has 1,015 and for 1968 there were 231 units. For a total of 21,013 units for 1969 and 14,571 units for 1968. The 21,013 units are an increase of 4,213 above the overall goal. In 1968 the 14,571 units were a deficit of 2,223 units of the overall goal. Being Considered in all categories are 3,535 units for May 1969; and in May 1968 there were 4,481 units Being Considered (all categories).

Col. Jones commented that the Public Housing is behind in its overall goal and that to meet the required goal the City will have to request an additional reservation of 1,936 units.

Mr. Alexander pointed out that we are now approximately half way through our 5 year program and that the Public Housing figure is now approximately half of the overall goal.

Mr. Alexander asked Col. Jones why there was such an increase in Private Development?

Col. Jones responded that he usually does not have this information, until he gets the reports from the Building Department on its Building Permits issued each month and for this reason, earlier in the program we did not have information on, and therefore did not reflect units under Private Development that were "In Planning".

Col. Jones commented on the units rehabilitated by the Housing Code Division and explained that there have been 17,124 units so rehabilitated; that these units do not increase the number of housing units available, but do increase the supply of standard units.

Mr. Persells commented on a Status Report made by the Housing Authority as of June 1968. (Copy attached to file copy of minutes.)

In Management	10,826
Under Construction	1,315
In Planning	2,549
In Reservation	1,824
TOTAL	16,514

Page Eight

The Chairman then asked if there was any other business? As there was none, the meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Malcolm D. Jones
Malcolm D. Jones
Housing Coordinator

mc

Encls: As stated (with file copy only)

Office of the Mayor

ATLANTA, GEORGIA
PHONE 522-4463

From Malcolm D. Jones,
Housing Coordinator

7-2-69

Dear -
These are topics for
discussion at a series
of HRC Panel meetings
which Cecil and I
are having.

I thought you might
be interested in seeing
them

M.D.J.

Encls: "Agendas" for four Panel meetings

NOTES FOR DISCUSSION

Moderate and Upper Income In-Town Housing Panel Meeting

10:00 A.M. July 1, 1969

1. a. Propose a conference similar to the Mayor's Housing Conference in November 1966.
b. Invite Bankers, Savings and Loan Association Officials and Real Estate Brokers.
2. Promote construction of new housing inside City Limits - Homes \$20,000 and up. Apartments \$150 and above.
3. How can neighborhoods in jeopardy be saved.
4. Develop a Program (together with Public Relations Panel) encouraging people to live in the City.
5. Submit proposed plan with recommendations to HRC within 30 - 60 days.

NOTES FOR DISCUSSION

Public Relations Panel Meeting

3:30 P.M. July 1, 1969

1. Seek institutional advertizements on housing and Environment.
2. Work with Moderate and Upper Income In-Town Housing Panel in development of a Program encouraging people to live in the City.
3. Metro Conference on Housing. Invite Top Level Speakers. (Perhaps Secretary Romney as key note Speaker.)
4. Work for establishment of a Housing Assistance Office to assist any one in obtaining suitable housing (particularly if not displaced by Governmental Action).
5.
 - a. Sponsor meeting with HRC of Candidates for Mayor.
 - b. Preparation of material for distribution to candidates.
 - c. Consider special meetings in Evenings
One for Mayor Candidates
One for Candidates for Aldermen
6. Prepare proposed program for remainder of year and recommendations for submittal to HRC within 30 - 60 days.

NOTES FOR DISCUSSION

Social Aspects Panel Meeting

9:00 A.M. July 2, 1969

1. Investigate and Determine need for Housing Relocations Service city-wide.
2. Propose ways and means for getting a slum structure demolished for each new low-cost housing unit created.
3. Propose miniature NDP areas for adoption in 1970 and later.
4. Propose plan to notify slum dwellers of housing opportunities that are available.
5. Study Housing Authority Survey on out of town occupancy.
6. Propose plan for educating low-income housing occupants in "Care of Property".
7. Need and Plan for Emergency Housing.
8. Develop plan and make report with recommendations to HRC within 30 - 60 days.

REPORT ON RESIDENCE OF TENANTS

Total No. Families Interviewed 4,130

PROJECT NO. All

NAME Projects

	Less Than 1 yr.	1-2 yrs.	2-3 yrs.	3-4 yrs.	4-5 yrs.	Over 5 yrs.
1. How long living in city limits?	13	54	93	82	115	3,773
2. How long living in public housing?	767	444	560	540	317	1,502
	In Metro*Area (Outside City)	Georgia, Outside Metro Area			Other State	
3. What place did tenant come from?	1,017	1,930			623	

*Metro area - Fulton, DeKalb, Cobb, Clayton, Gwinnett

4. Reason for coming to Atlanta?

1. To get welfare assistance
2. To get better housing
3. To get better job
4. To live with relatives
5. To get off farm
6. Other reasons (specify)
(below)

Number
5
688
1,104
700
61
1,145

(Show number of tenants in each category in appropriate space.)

Other principal reasons: Born in Atlanta
Health reasons
Married and moved here

3/10/69

REPORT ON RESIDENCE OF TENANTS

PROJECT NO. Ga 6-16

NAME McDaniel-Glenn Apartments

1. How long living in city limits?
2. How long living in public housing?

Less Than 1 yr.	1-2 yrs.	2-3 yrs.	3-4 yrs.	4-5 yrs.	Over 5 yrs.
1	2	3	3	11	187
176	5	3	2	3	18
In Metro*Area (Outside City)		Georgia, Outside Metro Area			Other State
47		103			32

3. What place did tenant come from?

*Metro area - Fulton, DeKalb, Cobb, Clayton, Gwinnett

4. Reason for coming to Atlanta?

1. To get welfare assistance
2. To get better housing
3. To get better job
4. To live with relatives
5. To get off farm
6. Other reasons (specify)
(below)*

Number
0
15
52
52
1
49

(Show number of tenants in each category in appropriate space.)

* Marriage; job transfers; opportunities in Atlanta.

REPORT ON RESIDENCE OF TENANTS

PROJECT NO. GA. 6-18

NAME Leased Housing

1. How long living in city limits?
 2. How long living in public housing?

Less Than 1 yr.	1-2 yrs.	2-3 yrs.	3-4 yrs.	4-5 yrs.	Over 5 yrs.
1	6	18	12	9	27
248	19	24	4	3	19
In Metro*Area (Outside City)		Georgia, Outside Metro Area		Other State	
203		87		25	

3. What place did tenant come from?

*Metro area - Fulton, DeKalb, Cobb, Clayton, Gwinnett

4. Reason for coming to Atlanta?

1. To get welfare assistance
 2. To get better housing
 3. To get better job
 4. To live with relatives
 5. To get off farm
 6. Other reasons (specify) (below)

Number
3
5
69
45
9
37

(Show number of tenants in each category in appropriate space.)

- No Reason 10
 Family Separation 3
 Different Environment 6
 Marriage 9
 To Attend School 6
 Hospitalization 1
 To seek Companionship 1
 Retired 1

NOTES FOR DISCUSSION

Housing Locations Panel Meeting

3:00 P.M. July 2, 1969

1. Curtis Driskell - Chamber of Commerce Staff, invited Jim Land - Chairman, Moderate and Upper Income In-Town Housing Panel, invited.
2. Map - showing some areas for consideration of Locations for Low-Income Housing (Memo describing locations).
3. LPA Letter 454 (See marked portions of pages 2 and 3).
4. Assist Moderate and Upper Income In-Town Housing Panel (Jim E. Land, Chairman).
5. 1,374 Public Housing units Reserved - not yet located (5-15-69)
1,936 Additional Public Housing units Reservations required
_____ to meet 5 year goal
3,310 Additional unit locations needed (approximately 400 acres)
6. Turnkey - Explain 1, 2 and 3.
7. Consider system currently used by Housing Authority in providing additional Public Housing sites.
8. Investigate current land acquisition procedure of Housing Authority.
9. Other Programs available (Summary).
10. Consider impact of Alan M. Voorhees and Associates Report on Housing Low and Moderate Income.
11. Land Available for Housing in Urban Renewal Projects.
 - a. Current - Not Committed.
 - b. To Become Available within next two years.
12. Study situation for Low-Income Housing and make report of findings and recommendations within 60-90 days to HRC, including specific recommendations to Housing Authority and Greater Atlanta Housing Development Corporation.

July 2, 1969

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

Dear Les:

There are few meetings of the Housing Resources Committee or of its respective Panels which at some point during the meetings questions are not raised as to what are the basic and general requirements for admission to Public Housing in Atlanta.

On several occasions I have been asked by members of the Committee to obtain this information and I have twice requested this of you, but have not yet received it and feel sure it has been overlooked.

It would be of considerable help to this office if you could provide us with just the principal requirements, including income limits, and general procedure for admission to Public Housing in Atlanta.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

bcc: Mayor Ivan Allen, Jr.
Dan E. Sweat, Jr. ✓
Cecil A. Alexander

June 27, 1969

Mr. John W. Gardner, Chairman
The Urban Coalition Action Council
1819 H Street, N.W.
Washington, D. C. 20006

Dear Mr. Gardner:

Upon receipt of the draft position paper establishing the National Urban Coalition's role in housing, copy attached (Encl. 1), Mayor Allen, referred the paper to the Housing Resources Committee for review and comment.

The paper was first analyzed by the Housing Coordinator and then assigned, along with the analysis, (Encl. 2) to the Business Participation and Finance Panel of this Committee for study and report back to the Housing Resources Committee.

At the June 12 meeting, the Housing Resources Committee as a whole received and unanimously adopted the report of the Business Participation and Finance Panel, which was as follows:

"The Committee accepted Col. Jones' analysis of the draft position paper establishing the National Urban Coalition's role in housing and added the following recommendations:

1. Greater emphasis should be placed on producing single-family or condominium houses for the middle-income Negroes. These to be in the price range of \$20,000.00 to \$30,000.00.
2. The major thrust should be for home ownership rather than rental housing.
3. City Governments should cause the necessary steps to be taken to qualify their citizens, who are not in an Urban Renewal area, for grants and/or loans (Sec. 312) to rehabilitate houses that are now below code requirements, and where the owners have insufficient resources to make the necessary repairs.

Mr. John W. Gardner
June 27, 1969
Page Two

4. That the FHA be urged to approve air-conditioning in both new and rehabilitated housing where it can be included within the maximum loan allowed.
5. That the FHA be urged to encourage the use of row-type housing such as garden-type, condominium houses, patio houses, etc.

I hope that this endorsement may be of assistance to you.

Sincerely,

Cecil A. Alexander, Chairman
Housing Resources Committee

CAA/mc

cc: Mayor Ivan Allen, Jr.
Mr. Dan E. Sweat, Jr.

June 30, 1969

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

Dear Les:

From time to time the Housing Authority requests the Planning Department to check on Community Facilities and report on the feasibility of proposed Public Housing developments in certain locations.

Frequently this office is not aware that these locations are under consideration until after the report back to the Housing Authority by the Planning Department on such locations and sometime not even then.

In order to accomplish the duties and functions with which I am charged, as Housing Coordinator, it is essential that I be timely informed when such locations are under consideration.

I understand well the objections to premature publicity and in the event the Housing Authority desires that certain proposals be kept quiet until certain events have materialized, if so informed, I will be happy to honor same.

Request that in regard to future proposals of locations for Public Housing that this office be provided the same information at the same time as is furnished the Planning Department.

I am also requesting the Planning Department to similarly advise me as to requests received and its position and or action it takes on proposed locations for Public Housing.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

bcc: Mayor Ivan Allen, Jr.
Dan E. Sweat, Jr. ✓
Cecil A. Alexander

June 30, 1969

Mr. Collier B. Gladin
Planning Director
7th Floor, City Hall
Atlanta, Georgia 30303

Dear Collier:

From time to time the Housing Authority makes requests upon your Department to check on Community Facilities and to report on the feasibility of proposed Public Housing developments in certain locations, from the Planning Department standpoint.

Frequently this office is not aware that these locations are under consideration until after you report back to the Housing Authority on such locations, and some time not even then.

In order to accomplish the duties and functions with which I am charged, as Housing Coordinator, it is essential that I be timely informed when such locations are proposed and under consideration.

Request that in regard to future proposals of locations for Public Housing that this office be so informed when your Department is called up to look into the Community Facilities, existing or planned, and to report the position of your Department on such proposals.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

bcc: Mayor Ivan Allen, Jr.
Dan E. Sweat, Jr. ✓
Cecil A. Alexander

June 18, 1969

MEMORANDUM

**TO: Mr. Collier B. Gladin
Planning Director**

Pursuant to request contained in your letter of May 29, 1969, enclosed is the Citizen Involvement portion of material which you asked me to prepare for inclusion in submittal for Recertification of the Workable Program, 1969.

This material has been reviewed and accepted by Dean Lacy of CACUR, with whom Dr. Langdale instructed me to coordinate it, and with Dan Sweat.

The enclosures are considered essential for supplementing and providing a clear concept and understanding of the text material. Request that they all be submitted along to HUD with the text material in which appropriate references have been made to the respective enclosures.

The enclosures have been marked only in pencil to permit re-numbering by you office, if necessary, for consistency in the overall Recertification document.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

- Encl: Citizen Involvement - HUD - 1081 (Original and 4 copies) with the following enclosures:
- encls: 1. Membership List - The Citizen Advisory Committee for Urban Renewal
2. Membership List and Organization - Housing Resources Committee
3. Functions - Housing Resources Committee
4. Model Neighborhood Executive Board
5. City Hall and Neighborhood Residents - the Atlanta approach - Experience Report 110
6. (a) Pamphlet - Edgewood in Action
(b) Bedford-Pine Community Newsletter

Mr. Collier B. Gladin
June 18, 1969
Page Two

7. Letter of appreciation for CACUR coordinated tour

cc: Mr. Dan E. Sweat, Jr. ✓
Dean Alex B. Lacy

CITIZEN INVOLVEMENT

REQUIREMENT. The Workable Program requires clear evidence that the community provides and continues to expand, opportunities for citizens, especially those who are poor and members of minority groups, to participate in all phases of the related HUD-assisted renewal and housing programs. The particular organizational means for community involvement is left to the discretion of each community, but the community must demonstrate in its Workable Program submission that it provides clear and direct access to decision making, relevant and timely information, and necessary technical assistance to participating groups and individuals in programs covered.

1. (a) Identify the groups participating in the HUD-assisted programs related to the Workable Program and in the community's program to expand the supply of low- and moderate-income housing.

(1) Citizens Advisory Committee for Urban Renewal (Encl. 1)

There are three major functions of the Citizen's Advisory Committee for Urban Renewal which are directly related to Atlanta's Workable Program and to the community's program to expand the supply of low and moderate income housing:

The first of these three functions, informational services, constitutes a dynamic informational clearinghouse operation based on the receipt of general and technical information from various speakers at CACUR meetings. This information is then passed on to a large body of community organizations and leaders through "The Renewer", the official newsletter of CACUR. The July 1968, newsletter related comments by Cecil Alexander, Housing Resources Committee Chairman to CACUR Executive Committee, pointing out that a "Real Need for Low Income Housing is Seen in All Sections of Atlanta." (Continued on page 18a.)

- (b) Describe the type of groups (e.g. civic, neighborhood, housing) that are participating, and the constituency represented (e.g. poor, middle-class, Negro, public housing residents).

Re 1 (a) above.

(1) Generally selected from prominent leading citizens in Atlanta, both White and Negro, in business, education, religious and civic fields.

U. R. Project Committees - appointed by the Housing Authority from residents, property owners and businessmen of the area.

PAC Committee - Residents of area, both White and Negro, elected by citizens of the particular area.

West End Businessmen's Association - Composed of prominent businessmen in South-West Atlanta (mostly White) interested primarily in the future of the West End Urban Renewal Project.
(Continued on page 18b.)

(Continued from 1. (a) on page 18)

Secondly, CACUR members act as program analysts by reviewing and commenting on many of the existing and new programs which are of interest to the Committee and the community as a whole. Feedback from the Committee to the City of Atlanta, Atlanta Housing Authority and responsible federal agencies provides an excellent opportunity for these agencies to "feel the pulse" of the community.

The third function of CACUR which is of particular interest here is citizen participation. This function is overlapping in that it is the one function universally inherent in all committee efforts. Recently, during an Aldermanic Planning and Development Committee meeting, one Alderman pointed out a "stalemate" situation in the citizen participation aspects of the NASH-BANS (Vine City) neighborhood. The CACUR Director volunteered the services of CACUR to help with that problem by establishing an associate advisory committee, as had been done in two past urban renewal projects. Since that time, CACUR members, especially President Noah Langdale, Jr., have worked diligently to contribute to the development of the PAC Committee in Vine City. These are but three major functions of CACUR producing a host of activities related to the effective planning and development of a Workable Program and public and private housing program aimed at creating a viable community.

- a. Project Committee for each Urban Renewal Project
- b. PAC Committee for each NDP area
- c. West End Businessmen's Association
(Each of these has a designated representative for liaison with CACUR.)

(2) Housing Resources Committee - Mayor's Office (Encl. 2)

With eight Working Panels (Subcommittees)
The HRC is charged with promoting and coordinating the Low-income Housing Program within the City Limits of Atlanta. It is not a planning agency. For specific Functions of HRC, see attached. (Encl. 3)
The members all serve without compensation.

(3) Model Cities Executive Board (Consists of 7 members appointed by the Mayor, including 2 members of the Board of Aldermen, and a representative elected by the citizens in each of the six Model Cities Neighborhoods; Mayor is Chairman) (Encl. 4)

Six Neighborhood Committees elected by citizens of each Neighborhood in the Model Cities area.

(4) Public Housing Project Committees - selected by residents from residents of each major Public Housing Project.

(5) Urban Observatory

The January 1, 1969 issue of the Atlanta Journal referred to the Urban Observatory with headline reading "Atlanta: Biggest College Lab in Georgia". That headline succinctly sums up the concept of the Urban Observatory. The basic purpose of the Urban Observatory in Atlanta is (Continued on page 18b.)

(Continued from 1. (a) on page 18a.)

to liberate the academic resources of the city so that they may study and analyze urban problems in such a way that their work can be of direct value to the public officials of the metropolitan area. The Observatory is designed to foster a partnership between the public officials of the metropolitan area, especially the Mayor of Atlanta, and local colleges and universities. This kind of a partnership can provide a tremendous potential to meet the serious problems of Atlanta with innovative and practical approaches to solutions. The guidance for the Urban Observatory will come from an advisory council which is made up of public officials representing the various governments in the metropolitan area. This council will be especially responsible for the progress of the Observatory. The two major administrative positions in the Observatory organization consist of the Director of the Urban Observatory to be housed in the Urban Life Department at Georgia State College, and City Urban Observatory Coordinator to be housed in the office of the Mayor of Atlanta. One of the basic functional aspects of the Urban Observatory concept is research. Two priority research and development programs for the Observatory during its first year of operation will be housing and citizen participation in community projects. It was the opinion of those responsible for the operation of the Observatories, located in six cities throughout the United States, that citizen participation is a key issue in the development of sound community rehabilitation programs. The research for the Observatory will be conducted by the faculties of the participating schools. Inter-university research teams, interdisciplinary in makeup, will use dynamic data banks to facilitate and expedite their research. The Observatory concept may well be the key to unlock that door which has too long held back insights into the solution of major urban problems.

(Continued from 1 (b) on page 18)

(2) Nominated by Chairman and Co-Chairmen (and appointed by the Mayor) primarily from leaders in the Community (approximately 50-50 White and Negro) who have exhibited talents for and interest in the functions of the particular Panel on which they serve.

(3) Explained in 1 (a), (3) above.

(4) Explained in 1 (a), (4) above.

(c) Describe what particular HUD-assisted programs and projects such groups are participating in.

Re 1 (a) above.

- (1) Urban Renewal, Public Housing in Urban Renewal projects, Federal assisted rehabilitation (FHA Section 115 Grants and Section 312 Loans), 221 (h), Model Cities and NDP area projects.
- (2) All Federal assisted housing programs, as related to the particular group.
- (3) Model Cities program - all phases.
- (4) Low Rent Public Housing.

(d) Describe efforts to achieve coordination among citizen participation structures located in the same area or having similar program interests.

Mass meetings called of residents and property owners of areas affected and applicable programs are explained. Nominating committees are usually appointed and subsequent meetings held to elect representatives. In some instances, such as Model Cities, regular conventions have been held. In other areas for example, Vine City, coordination and progress has been virtually impossible until most recently, due to disruptive practices of habitual protestors, some of whom reside outside the area, but who have deliberately tried to disrupt all meetings and prohibit any progress.

2. Describe the arrangements or working relationships set up to provide groups and individuals opportunities for access to and participation in decision-making in the applicable HUD-assisted programs.

Public Meetings, Public Hearings, Civic Association and Service Club meetings are announced, publicized and advertised, when required by law. Any citizen may be heard and all are encouraged to attend meetings and make their views known. Inclusion of neighborhood selected representatives in project committees. Refusal of City officials to establish policies and make decisions without first giving local residents an opportunity to be heard and to participate in matters which are of general interest to them. Attendance of appropriate knowledgeable City representatives at such meetings.

The Housing Authority Commission members have been holding meetings at night in respective Public Housing projects to hear complaints and recommendations of Public Housing residents for improving morale and participating in policy making in administration of Public Housing projects. (Continued on page 20a.)

3. Describe the steps which have been taken in regard to the applicable programs to provide participating groups and individuals sufficient information and technical assistance.

Repeat meetings in all affected areas; explanations by competent representatives of appropriate City Departments to neighborhood residents, civic groups and service clubs serving the areas affected and inviting their ideas, suggestions and active participation. Typical example of efforts being made to provide information and technical assistance through the local PAC organization is illustrated in attached pamphlets, "Edgewood in Action" and "Bedford-Pine Community Newsletter" (Encl. 6). Typical efforts being made to inform other interested groups on Urban Renewal, through special tours and presentations, is illustrated by attached communication, (Encl. 7).

In addition, the full membership of the Citizens Advisory Committee for Urban Renewal meets quarterly and the Executive Committee meets monthly and as needed to review the overall Urban Renewal (Continued on page 20a.)

4. Describe the nature and range of issues relating to the applicable programs with which participating groups and individuals have dealt; the recommendations subsequently made; and the specific results and accomplishments of the participation.

All phases and activities of Model Cities, with special effort not to make decisions on any phase of the numerous activities, without first presenting the matters to neighborhood committees and getting action of the Executive Board. This is highly democratic but is time consuming and does not promote speed and efficiency in accomplishment. (Continued on page 20a.)

(Continued from 2. on page 20)

For overall approach of Atlanta's efforts and specific steps taken to increase communications between neighborhoods and City Hall, to acquaint neighborhoods with the city's services and to encourage persons in low income neighborhoods to bring their problems to attention of proper officials and to provide them the opportunity of participating in decision making in applicable HUD assisted programs, see attached pamphlet, "City Hall and Neighborhood Residents - the Atlanta approach - experience report 110", (Encl. 5).

(Continued from 3. on page 20)

Program, receive timely reports and explanations from experts in the various applicable programs and projects pertaining to Urban Renewal and to initiate and follow through on action appropriate for citizen participation in the various elements of Urban Renewal.

(Continued from 4. on page 20)

In Urban Renewal Projects and NDP areas, recommendations of local representative groups are habitually sought and considered in most policy determinations.

In zoning matters pertaining to many HUD assisted programs and projects the majority voice of citizens of the area is normally adhered to, so much so that rezoning to accomodate HUD assisted housing projects has been severely curtailed, to the extent of seriously threatening accomplishments of the low income housing program, to meet current and future needs.

NOTE: (a) The requirement in HUD's letter of October 15, 1968, to Mayor Allen indicating certain deficiencies for correction during the recertification period, under Citizen Participation, that "Minutes of meetings of the Subcommittee on Minority Housing, should be forwarded with the next request for recertification" is not considered applicable now in view of the intensive and highly organized and completely integrated citizen participation in all phases of the Model Cities program, and the increase emphasis on active participation by U. R. and Project Area Committees in all phases of other HUD assisted program activities.

(b) The creation of CACUR, during the early days of Urban Renewal and the FHA 221 d(2) program in Atlanta, completely changed the climate in Atlanta from definite hostility to one of comprehension, generally favorable acceptance and cooperation. The continued activity of this influential and representative group in the Urban
(Continued on page 20b.)

(Continued from NOTE on page 20a.)

Renewal program has been very instrumental in maintaining a favorable climate in Atlanta for Federal assisted programs.

(c) The creation of the Housing Resources Committee, November 15, 1966, at a critical period in the early stages of Atlanta's accelerated low and moderate income housing program, has resulted in getting the City's entire announced goal of 16,800 units for a five year program, in the pipe line within the first $2\frac{1}{2}$ years of the program as follows:

Completed	4,839	units
Under Construction	7,256	units
In Planning	7,903	units
Total In Sight	19,998	units
Plus Leasing Program for Public Housing	<u>1,015</u>	units
GRAND TOTAL	21,013	units

June 16, 1969

MEMORANDUM

TO: Mr. Cecil A. Alexander, Chairman
Housing Resources Committee

Attached is copy of Agenda of joint meeting June 13 of the Planning Department with the P & D Committee and the Finance Committee of the Board of Aldermen.

I wasn't officially notified of this meeting nor invited to attend. However, I went any way, as we are particularly interested in and concerned with Item 21.

The Planning Department was attempting to get the two Aldermanic Committees to indicate how far the 1970 NDP Program should go and specifically whether Lightning, Plunkettown and possibly other areas should be included; and if so, what provisions the City proposes to make to support the program financially.

I threw a bomb shell into the discussion by stating that the HRC proposes to support the inclusion of both Lightning and Plunkettown in the NDP application, for execution in 1970.

Both the Planning Department and Housing Authority representatives appeared horrified and at first said that I must mean "for planning purposes only" in 1970; and that the first year should be for planning only for execution to start the following year.

When I insisted that I meant for planning and execution both to take place, or at least start, in 1970 they finally admitted that this is possible, if the staffs are made large enough.

There is no good reason that I can see why Plunkettown and Lightning should require a year for planning only, especially since a Feasibility Study at the cost of some \$15,000 has already been conducted by the Planning Department in Lightning.

If the plans are kept simple, as they should be, I can see no reason for waiting another full year before going into execution on either area.

Mr. Cecil A. Alexander
June 16, 1969
Page Two

After the meeting, Collier insisted to me that both you and I were on the mailing list and had been informed of that meeting and of the Agenda.

I checked with Collier's secretary and found that you had not been on the list nor furnished notice of the meeting and that the copy which I should have gotten was sent to CACUR.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

Encl: Agenda

cc: Mr. Dan E. Sweat, Jr. ✓

AGENDA

PLANNING AND DEVELOPMENT COMMITTEE

June 13, 1969

1. Public Hearing:
 - a. Change to Washington Rawson Urban Renewal Plan.
 - b. Addition to Georgia State Urban Renewal Plan.
2. NDP and Urban Renewal Projects.
(Joint meeting with the Finance Committee)
Question and Discussion by Committee Members.
3. Atlanta Area Transportation Study.
4. Central City Study.
5. Carroll Road.
6. Annexation Petitions.

June 4, 1969

Mr. Joseph H. Riggs
Director of Graduate Studies in Speech
Chairman, Poverty Study Committee
Memphis State University
School of Arts and Sciences
Memphis, Tennessee 38111

Dear Mr. Riggs:

Your letter of May 29, 1969, to Mayor Allen, expressing your interest in hunger, medical care and housing as well as procedures and actions taken by Atlanta in getting Federal grants, has been turned over to me for reply.

To begin with, let me say that Mayor Allen recognized early the importance of Federal funds in solving many of our local problems and the necessity for designating some one to ferret out the requirements, applicable programs and regulations pertaining to Federal assistance in the various fields and in coordinating efforts in obtaining such assistance.

So, in April 1966 Mr. Dan E. Sweat, Jr., then Associate Administrator for Administration, Economic Opportunity Atlanta, Inc., was employed for this purpose and appointed Director of Governmental Liaison in the Mayor's office. His work in this capacity has been tremendous and as a result, Atlanta has been very fortunate in securing allocations of Federal funds both in grants and in funding of joint Federal-City participation projects.

Rather than attempt to spell out details pertaining to the many Federal participation programs in which Atlanta is engaged, enclosed are several comprehensive documents which explain quite fully Atlanta's approaches and accomplishments in this effort. Two of these are:

Coordinating Federal Aid in Atlanta,
experience report 107

City Hall and Neighborhood Residents
the Atlanta Approach, experience report 110

Mr. Joseph H. Riggs
June 4, 1969
Page Two

Both of these documents have been published and widely distributed by the Community Relations Service, U.S. Conference of Mayors.

In addition, I am enclosing copy of a recent address by Mr. Sweat at the University of Kansas and an updated document prepared by EOA in Atlanta (a directory of EOA programs). Both of these documents provide considerable background information and material on Atlanta's programs.

A data sheet pertaining to Atlanta's Commodity Foods Distribution Center and the activities resulting from this facility is also enclosed for your information. It provides a reasonable picture of local efforts being made in food distribution to the poor and needy.

With respect to low-income housing, I refer you first to the comment on "The Mayor's Housing Resources Program" contained in Mr. Sweat's University of Kansas address (copy enclosed; see Page Ten). In addition, I am enclosing the following documents pertaining to Atlanta's current low and moderate income housing program:

Mayor Allen's Address at the Mayor's
Housing Conference, November 15, 1966

Announcement of Appointments, same time

Functions of the Housing Resources Committee

Membership List and Organization of the
Housing Resources Committee

Minutes of Second Annual Meeting, HRC,
December 12, 1968

Summary - Status of Accelerated Low-
Income Housing Program, January 15, 1969

I trust that the enclosed material is adequate and will be helpful to you in your work in Memphis.

Sincerely,

Malcolm D. Jones
Housing Coordinator

Encls: As Listed
cc: Mayor Ivan Allen, Jr. ✓
Mr. Dan E. Sweat, Jr. ✓

Mr. Sweet

May 30, 1969

Mr. Robert C. Watkins, Executive Director
Greater Atlanta Housing Development Corporation
First National Bank Building
Suite 2742
Atlanta, Georgia 30303

Dear Bob:

I have recently been approached by a substantial developer, interested in obtaining land in the Model Cities area for construction of sales Town Houses, and who wants to get started as soon as possible (preferably this year). He wants to know if the Greater Atlanta Housing Development Corporation, a quasi official organization, could procure land in Model Cities direct from the Housing Authority by negotiation, in lieu of competitive bidding, and then resell the land to such developer for construction of low-income housing either for profit or nonprofit.

The reason for desiring this is three fold: i.e., (1) to save time and avoid complicated red tape; (2) to be assured of getting the particular tract(s) desired; and (3) to get them at a reasonable price which will justify construction of low-income housing.

The Developer is willing to purchase direct from current owners, but does not feel this is feasible, due to multiple ownerships and no power of eminent domain.

I feel quite sure that the developer would be willing to employ indigenous labor from the area, as much as possible, in actual construction of the housing.

There is some precedence for purchase of Urban Renewal land in Georgia by quasi official organization; through negotiation; for example, the colleges and universities and certain religious organizations.

Mr. Robert C. Watkins
May 30, 1969
Page Two

I believe that this is essentially what was done in Chicago by the Chicago Dwelling Association, working through the Housing Authority there.

As you know, one of the anticipated and much needed functions of the Greater Atlanta Housing Development Corporation was to buy and bank land for resale to developers as needed at no profit.

Suggest you explore this possibility with the local Housing Authority and advise me of what you find out.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

cc: Mr. Cecil A. Alexander
Mr. Dan E. Sweat, Jr. ✓

CITY OF ATLANTA



No

HOUSING RESOURCES COMMITTEE

May 30, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

Dear Members, Housing Resources Committee; and
Low-income Housing Coordinating Group:

I wish to express my appreciation to you for the good attendance and participation at the Housing Resources Committee reorganization meeting on May 8, at which Mayor Allen honored us by his presence and gave us his views on some new approaches for activities of the Committee during the remainder of 1969.

Our next meeting will be held Thursday, June 12, in Committee Room 2, Second Floor, City Hall at 10:30 A.M.

Special tasks have already been assigned to three of our working Panels and I anticipate making specific assignments to the remaining Panels at our June meeting.

The national trend toward production of low-income housing in the near future, as currently being emphasized by the Nixon Administration, is mass production of prefabricated or modular housing to reduce the costs of components and the overall structure, as well as cut down on construction time.

I hope that each of you will keep Atlanta's future housing needs in the forefront of your day-to-day activities and deliberations and will not hesitate to advise your Panel Chairman or myself of any thoughts or ideas which you may have for improving our housing program and ways and means for reducing costs to the ultimate consumer.

Please circle June 12 on your calendar and plan to attend and participate in discussion with us on that date and give us the benefit of your ideas.

A self-addressed return postal card is enclosed for your convenience in letting us know whether you plan to attend.

Sincerely,

A handwritten signature in cursive script that reads "Cecil A. Alexander".

Cecil A. Alexander, Chairman
Housing Resources Committee

Encl: Return address postal card

May 28, 1969

MEMORANDUM

**TO: Mr. Cecil A. Alexander, Chairman
Housing Resources Committee**

Currently, we have specific tasks assigned to three of the HRC Working Panels, i.e.,

Business Participation and Finance

Construction and Design

Housing Restudy

and I have proposed to you assignment of a special task to another, the Housing Locations Panel.

I suggest that at the June meeting of the HRC, we assign a well thought out specific task to each of the remaining Panels, i.e.,

Legal

Moderate and Upper Income In-Town Housing

Public Relations

Social Aspects

The tasks should be such that study and report, with specific recommendations for implementation, could be made to the Executive Committee within 30-90 days, compliance with which should be an integral part of the assigned tasks.

Suggestions for task assignments might include such fields as:

Legal - Appropriate steps or procedures to eliminate sub-standard housing in Atlanta by the end of 1971. (This might include such items as specific proposals for tax incentives, adoption of miniature NDP areas in specific slum pockets, etc.)

Mr. Cecil A. Alexander
May 28, 1969
Page 2

Moderate and Upper Income In-Town Housing - Determination of extent to which new developments should consist of each type, Low-income, Moderate and Upper-income housing, establish approximate price ranges for each and proposed procedures for accomplishment.

Public Relations - Develop a positive Public Relations program for housing during the remainder of 1969 with specific proposals for carrying out such a program.

Social Aspects - Develop a specific plan for indoctrinating residents of low-income housing areas, in ways and means of maintaining their residences and neighborhoods in good state of cleanliness and repair.

I believe that if we definitely strive to use all of our working Panels on appropriate specific tasks, without limiting the privilege of expanding their activities in other directions, that we will obtain best results through the talents and particular interests of respective members.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

May 28, 1969

MEMORANDUM

**TO: Mr. Johnny C. Johnson
Director, Model Cities**

This office is constantly being approached by developers and builders as to the possibility and timing of land in the Model Cities area for housing construction this year.

It would help me a great deal if you could inform me of the location, size and timing of tracts in the Model Cities area which you anticipate will be available through your Urban Renewal (NDP) redevelopment program for housing construction to begin this year. Also tracts which might be acquired now through direct negotiation by private enterprise with the current owners, and development started this year.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

cc: Mr. Dan E. Svent, Jr. ✓
Mr. Cecil A. Alexander

HOUSING RESOURCES COMMITTEE

Report

COMPLAINT

On April 18, Mr. Albert N. Cowan made the following complaint to this office.

His brother, Robert H. Cowan, of Jacksonville, Florida, owns a residential structure (Cowan Family Home) located at 1043 Stewart Avenue, S.W., in the Adair Park portion of Model Cities area; that Robert H. Cowan was required by the City of Atlanta (Building Department - Housing Code Division) during 1967 to bring this structure up to Housing Code standards and spent \$6,600 on the project; that the work was done by a Mr. G. J. Carruth, a White Minister, who also professed to be a Contractor.

Mr. Cowan continued that recently his brother was called into the Housing Authority Rehabilitation Office at 530 McDaniel Street, S.W. and told that additional work needs to be done on his house which will cost an additional estimated \$7,000; that he may obtain a 3% direct Federal loan with up to a 20-year mortgage and has 60 days in which to comply.

Mr. Albert Cowan also said that his brother is 76 years old and does not want to place a new 20-year mortgage on this property, even if it is at 3% interest. (Estimated cost is approximately \$5.55 per month, per \$1,000); that he lets his sister, Miss Pearl Cowan, live there free and Miss Pearl Cowan rents rooms (I understand as a livelihood which is her principal source of income and support); that the house is liveable and basically sound; that no major damage or vandalism has occurred to the property since it was brought up

to Housing Code standards by the City in 1967; that the owner, Robert H. Cowan, is willing to make additional minor repairs occasioned by fair, wear and tear during the past 2 years, but does not feel that he should be required to spend now an additional \$7,000, after having spent \$6,600 in 1967 to meet City requirements, which were designated, inspected and work accepted by the City's official representatives.

FINDINGS

Check with the Housing Code Division reveals that on February 9, 1967, a Housing Code case was initiated against this property in connection with a house-by-house inspection in a designated concentrated Housing Code Enforcement area; that a building permit for repair of this structure was taken out 4-24-67 by G. J. Carruth, Contractor, in amount of \$4,100; that the work was complied 6-9-67 by the Housing Code Division and certificate issued for 3 units, with existing facilities (copy of Housing Code record attached, Encl. 1). Mr. Cowan maintains that his brother paid \$6,600 to the contractor and presumes that the extra \$2,500 above permit cost was the contractor's profit. He also states that the contractor procured floor tile for one of the rooms but did not install it, which he promised to do later, but never did.

Check with the Housing Authority Rehabilitation Office for Model Cities at 530 McDaniel Street, S.W., reveals that on April 22, 1969, that office issued Mr. Robert H. Cowan an itemized list of "Violations" which also stated that all work to be done shall comply with specifications set forth in "Invitations to Bid" and "Minimum Property Standards for Urban Renewal Rehabilitation" and that the property be reduced to two units (copy attached, Encl. 2).

The Housing Authority Inspector's estimate of the cost of this work was originally \$7,000 but was later reduced to \$6,000 as result of conference between the owner and inspector.

This is essentially what has happened:

- A. Model Cities has designated this portion of the Adair Park area for rehabilitation in 1969, although it was included in a concentrated Housing Code Enforcement program conducted in the same area on a house-by-house basis in 1967.
- B. Model Cities has accepted Urban Renewal Project Rehabilitation Standards, essentially as used in West End, i.e., "Property Rehabilitation Standards, Model Cities Urban Renewal Redevelopment Area", based on HUD Pamphlet PG-50, "Rehabilitation Guide for Residential Properties". These Urban Renewal Rehabilitation standards were prepared by the HUD Regional Staff.
- C. The HUD Guide is reasonable and permits considerable flexibility in local application. However, the standards prepared by the Housing Authority and approved by HUD include
• considerable local interpretation of the HUD Guide and, as was explained to me by the Housing Authority Rehabilitation Inspector, are intended to essentially

rebuild properties, rather than just repair them, and is designed to place them in essentially new house condition, presumably free from additional maintenance for the next 15 years, thus placing them in a category very similar to housing rebuilt for resale under the FHA 221 (h) program.

- D. No consideration has been given to the City's previous rehabilitation efforts in this area under the Housing Code. Zoning requirements for the area have been taken literally from the Zoning Map, with no allowances made for previously approved use of specific structures.
- E. No consideration is given to legal non-conforming uses in the area, authorized by the Zoning Ordinance.
- F. Although most of the Model Cities' requirements are reasonable and would be desirable if no other improvement efforts had been made on the property recently, some of the requirements however appear impractical, particularly for rental property. Examples in this particular case are:
 - 1. Requiring resanding and refinishing of perfectly solid wooden floors throughout.
 - 2. Removal of good fencing, desired to be retained by the owner as a means of protection.

3. Removal of serviceable electric switch in hallway entrance to the bathroom and re-installing same switch inside the bathroom.

COMMENT

The Model Cities Rehabilitation Standards as such, are unenforceable. If owners fail to comply voluntarily, the Housing Authority has no other course open than to turn the case over to the City to effect compliance. At this point (and this is quite important) the City will require, and the Courts will enforce, only compliance with the City of Atlanta's Housing Code.

This is one reason why on October 18, 1968, in Memorandum to Mayor Allen I recommended:

"That rehabilitation in the Model Cities area be accomplished by the City, rather than by the Housing Authority, utilizing both the City and Housing Authority Inspectors. This is believed to be the most feasible procedure in view of the extent of current trained staffs available and should produce the fastest results

That the Housing Code standards be recommended for use as the Rehabilitation Standards in the Model Cities area"

Also on October 31, 1968, in Memorandum to the Director of Model Cities, I stated:

"Also, I feel very strongly that one set of rehabilitation standards only for the entire Model Cities should be established for execution by both the Housing Authority and the City; and that initial notices to property owners to rehabilitate their dwellings to meet

required standards should be issued in the name of the City of Atlanta, regardless of who or under whose jurisdiction the actual processing and execution is accomplished. This is to provide the legal requirements necessary to invoke the Police Powers of the City, if necessary, at a later date to insure compliance. This will avoid encountering extensive time delays later and costly repetition of efforts in processing rehabilitation notices originally issued by the Housing Authority Inspectors, but which may eventually have to be turned over to the City to enforce in order to obtain compliance"

Comparison of Federal Pamphlet PG-50 "Rehabilitation Guide for Residential Properties" and the City Housing Code standards reveals that they are quite similar and not sufficiently far apart to justify two sets of standards for rehabilitation of residential properties within the same area, simultaneous or in quick succession, as in this instance.

However, two sets of standards do currently exist and probably won't be changed now, in view of HUD's already approval of the Urban Renewal Rehabilitation standards. In general, little fault can be found with the Urban Renewal Rehabilitation requirements, and the procedure for effecting them provides assistance and controls which are definitely helpful. See "General Conditions - Bids and Proposal - Construction Contract" (Encl. 3). Therefore adoption of proposed procedure by the City in the Model Cities area appears appropriate and desirable, in fairness to property owners, while at the same time attempting to meet the objectives of Model Cities for improvements "above and beyond" required Housing Code standards.

EFFECTS AND RESULTS

A tour of the Adair Park Neighborhood (Stewart Avenue West), where the City Housing Code was enforced on a house-by-house basis just two years ago, reveals a very neat and well-kept neighborhood. With few exceptions, this area is definitely a credit to the Housing Code Enforcement efforts and to the City of Atlanta in general. If all of Atlanta was in as good condition of maintenance and general up-keep as this area is now, there would be no problem. There are probably several hundred decent, safe and sanitary residential structures in this general area in good sound livable condition that are, or will be, effected in a very similar manner to Mr. Cowan's property.

With all of the much worse housing in so many portions of the Model Cities area, which badly needs rehabilitation, it is unfortunate that a portion of this excellent area which was just brought up to Housing Code requirements within the past two years, has been selected for Urban Renewal Rehabilitation during 1969. This seems a misuse of effort and waste of money, both private and public.

If the City is to have the support of property owners in any neighborhood, and this it must have for success of rehabilitation efforts, these people, their pocketbooks and previous improvement efforts must be given appropriate consideration.

PROPOSED PROCEDURE

- A. That owners in the Model Cities rehabilitation areas be informed of Model Cities standards and provided with lists of specific improvements needed to meet these standards. Also that they be advised of the special benefits and free services such as 3% interest, 20-year mortgage rehabilitation

loan, free architectural advice, competent direct supervision over work being done and withholding payment to the contractors until work has been completed and accepted as satisfactory; and to offer these benefits to the owners if they wish to take advantage of them.

- B. At the same time however, inform the owners that all of these improvements, although desirable, are not mandatory or enforceable, but that the Housing Code requirements are.
- C. Then give each owner the opportunity to decide which course he desires to follow.

Unless this is done openingly and above board, many property owners, through ignorance of the law and or fear of getting entangled with City Hall, will commit themselves to larger expenditures than are necessary or that they desire or are financially able to carry out, thus evoking actual hardship.

While the rebuilding concept, as opposed to repair, is costly to the property owners in Adair Park, which is basically a substantial upper-middle class neighborhood where most of the structures are basically sound and well-kept, the current policy will be particularly costly and difficult for the less affluent property owners in areas such as Summerhill, Mechanicsville and Pittsburgh where the structures are poorer built initially and in much worse state of maintenance.

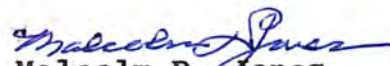
This proposed procedure has been discussed with, and would have the support of, the Chief Housing Code Inspector, Building Department and the Supervisor, Housing Authority, Model Cities Rehabilitation

Office, 530 McDaniel Street, S.W.

Unless procedure substantially as indicated above is adopted, the entire rehabilitation effort in the Model Cities area is very likely to eventually result as a serious detriment to success of the program and to the goodwill and support of the housing improvement programs of the City in general and of Model Cities area in particular.

RECOMMENDATION

Therefore, I recommend and strongly urge that the above indicated procedure be adopted in this particular case and in similar situations in all NDP areas, in fairness and justice to all concerned.


Malcolm D. Jones
Housing Coordinator

MDJ/mc

Encls: Housing Code Enforcement Record, 1043 Stewart Avenue, S.W.
Housing Authority Urban Renewal Rehabilitation requirements
"Work Write-up" on same property
General Conditions - Bid and Proposal - Construction Contract

4/22/69

Robert H. Cowan

1043 Stewart Avenue

All work to be done shall comply with specifications set forth in "Invitations to Bid" and "Minimum Property Standards for Urban Renewal Rehabilitation."

NOTE: Item number corresponds with item number in specifications. Item without numbers are self-explanatory.

ITEM NO.

EXTERIOR
ACTUAL VIOLATIONS

- 18 Repair foundation and walls of house.
- 5-11-22 Repair downstairs front and upstairs rear porch.
- 4 Repair adjust and apply 2 coats of paint to all window units.
Install a roof vent in rear roof hip
- 1-20-22 Repair all exterior woodwork, and trim to include porches, eaves, rafter ends. -Caulk all cracks and window units. -Apply 2 coats of oil base paint to all wood parts and members. -Clean and paint with masonry paint where necessary brick wall.
Remove all debris from property.
- 10 Owner will furnish certificate of termites and infestation control.
Repair retaining wall on left side of front yard.
Remove fence in rear and sides of property
- 19 Repair steps to basement
- 1-3-22 Repair and paint entrance way to basement
- 15 Repair, clean and adjust furnace
- 22 Repair door unit in curtain wall
Remove all debris
- LIVING ROOM
- 1-3-22 Repair walls, ceiling, doors and woodwork. -Apply 2 coats of paint
- 2 Remove linoleum and refinish floor
Install dead bolt lock on the front door
Repair tile under heater
- NOTE: All windows, doors and woodwork are to be painted with oil base paint
- NOTE: Any room where repair is ordered the wall paper is to be steam removed
- DINING ROOM
- 1-3-22 Repair walls, ceiling doors and woodwork. -Apply 2 coats of paint
- 2 Remove linoleum and refinish the floor.

Dinning Room Cont.

Remove open face heater cap pipe, repair hole in floor.

KITCHEN

1-3-22 Repair walls, ceiling, woodwork and cabinets. -Apply 2 coats enamel paint

5-12 Repair floor. -Install underlayment plywood and asbestos vinyl tile

Paint exit door

Install privacy lock

HALLWAY DOORWAY LEFT

1-3-22 Repair walls, ceiling woodwork and doors. -apply 2 coats of paint

2-5 Repair and refinish floor

Remove linoleum

Refit rear exit door, install dead bolt lock

1-5-22 Repair and paint stairs to second floor.

BATH DOORWAY LEFT

1-3-22 Repair walls, ceiling, and woodwork. -Apply 2 coats of enamel paint

Clean and grout floor tile

Install privacy lock on door

Install wall switch

Remove space heater cap pipe

Install necessary wall accessories

BEDROOM DOORWAY LEFT

1-3-22 Repair walls, ceiling doors and woodwork. -apply 2 coats of paint

2-5 Repair and refinish the floor

Refit door and install privacy lock

Remove sink and cap pipes

Remove cook stove and cap pipe

Refinish closet same as the room

BEDROOM DOORWAY RIGHT

1-3-22 Repair walls, woodwork, ceiling and doors. -Apply 2 coats of paint

2-5 Remove linoleum and refinish floor

Install door unit with privacy lock

Repair doors to living room

Remove space heater (Central furnace)

BAATHROOM DOORWAY MIDDLE

1-3-22 Repair walls, ceiling, woodwork and doors. -apply 2 coats of paint

Bedroom Downstairs Middle Cont.

2-5 remove linoleum. -repair and refinish floor

Remove kitchen sink seal off pipe

Remove cook stove, cap pipe

Refinish closet same as room

APT. LIVING ROOM CENTER

1-3-22 repair walls, ceiling, woodwork and doors. -Apply 2 coats of paint

2-5 Repair floor and refinish

Refit exit door and install a dead bolt lock

Remove open face heater, install close face vented heater

APT. BATH

✓ Install wall switch

Install necessary wall accessories

APT. BEDROOM

1-3-22 repair walls, ceiling woodwork and doors. -Apply 2 coats of paint

2-5 Remove linoleum, repair and refinish the floor

Refit 2 doors and install privacy locks

APT. KITCHEN

1-3-22 repair walls, ceiling, doors and woodwork. -Apply 2 coats of paint

5-12 Repair floor, install underlayment plywood and asbestos vinyl tile
refit 2 doors

Paint metal base sink cabinet

Install wall and base cabinets to provide minimum cabinet space

HALLWAY UPSTAIRS

1-3-22 repair walls, ceiling woodwork and doors. -(10 doors)

2-5 remove linoleum and refinish floor

BEDROOM UPSTAIRS RIGHT

1-3-22 repair walls, ceiling, woodwork and doors. -Apply 2 coats of paint

2-5 Remove linoleum and refinish floor

Install privacy lock

Refinish closet same as room

BEDROOM UPSTAIRS LEFT FRONT

1-3-22 repair ceiling, walls, woodwork and doors. -Apply 2 coats of paint

2-5 Remove linoleum, repair and refinish floor

Refit 2 doors, install privacy lock

Remove open face heater install close face vented heater

BEDROOM UPSTAIRS CENTER LEFT

1-3-22 repair ceiling, walls, woodwork and doors. -Apply 2 coats of paint

2-5 Remove linoleum, repair and refinish floor

Bedroom Upstairs Center Left

refit 2 doors

Remove all kitchen cabinets

Remove kitchen sink, seal and cap plumbing fixtures

Remove cook stove seal and cap gas lines

BATH UPSTAIRS

1-3-22 repair walls, ceiling, woodwork. -apply 2 coats of enamel paint

5-12 Repair floor, install underlayment plywood and asbestos vinyl tile

Install a door unit complete with privacy lock

Install necessary wall accessories

NOTE: Entry way into bath room is to be included with room for walls and floor and ceiling repair work

BEDROOM UPSTAIRS LEFT REAR

1-3-22 Repair walls, ceiling, doors and woodwork. -apply 2 coats of paint

5-2 Repair floor and refinish

Refit door and install privacy lock

Remove open face heater, and install vented close face heater

Finish closet same as the room and refit the door

6-25-67

DEPARTMENT OF BUILDINGS
HOUSING CODE INSPECTION FORM
(Use additional sheet for each unit in addition to the first unit)

No. C266-19263

LOCATION 1043 Stewart Avenue, S.W. DATE 2-9-67

OWNER OR AGENT Pearl Cowan ADDRESS Same 753-9008
(Specify which)

OCCUPANT Same ADDRESS Same

TYPE CONSTRUCTION Brick NO. STORIES 2 NO. UNITS 3

NO. HABITABLE ROOMS 6 NO. OCCUPANTS 7 WHITE X NON WHITE

OVERCROWDED? NO ZONING R-6 FLOOR SPACE 1600 sq. ft.

BUILDING IS SUITABLE FOR 3 UNITS WITH EXISTING FACILITIES

ALL IMPROVEMENTS MUST COMPLY WITH THE HOUSING CODE STANDARDS.

REQUIREMENTS TO CORRECT DEFICIENCIES:

1. Replace broken or missing window glass
2. Repair eaves
3. Replace decayed rafters
4. Paint building (no permit required) exterior trim
5. Repair ceiling of front porch
6. Repair or replace screens
7. Repair or replace rear steps
8. Replace all unsound members of structure

No interior inspection made. Interior to conform with all existing City Housing Codes. Call this office for appointment for interior inspection.

Interior inspection made on April 12, 1967

1. Replace defective inside wall covering.
2. Repair interior wall surfaces.
3. Paint the interior of the building.
4. Reduce to three units.
5. Discontinue sleeping, eating and cooking in same room by roomers.
6. Remove kitchen sink in downstairs, left back room.
7. Bathroom not to open directly into kitchen in upstairs left apartment.
8. Repair or replace all improperly installed plumbing fixtures. All plumbing to meet City Plumbing Code.
9. Adequately support lavatory basin in upstairs left bathroom.
10. Install mechanical ventilation for bathroom leading into hall upstairs.

*Complied 6-9-67
Send Certificate sent 6-9-67
3 units
(7) 4x4 occupants
14x4 up*

SPECIAL COMMENTS: ALL IMPROVEMENTS OR REPAIRS MUST COMPLY WITH APPLICABLE CITY CODES.

NOTICE:

THIS FORM MUST BE PRESENTED WHEN APPLYING FOR PERMITS, AND MUST BE KEPT ON THE JOB UNTIL WORK IS COMPLETE.

All improvements must be made in a thorough workmanlike manner and in accordance with recognized construction standards.

When all improvements have been completed call Housing Code Division JA 2-4463, Ext. 286, 7, 8, or 9 for final inspection.

George Hitchcock by JWH
Inspector

bjl

End. 1

4/11/67 met brother of owner and contractor at property for inspection
of work to be done and for interior inspection. G.H.

4/13/67 Mr. Wm. Clamon, brother of owner and Caruth, contractors to
inspect work to be done. Original contractor backed out
of job. G.H.

4-25-67 work well under way, front porch being replaced
at present (G.H.) Re 30 days

5-24-67 Front porch upper and lower decks have been
replaced from roof to foundation complete, other work
in progress (G.H.) Re 30 days

APPLICATION FOR BUILDING PERMIT

Atlanta, Ga. Hardage

Zone R-6

Date 4/24/67

Inspector _____

PERMIT No. 3492

Estimated Cost \$ 4,100.

Permit Fee \$ 8.20

HCC

5-25-67

TO THE INSPECTOR OF BUILDINGS:

Sir: I hereby make application for permit as follows, and if same is granted I agree to conform to all Building Department regulations and City Ordinances regulating same and in accordance with plans submitted:

LOCATION 1043 Stewart A e., SW

OWNER Robert Cowan ADDRESS Same

BUILDER G. J. Carruth ADDRESS 548 Cameron St., SE

ARCHITECT _____ ADDRESS _____

- ERECT
- REPAIR
- ALTER
- MAKE ADDITION TO
- RE-ROOF
- RE-SIDE
- DEMOLISH
- MOVE
- RELOCATE
- WOOD FRAME
- ORDINARY MASONRY
- UNPROTECTED NONCOMBUSTIBLE
- HEAVY TIMBER
- PROTECTED NONCOMBUSTIBLE
- FIRE RESISTIVE TYPE A
- FIRE RESISTIVE TYPE B
- I-FAMILY RESIDENCE
- DUPLEX
- APARTMENT 3 units
- PRIVATE GARAGE
- STORE BLDG.
- FENCES
- WALLS
- CHURCH
- OFFICE
- FACTORY
- WAREHOUSE
- AUTO STORAGE
- REPAIR GARAGE
- SERVICE STATION
- ACCESSORY BLDG.

NATURE OF REPAIRS OR ALTERATIONS: General repairs for HCC

APVD. BY Eidson ANS.

NO. STORIES _____ NO. ROOMS _____ BATHS _____ TOILETS _____ BASEMENT _____ PART FULL NONE

FIN. ATTIC—UNFIN.

NO. UNITS _____ TOTAL SQ. FT. AREA _____ SIZE OF BLDG. _____

HEATING: Coal Gas Oil Steam H. A. Furn., Grav. H. A. Furn., Forced Unit Heaters Floor Furn. Boiler
 Radiant Htr. Contract Elec. Panel Ray SPRINKLERED: Chemical Bomb Auto. Water
 VENTILATION: Plain Exhaust Blower Washed Air Refrigerated ELEVATORS: Passenger Freight

FOOTINGS		FLOOR CONST.		Rein. Concrete		Wood Rafters		WINDOW SASH	
Plain Conc.	Rein. Conc.	Wood Joist		Stone		Wood Truss		Wood	Steel
Spread Footings		Steel Joist		Metal		Steel Truss		Aluminum	
		Mill		Wood Frame		Conc. Slab		CHIMNEY	
FOUNDATION WALLS		Laminated		Wood Siding				Brick	
Plain Conc.	Rein. Conc.	Flat Slab		Stucco on Wood		ROOFING		Steel	
Brick	Conc. Blk	Conc. on Grade		Stucco on Masonry		Composition		Concrete	
Stone				Steel Frame		Metal	Slate	Stone	
FL. & ROOF SPTS.		FINISHED FLOOR		Metal Clad		Tile	T. & G.	Transite	
Rein. Conc. Columns		Cement		Brick Veneer		Build-Up	Asbestos		
Wood Columns		Pine Hard Wd.		Asbestos				PLUMBING	No. Fixtures
Steel Columns		Earth		Imitation Brick		PARTITIONS		ELECTRICAL WORK	No. Outlets
Masonry Piers		Tile				Wood	Tile	Wired for Power	
Pipe Columns		OUTSIDE WALLS		Insulated		Steel	Brick	OBSERVED PHYSICAL CONDITION	
Steel Beams		Brick		ROOF CONST.		Conc. Block		Excellent	Good
Rein. Conc. Beams		Tile		Flat	Gable	Plastered		Average	Poor
Wood Beams		Conc. Block		Hip	Monitor	Sheet Rock			
		Jumbo Brick		Saw Tooth	Mansard				

GEORGIA—FULTON COUNTY

Personally appeared G. J. Carruth who on oath says that (he) (she) is the applicant for the foregoing, and that all the above statements are true to the best of (his) (her) knowledge, and that the work

to be done thereon is authorized by the owner and will be done by contract with G. J. Carruth Contractor Day-Labor

NAME _____

Address _____

Sworn to and subscribed before me this _____ day of 4-24-1967

Notary Public, Fulton County, Ga.

GENERAL CONDITIONS

BID AND PROPOSAL -- CONSTRUCTION CONTRACT

1-11 Units

Under \$10,000.00

1. You are invited to submit a proposal for improvements listed on the enclosed work write-up to property located at _____.
2. Should you submit a bid it must be received in a sealed envelope addressed to (the property owner) _____, care of Model Cities N. D. P., _____, Atlanta, Georgia 30310, not later than 10:00 A.M. _____, at which time bids will be opened and publically read.
3. The bid and proposal shall be accepted by the owner within 30 days of the bid opening date. No work shall be commenced by the contractor until he has received a written proceed order from the owner.
4. The owner is obligated to issue a written proceed order within 30 days from the date of acceptance of the bid. Should the order not be received by the contractor within this 30 day period, the contractor has the option of withdrawing his bid.
- ✓ 5. The contractor must begin work within 10 days after issuance of the proceed order.
- ? 6. The contractor must satisfactorily complete the work within 30 calendar days after the issuance of the proceed order.
- ✓ 7. The contractor will be paid the contract price in one lump-sum amount after the work is satisfactorily completed except that one progress payment may be paid on contracts exceeding \$5,000.00. A progress payment shall not exceed 80% of the value of the work satisfactorily completed. Payments due the contractor will be paid within 20 days after receipt of the contractor's invoice and satisfactory release of liens or claims for liens by sub-contractors, laborers, and material suppliers for completed work or installed materials.
- ✓ 8. The contractor is required to:
 - a. Furnish evidence of comprehensive public liability insurance coverage protecting the owner for not less than \$50,000.00 in the event of bodily injury including death and \$25,000.00 in the event of property damage arising out of the work performed by the contractor; and evidence of insurance or other coverage required under the law governing workman's compensation.

SPECIFICATIONS

1. All paints shall be a good grade made by a nationally advertised manufacturer and shall meet Federal specifications.
Colors shall be selected by owners.
Surfaces shall be prepared for painting by scraping, wire brushing to remove all loose materials, grease, dirt, rust, mildew, etc. Caulking material and putty shall be applied where needed before final coats of paint.
All exterior painting shall be done in summer.
2. Floor refinishing shall include sanding, filling and applying 1 coat primer and 1 coat varnish or 2 coats finish.
3. Walls and ceilings shall be finished with a smooth surface, plaster cracks and holes properly filled, sheetrock joints taped and cement applied 3 times, the finish coat to be sanded lightly.
4. Repairing windows shall include replacing all decayed or broken components, including panes and replacing or applying putty, according to the manufacturers recommendations.
5. Repairing porches and floors on porches shall include replacing all deteriorated framing and flooring. Porch repairs includes replacing deteriorated ceilings, sheathings, rafters, fascia board, etc.
6. Repairing existing plumbing or replacing one or more plumbing fixtures shall be construed to include any modifications, additions or replacements to the plumbing system, which shall be ordered by the plumbing inspector of the City of Atlanta, at no increase in the contract price.
7. Repairing or replacing electrical fixtures or providing additional wall receptacles shall be construed to include any modification, replacement or rewiring, which shall be ordered by the electrical inspector of the City of Atlanta, at no increase in the contract price.
8. Any deviation from the contract in materials or methods shall be approved by the Atlanta Housing Authority and the property owner.
9. Any additional improvements which are not covered by the contract, and are to be paid for by the property owner, must be in writing and approved by the Atlanta Housing Authority.
10. Treat for termites, rodents and all other vermin infestation and furnish renewable termite certificate from state approved extermination service without clause "owner agrees to pay for initial treatment".

12.1 This contract is subject to items 5, 6a, 8, 9, 10 & 11 of the Terms and Conditions Federal Rehabilitation Loan under section 312 of the Housing Act of 1964, as amended.

13. The contract consists of the bid and proposal, the general conditions, the specifications, the work write-up, incorporated therein by reference and identified by name and address of owner, and the drawings (if any) identified by property location and name of property owner or owners.

14. For the considerations named therein, the contractor proposes to furnish all the material and do all of the work described in, and in accordance with, the contract identified above in Item 13 of the general conditions for the lump-sum price of \$ _____.

Contractor

Acceptance by owner

Name of contractor

Name of owner(s)

Signature of contractor

Signature of owner(s)

Address of contractor

Address of owner(s)

Date of proposal and bid

Date of acceptance

Notorization of acknowledgement

Notorization of acknowledgement

SPECIFICATIONS

11. All framing lumber to be used shall be equal to #2 S.L.Y.P. Grade Marked.
12. All plywood used for underlayment for resilient floors shall be "Underlayment Grade" and shall be approved by Atlanta Housing Authority Inspector before floor covering is laid.
13. All roofing material shall be equal to Johns-Mansville.
14. All plumbing fixtures shall be equal to American Standard including 10-year Glass-lined water heater.
15. Repairing existing heating equipment shall be construed to mean that any existing heating equipment to remain shall be thoroughly cleaned and all worn or damaged parts, fittings and accessories replacing and the entire system tested and left in perfect working condition, including thermostat, wiring, and all necessary controls. Heating equipment, whether repaired, new, or altered, shall provide heat to all parts of the building, as called for in "Minimum Property Standards". Shop drawings showing any proposed heating system, including size and location of all heating units, pipe sizes, it's capacity and controls, shall be submitted by the Heating Contractor and approved by the Atlanta Housing Authority inspector before proceeding with the work.
16. "Minimum cabinet space" when called for in work write-up, shall mean base cabinets with 4 sq. ft. of un-obstructed counter space and 5 sq. ft. of drawer space. Sufficient wall cabinets shall be installed to give a minimum of 30 sq. ft. of enclosed shelving.
17. Repairing gutters and downspouts, windows and door screens shall mean to restore to normal life by means of repair. Otherwise, replacement will be required.
18. Repairing foundation shall be construed to mean the restoration of any structurally un-sound portions, pointing up of mortar joints, replacing any missing sections of curtain wall and restoring any decayed or damaged sections of existing curtains walls.
19. Repairing steps and stoops shall mean to restore to normal life by means of repair, including repairing, replacing or installing necessary handrails where required by height. Otherwise, replacement will be required.
20. Repair exterior siding shall include the replacement of any rotten, decayed or missing portions, including eaves.
21. Repairing walks and driveways shall mean restoring to sound, all weather conditions by means of repair. Otherwise, replacement will be required.
22. Repairing woodwork shall include the replacement of any rotten or decayed parts and proper filling, sanding and other preparation to receive paint.

Mr. Jones

April 30, 1969

Mr. Lewis M. Meeks, President
Perry Area Chamber of Commerce
P. O. Box 592
Perry Georgia 31069

Dear Mr. Meeks:

Your letter of April 24, 1969, to Mayor Ivan Allen, Jr. for completion of Questionnaire pertaining to low-rent housing, has been referred to me for reply.

Completed Questionnaire is enclosed, together with additional material, (listed under Items 5 and 14 of the Questionnaire) pertaining to Atlanta's current Accelerated Low-income Housing Program.

If I can be of further service to you, please call on me.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

Encls: Completed Questionnaire with attached material
(Listed in the Questionnaire)

cc: Mr. R. Earl Landers
Administrative Assistant

April 28, 1969

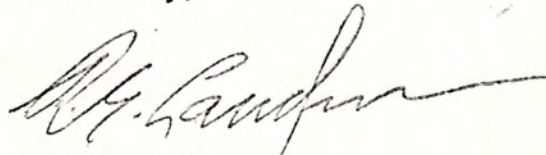
Mr. Lewis M. Meeks, President
Perry Area Chamber of Commerce
Post Office Box 592
Perry, Georgia 31069

Dear Mr. Meeks:

Your letter of April 24, 1969, addressed to Mayor Ivan Allen, Jr. together with the enclosed questionnaire is being referred to Colonel Malcolm M. Jones, Housing Coordinator for the City of Atlanta.

I am sure Colonel Jones will be happy to supply the information requested.

Sincerely,

A handwritten signature in cursive script, appearing to read "R. Earl Landers".

R. Earl Landers
Administrative Assistant

REL:hdt

PERRY CHAMBER OF COMMERCE

P. O. BOX 592 • PERRY, GEORGIA 31069



AREA CODE 912 987-1234

April 24, 1969

Mayor Ivan Allen, Jr.
City Hall
Atlanta, Ga. 30303
Attn. Mr. R. Earl Landers
Administrative Assistant

Gentlemen:

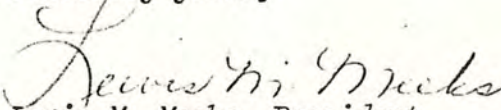
The City of Perry will hold a Straw Ballot on July 1 for the purpose of determining whether or not the people in this community want Federal Low-Renting Housing.

In this connection, the Perry Area Chamber of Commerce is making every effort to secure information and facts about the programs available, manner in which programs would be selected and administered, and the affect of such programs on Perry's future and prosperity. When this information is obtained, it will then be communicated to the public so they can make an intelligent decision on July 1.

To assist us in our study, we would appreciate your completing the enclosed survey form at your earliest convenience and returning to us in the envelope provided for you.

Any information which you give us will be presented collectively with that from other cities. No specific references will be made to your community.

Sincerely yours,


Lewis M. Meeks, President
Perry Area Chamber of Commerce

LMM/sm
Enclosure

PERRY AREA CHAMBER OF COMMERCE

SURVEY ON LOW RENT HOUSING

1. Do you have or have you ever had a low rent housing program in your city?
Yes x No
2. If the answer to the previous question is no, have you ever considered such a program, and if so, why did your community decline to enter the program?

IF THE ANSWER TO NUMBER 1 WAS YES, PLEASE COMPLETE THE FOLLOWING QUESTIONS.

3. When was your project initiated 1936 and with how many units 604 ? **"Techwood" Public Housing Project. Current accelerated program initiated November 15, 1966.**
4. How many units do you have today and which years were they constructed?

See attached Summary

5. In how many sections of your community are housing projects located? **See attached Public Housing breakdowns. In Being to 1966 - New Public Housing.**
6. How many units are located in each section?
See above
7. Please tell us how many one-bedroom units you have ; Two-bedroom units ; three-bedroom units . **Impractical to determine for entire program including all categories of low-income housing.**
8. To what extent are your units integrated and has integration been a problem? **All are integrated or subject to integration. It has caused some problems.**

9. Does your city receive any benefits from the low rent housing program in lieu of taxes? **yes**
10. Do you have housing programs, in addition to low rent housing, such as turn-key (non-profit organizations) and/or exclusive housing for elderly? **yes**
11. Has your city used Urban Renewal in conjunction with low rent housing and if so, to what extent?
yes - ver extensively
12. Do you feel low rent housing has been good for your community? If yes, why? If no, why not? **Yes - Public Housing provides the only standard Housing which the lowest income families can afford. The 221 d(2) single-family and 221 d(3) multi-family attempts to fill the gap between Public Housing and conventional market ~~mate~~ housing produced by Private Enterprise in providing standard housing for those families whose economic status is too high to qualify for Public Housing, but not high enough to compete successfully for standard housing in the Private Enterprise market.**
13. Based on your experience with your program, would you recommend to other Georgia cities, who do not have low rent housing, that they consider the merits of this (these) program(s)? **yes**
14. Please give any additional comments you would like to offer.
See attached material:
Mayor's Address at Housing Conference, November 15, 1966
Announcement of Appointments to Housing Resources Committee
Functions of Housing Resources Committee
Membership List, HRC
Second Annual Report of HRC
Summary of Low-income Housing Program, January 15, 1969

Please use the reverse side if additional space is needed.

Mr. Sweet

May 1, 1969

Mrs. A. W. Jameson
4601 Wentworth
Minneapolis, Minnesota 55409

Dear Mrs. Jameson:

Your letter to Mayor Allen several days ago inquiring for information about an apartment in the Atlanta area has been referred to me for reply.

There are a number of nice apartment developments in Atlanta and since your daughter's family intends to reside on the north side, I presume that you prefer an apartment in that area.

One very attractive apartment development in which my daughter has lived is the Williamsburgh Apartments off Clairmont Road near its intersection with North Druid Hills Road in DeKalb County.

Another new high-rise apartment building now under construction (about 50% completed) is Calvin Courts at 479 East Paces Ferry Road, N.E. This is a home for the Elderly being built by the Atlanta Area Presbyterian Home, Inc.

There are two nice co-operatives in DeKalb County - Eastwych Village and Cambridge Square. These are financed under the FHA 221 d (3) program and are both managed by FCH (Foundation for Co-operative Housing) a national nonprofit organization.

A number of nice apartments can be found on Roswell Road in Atlanta between Buckhead and Sandy Springs. Old Salem Apartments is perhaps one of the better ones.

It is really difficult to select an apartment at such long range. May I suggest before you move to Atlanta, try to get down here for 3-4 days before hand, get a room at some central location on the north side. I suggest the Riviera Hotel, near the Brookwood Station on Peachtree and then just look around.

Mrs. A. W. Jameson
Page 2
May 1, 1969

Incidentally, my wife is a school teacher and one of her best friends here is a retired school teacher from Minneapolis, I believe (Mrs. Strang). Her brother-in-law lives here also and was a former Chief Underwriter for FHA in the Atlanta District Office.

My best wishes to you for a successful quest in home hunting in Atlanta. If I can be of further service to you, please call on me.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

cc: Mayor Ivan Allen, Jr.

May 5, 1969

MEMORANDUM

To: Col. Malcolm Jones

From: Dan Sweat

This is an excellent analysis of the Urban Coalition Report.

It might be more meaningful if the Housing Resources Committee could adopt a statement along the lines of your memorandum and we could submit it to the Urban Coalition as an official position paper of the Housing Resources Committee.

DS:fy

Mr. Sweet

April 29, 1969

Mrs. J. B. Hughes
1104 Southern
Kalamazoo, Michigan 49001

Dear Mrs. Hughes:

Your request of April 25th to Mayor Ivan Allen for information pertaining to Atlanta's Housing Resources Committee has been referred to me for reply.

The initial approach used in involving civic leaders and others in the low and moderate income housing program was the Mayor's Housing Conference, November 15, 1966, attended by some 300 local, State and Federal Officials, as well as by local Business, Civic, Educational and Religious leaders.

Enclosed for your information is a copy of Mayor Allen's Address at the Conference which established goals and set the scope and climate for the program.

Also attached is a copy of the Mayor's Announcement of initial appointments to the Committee. This nucleus then selected additional members who were appointed by the Mayor, to serve without compensation, and organized the Committee into eight working panels with an Executive Committee consisting of the overall Chairman, two Co-Chairmen and Chairman of each panel. The Executive Committee carries on the routine work of the Committee as a whole and normally meets once a month to transact such business.

Mrs. J. B. Hughes

Page 2

April 29, 1969

I am also enclosing a copy of the Functions of the Committee, Membership List, Second Annual Report and latest Summary of Progress, January 15, 1969.

If I can be of further service to you, please call on me.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

Encls: As Listed

cc: Mayor Ivan Allen, Jr.

Winn Street
May 8, 1969

HOUSING RESOURCES COMMITTEE

688-3313 Cecil A. Alexander, Chairman
377-2411 Dr. Sanford S. Atwood, Emory University, Co-Chairman
349-2987 (O) Dr. Benjamin E. Mays, President Emeritus, Morehouse College,
349-0909 (H) Co-Chairman

PANELS

Business Participation and Finance

588-5000 W. H. "Bo" Whitman, Vice-President, First National Bank
588-3356 Ernest L. Dixon, Assistant Cashier, C & S National Bank
521-0238 T. M. Alexander, Jr., Courts and Company
522-7630 William C. Bartholemey, Chairman & President, Atlanta Braves
875-8321 Lee Burge, President, Retail Credit Company
522-3671 Butler T. Henderson
522-1300 Rolland Maxwell, President, Davison's Stores
588-7606 A. B. Padgett, Trust Office, Trust Company of Georgia
688-2343 Robert C. Watkins, Greater Atlanta Housing Development Corp.
523-6431 Dean Harding B. Young, Atlanta University

Construction and Design

873-4211 Bob Winn, Assistant to the President, Georgia Institute of
Technology
577-2550 D. P. Elliott, Eastern Engineering Company
351-2072 Henry F. Alexander, Builder
525-0555 H. W. Beers, Jr., Chairman of the Board, Beers Construction Co.
524-6853 Edward Benson, Design Consultants Incorporated
522-8764 Moreland Smith, Director, Urban Planning Project, Southern
Regional Council, Inc.
522-5895 Otis Thorpe, President, Empire Real Estate Board

Housing Locations

349-2987 Benjamin E. Mays, President Emeritus, Morehouse College
588-7123 Augustus H. Sterne, President, Trust Company of Georgia
522-3634 Rev. William H. Borders, Pastor, Wheat Street Baptist Church
875-8321 Lee Burge, President, Retail Credit Company
577-3500 Gordon Jones, President, Fulton National Bank
588-2225 Mills B. Lane, Jr., President, C & S National Bank
577-2400 J. David Palmer, Associate Professor, Georgia State College

Housing Restudy

688-2343 Robert C. Watkins, Greater Atlanta Housing Development Corp.
688-8778 Clarence D. Coleman, Regional Director, National Urban League
688-2033 William W. Allison, Deputy Administrator, EOA
525-5895 J. A. Alston, Alston Realty Company
688-6232 Sujette Crank, Social Director, Neighborhood Services, EOA
524-7762 Vivian Henderson, President, Clark College

Housing Restudy (Cont.'d)

688-2148 Dr. Albert Manley, President, Spelman College
349-2987 Dr. Benjamin E. Mays, President Emeritus, Morehouse College
525-2793 James Moore, President, Atlanta Labor Council
522-9238 Charles F. Palmer, President, Palmer, Inc.
892-3456 Leonard Reinch, President, Cox Broadcasting Company
523-1939 Archer D. Smith, III, Attorney, Harmon and Thackston
525-5591 Edwin L. Sterne, Chairman, Housing Authority
872-7290 Dr. Joseph Wilbur

Legal

523-1939 Archer D. Smith, III, Attorney, Harmon and Thackston
526-5581 Donald Hollowell, Regional Director, Equal Employment
Opportunity Commission
572-2414 Luther Alverson, Judge
525-8841 Freeman Hutton, Managing Attorney, Atlanta Legal Aid Society
577-5490 McCready Johnston, Attorney, President, General American
Development Company
525-0481 Hall Ware, King and Spalding
524-7764 Charles L. Weltner, Attorney, Shoob, McLain and Jesse

Moderate and Upper Income In-Town Housing

877-3124 Jim E. Land, Chief Engineer for Ga., Southern Bell T & T Co.
524-4717 Herman J. Russell, Contractor
523-1461 Joseph E. Birnie, President, National Bank of Georgia
633-2521 Scott Houston, Jr., Executive Director, Wesley Woods Apartments
522-8051 Wallace L. Lee, President, Atlanta Gas Light Company
523-6913 Stewart Wight, Wigh, Couch and Ward
521-1401 Clayton R. Yates, President, Yates-Milton Store

Public Relations

875-3411 Richard D. Harvey, Vice President, Marketing Director,
Coca-Cola, U.S.A.
892-3456 Lo Jelks, WSB-TV
875-5551 Dale Clark, Director of Public Affairs, WAGA-TV
522-5050 Reese Cleghorn, Written-in-Resident, Southern Regional Council
525-7831 John A. Middleton, President, Morris Brown College
875-5551 Ray Moore, Senior News Analyst, WAGA-TV
521-1459 C. A. Scott, Editor, General Manager, Atlanta Daily World
875-4541 F.J. Vining, Public Relations Director, Orkin Exterminating Co.

Social Aspects

233-1458 Dorothy Gibson
688-6232 Sujette Crank, Social Director, Neighborhood Services, EOA
688-2033 William Allison, Deputy Administrator, EOA
875-7396 Robert D. Bailey, Equitable Life Assurance Society of U.S.
577-2250 Duane Beck, Executive Director, Community Council of Atlanta
523-5791 Erwin Stevens, Chairman, Citizens Central Advisory Committee

STAFF

Room 208, City Hall
Tel. 522-4463, Ext. 430 or 431

Malcolm D. Jones, Housing Coordinator, Director
W. W. Gates, Consultant
Mary Christenson, Secretary

May 8, 1969

HOUSING RESOURCES COMMITTEE

General Functions

1. Promote low and moderate income housing and facilitate its construction on an accelerated basis.
2. Bring together the various interests necessary to produce needed housing.
3. Insure that the human factors in housing are given full consideration.
4. Inform the public of the housing problems in Atlanta, efforts being made to alleviate them and progress made.

(The Housing Resources Committee office is located in Room 208, City Hall. It maintains liaison with builders, developers, City Departments and Federal Agencies, acts as a clearing house for information pertaining to low and moderate income housing, to include listing of known available sites and interested developers, coordinates committee activities and keeps the Mayor and Board of Aldermen informed as to progress of the program.)

Broad Functions of Respective Housing Resources Committee Panels

Suggested Functions

(Not necessarily limited to, but inclusive of, the following)
Panels are encouraged to use own initiative.

Business Participation and Finance

- a. Encourage active participation by the local business community in housing and to attract national interests into the Atlanta area.
- b. Encourage lending institutions to make financing available for housing.
- c. Support the Greater Atlanta Housing Development Corporation and other similar efforts.

Construction and Design

- a. Investigate and report upon new methods and materials used in producing housing, including prefabrication.
- b. Study ways and means of implementing on a city-wide basis appropriate recommendations of Eric Hill and Associates' study on the Model Cities area.
- c. Recommend specific changes in construction codes considered desirable for the Atlanta area.

Housing Locations

- a. Seek locations for housing where it best serves the needs of the people and the City. The possibility of single-family public housing units opens new avenues.
- b. It is assumed that this Committee will seek sites for in-town rehabilitation and new building of moderate and upper income housing, as well as low income.

Housing Restudy

- a. Assist Planning Department in development of evaluation of housing efforts to date and the redefinition of total housing needs.
- b. Promote political acceptability and support of above study.

Legal

- a. Act as a legal resource to the Committee as a whole.
- b. Become knowledgeable of present laws affecting housing and recommend new laws or changes where needed.

Moderate and Upper Income In-Town Housing

- a. This new Committee is set up with the idea of halting deterioration of existing neighborhoods and to aid in the creation of new units in the inner City.
- b. The aim is to assure that the City maintains a proper economic balance in housing.

Public Relations

Build a climate in Atlanta and the surrounding area of interest in and concern for housing.

Social Aspects

- a. To see that the human factor is considered in slum clearance, rehabilitation of older structures and the building of new housing.
- b. The basic requirement is to see that the housing program is not only creating physical living space, but is encouraging a better life for the users.

MINUTES

Reorganizational Meeting

Housing Resources Committee

May 8, 1969

The Reorganizational Meeting of the Housing Resources Committee was held at 10:00 A.M., Thursday, May 8, 1969, in Committee Room 2, Second Floor, City Hall. Members of the Low-Income Housing Coordinating Group was also invited.

Invitational notices, list of those invited, with attendance of members and guests indicated, and other related documents are attached to the file copy only of these minutes.

Chairman Alexander opened the meeting by greeting the new members and thanking all the members for attending the meeting. The Chairman then introduced Mayor Allen.

Mayor Allen opened his remarks by congratulating the Committee on its many accomplishments in eliminating slums in Atlanta and providing better housing conditions. He praised recent accomplishments in Public Housing and stated that the City of Atlanta requires more Public Housing to meet the needs of its lowest income people. Mayor Allen stated that more and more of the City's slums are being cleared away, but there are still too many slum pockets left over the City, and that the standards of the Housing Code are being constantly increased. He said that he would like to see for every new housing development, a slum pocket in the City be cleared away. He stated that the Federal Government is helping with the problem of housing, because the City does not have enough revenue to support or finance these projects. Mayor Allen particularly praised the Housing Authority for its assistance, cooperation and ability to cope with the low-income housing situation in Atlanta.

Mayor Allen also stated that so far this year the Building Permits (primarily for Industrial and Commercial construction) have increased about 50% above last year, which was a record year.

Mayor Allen then went on to explain the letter he wrote to Chairman Alexander on April 3, 1969, giving new direction to the Housing Resources Committee.

Mayor Allen stated that several changes have occurred in legislation, which are the Model Cities Act of 1966, the Fair Housing Act of 1968 and the Housing Act of 1968 that have changed the housing goals and needs of the City of Atlanta.

He then stated that since the Housing Resources Committee has asked his office for new instructions, he suggested that the following areas be investigated and action initiated during 1969:

1. The Planning Department has been instructed by the Planning and Development Committee of the Board of Aldermen to conduct a total review and evaluation of our housing efforts to date, along with a redefinition of total housing needs by location, type, size and rentals and sales price ranges.

Mayor Allen said that the HRC should be involved in this matter and assist the Planning Department in the development of the scope of this study and in obtaining political acceptability and support. At present a joint Atlanta-Fulton County Housing study is being proposed.

2. Eric Hill and Associates has just completed its report for the Model Neighborhood Program. This report contains much food for thought in the area of lowering the costs of low-income housing. HRC should take the initiative and explore ways and means to implement those pertinent recommendations deemed feasible on a city-wide basis.
3. Conventional urban renewal projects, the Neighborhood Development Program and Model Cities Program can provide much needed land for housing development and improvement purposes. In this regard the HRC can assume a very important role.
4. Outside of the boundaries of conventional urban renewal projects, the Neighborhood Development Program and Model Cities Program, the procurement and development of sites for housing can best be expected to come along by themselves because of the momentum generated in the initial two years. If there is a need for prodding here, it is in the direction of placing greater emphasis in outlying areas of the City on single-family, public housing and higher density public housing in close proximity to the central core of the City. HRC can be most helpful in providing this type of direction to city development, and
5. In general, the new housing units which have been developed were intended as replacement housing for slum properties. Yet, slums still exist. In the future, HRC should seek to devise and implement ways and means through which one slum structure would be demolished

for each new low-cost housing unit created. Unless this is done immediately, the same slums will be with us indefinitely.

Mayor Allen stated that low-income housing usually improves the neighborhood after it has been developed. He stated that he does not believe that large tracts of land are going to be zoned this year (because of impending political elections) in residential areas for low-income housing. Probably the land surrounding already existing housing developments can be expanded and some new developments, perhaps in the outlying areas.

Mr. Alexander agreed with Mayor Allen on the elimination of slums in the Atlanta area and emphasized the importance of the Mayor's role in the overall program.

Mr. Alexander then commented on the Broad Functions set up for the Committee (copies distributed and with file copy only of these minutes). He explained the functions of the Business Participation and Finance Panel, Construction and Design Panel, the newly organized Housing Locations, newly organized Housing Restudy, Legal, newly organized Moderate and Upper Income In-Town Housing, Public Relations and Social Aspects Panels of the Committee.

At this point, Mr. Archer D. Smith, III, Chairman of the Legal Panel, asked Mayor Allen if his new direction letter to the Chairman meant that the Housing Resources Committee should discontinue its previous efforts in promoting sites for low and medium income housing and assisting developers by supporting rezoning of certain proposed tracts considered appropriate for this purpose.

Mayor Allen responded that he did not intend to restrict activities of the HRC in any of its efforts in providing low-income housing; that his letter to Mr. Alexander was intended to re-define and provide direction for new additional efforts by the Committee.

Mr. Alexander then introduced Mr. M. B. Satterfield, retiring Executive Director of the Housing Authority. He praised Mr. Satterfield for his excellent contribution to the housing situation in the City of Atlanta, and as a token of the Committee's appreciation for Mr. Satterfield's cooperation, assistance and accomplishments in the Low-income Housing field, presented Mr. Satterfield with a copy of "Atlanta Century". Autographing was initiated by Mayor Allen.

Mr. Erwin Stevens of the Social Aspects Panel asked what the rent was for a single person who lives in a Public Housing unit. Mr. Satterfield explained the minimum is \$25.00 for a single

person, with utilities not more than \$10.00 additional; that in general the rent charged in Public Housing units is 20-21% of net family income.

The Chairman then introduced Mr. Cary Hooks, Director of FHA, to comment on funding and progress to date in Atlanta on FHA Low-income housing projects.

Mr. Hooks stated that under Section 221 d(3) in the Metropolitan Atlanta area there are 18 projects Completed with 1,944 units, Under Construction - 15 projects with 1,758 units and under Final Commitment, 5 projects with 628 units and 6 projects with 66 units under Conditional Commitments. Under Section 236 there are 7 projects with 233 units. This makes a total of 51 projects with 5,329 units. Mr. Hooks also stated that the Rockdale U. R. Project has 325 units Under Construction with an additional 825 units In Planning plus an additional 260 units. There are 300 of these units under the BMIR (Below Market Interest Rate).

Mr. Hooks stated that anyone with a project can talk to him about it.

Mr. Hooks commented on the funding of some of the low-income housing programs. He stated that there are no funds available under Section 236 which is taking the place of 221 d(3). Rent Supplement is in same situation and funding of \$100,000,000 has been requested. Some Section 236 and Rent Supplement funds have been reallocated. Section 235 (j) and 221 (h) program funds are still available. He stated that the 106 program provides for seed money to lend to nonprofit organizations with up to 80% loan, but admitted that none of these funds have been used in Atlanta and that the program is little known. Under Section 237 a person who has had bad credit can have a loan approved for him, if he has gone through the local counseling service and is so recommended by the counselors. The size of the loan has to be determined. The person has to go through the counseling service and there is not cost to the person himself.

Mr. Alexander asked Mr. Hooks what is the lowest cost per month for a 1-2-3 bedroom unit? Mr. Hooks answered that under Section 236 program it is \$102 for a 3-bedroom unit with a \$52.00 rent subsidy, which makes the total payment \$56.00; that Rent Supplement income limits are the same as for Public Housing. Mr. Hooks then stated that there are 300- Rent Supplement units in the Metropolitan area.

Chairman Alexander assigned three proposals by Eric Hill and Associates for updating and expanding housing needs studies to the Housing Study Panel for further study and to report back to the Executive Group.

He also assigned the National Coalition Draft Position paper on housing to the Business Participation and Finance Panel for study and report of recommendation to the Executive Group.

Chairman Alexander then called on Malcolm D. Jones, Housing Coordinator, to report on the Membership List of the HRC and the Summary - Status of Accelerated Low-Income Housing Program, January 15, 1969.

Col. Jones referred to the newly organized Membership List and stated that if any addresses or telephone numbers were wrong on the Membership List to please get in touch with the Housing Resources Committee office for any change. (Copies distributed and attached to file copy of Minutes)

Col. Jones then commented on the Summary of January 15, 1969, (copies distributed) stating that as of January 15, 1969, 3,365 units have been Completed, 6,559 units are Under Construction, and 3,335 units are In Planning with a total In Sight of 18,259, and Being Considered (in all categories) is an additional 7,630 units. In addition, 1,019 units have been leased for Public Housing; 800 of these are now occupied or available for occupancy. Also that 15,165 units have been reported by the Housing Code Division as repaired or rehabilitated; and explained that while these do not add additional units to the inventory, that it does increase the number of standard units available. He also pointed out the trend during 1963-68 of total housing permits in the City and showed that during the existence of the HRC, 2,469 units have been demolished under the Housing Code. He also referred to the Public Housing Summary, which was attached.

Chairman Alexander then announced that the Model Cities Executive Board was having a presentation by Eric Hill and Associates on May 14, 1969, at 10:30 A.M. in Committee Room 2, and all Members of the HRC are invited to attend. Eric Hill and Associates will present a Report to the Atlanta Model Cities Agency - "Lowering the Cost of Housing - Research on Strategy and Policy". (Subsequent to the meeting, the Construction and Design Panel was requested to attend the meeting and to make report and recommendation to the Executive Group for implementing on a city-wide basis appropriate portions of the Eric Hill and Associates proposals.)

Mr. Alexander then introduced Mr. Donald J. Roe and Mr. Bob Clayton, Citizens and Southern National Bank, who showed a film on the Savannah Project, a clean-up campaign last year by the Citizens and Southern National Bank.

The Film was very impressive and well received. It portrayed the cleaning up of the slums in the Savannah area,

Page 6

where students from White and Negro colleges worked together with the residents of the slums of Savannah.

The Chairman adjourned the meeting at 12:00 noon.

Respectfully submitted,

Malcolm D. Jones
Malcolm D. Jones
Housing Coordinator

mc

Encls: As stated (with file copy only)

CITY OF ATLANTA



70

April 21, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

Dear Members, Housing Resources Committee:

We have recently received new direction from the Mayor as to future activities of the Housing Resources Committee.

As a result, we are reorganizing the Committee in an effort to more adequately follow the guidelines indicated in the Mayor's revised mission for the Committee; and you are slated to occupy an important role in the reorganized Committee.

The reorganization meeting of the entire Housing Resources Committee will be held Thursday, May 8, 1969, at 10:00 A.M. in Committee Room 2, Second Floor, City Hall. A complete list of members and Panel (Sub-Committee) assignments will be made available to you at the meeting, together with specific functions with which each Panel is to be charged.

Mayor Allen has agreed to meet with us on May 8 and to discuss with us his views in respect to future requirements for low and moderate income housing in the Atlanta area.

Also, we have invited Mr. Mills B. Lane, Jr., a member of the Housing Resources Committee, to show us a very interesting film which he has, of a clean up campaign last year in Savannah, which he proposes to duplicate in the Vine City area of Atlanta during May of this year. I feel sure that you will find this movie interesting and enlightening.

Mr. M. B. Satterfield, retiring Executive Director of the Housing Authority of the City of Atlanta, has been invited to our meeting as Honor Guest. I am sure we will all want to thank Mr. Satterfield for his long and faithful service in the housing field and to wish him well in a much deserved retirement.

We hope that you will be able to meet with us on May 8. A return address postal card is enclosed for your convenience in informing us whether you plan to attend.

Sincerely,

A handwritten signature in cursive script that reads "Cecil A. Alexander".

Cecil A. Alexander, Chairman
Housing Resources Committee

Encl: Postal Card

CITY OF ATLANTA



April 21, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

Mr. G. Everett Millican
Mr. Rodney M. Cook
Mr. Dan E. Sweat, Jr.
Mr. Collier B. Gladin
Mr. Lester H. Persells
Mr. Edwin L. Sterne
Mr. Cary S. Hooks
Dr. John W. Letson
Mr. A. B. Padgett
Mr. Jim Parham
Mr. Johnny C. Johnson
Mr. Denver D. Gray
Mr. James Pilcher
Dr. Sidney L. Davis
Dr. Noah Langdale
Mr. Preston Stevens, Jr.

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

Gentlemen:

Enclosed is copy of a letter which we are mailing to all members of the Housing Resources Committee notifying them of a reorganizational meeting of the Committee to be held Thursday, May 8, 1969, at 10:00 A.M. in Committee Room 2, City Hall.

We cordially invite you to attend this meeting, as we expect it to be interesting and informative.

A return address postal card is enclosed for your convenience in letting us know whether you can attend. We hope that you will be able to be with us on May 8.

Sincerely,

Cecil A. Alexander

Cecil A. Alexander, Chairman
Housing Resources Committee

mc

Encls: Notice of meeting
Postal Card

CITY OF ATLANTA



April 22, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

MEMORANDUM:

Mr. Cecil A. Alexander has requested that I make appointments for Mr. Peter Fischer, Housing Program, American Bar Association, Washington, D. C. (Tel. Area Code 202 - 659-1330) with such people as Mr. Fischer designates, during his trip to Atlanta this week.

Mr. Fischer has advised that he will be in Atlanta (InnTown Motor Hotel, Tel. 524-7991) Wednesday, Thursday and Friday, April 23, 24 and 25 (arrives Tuesday night, April 22) and has requested appointments during that time with certain specific individuals. Appointments have been made as follows:

<u>Appointments</u>	<u>Individuals</u>	<u>Tel. No.</u>
9:15 Wed.-23	Malcolm D. Jones, Housing Coordinator Room 208, City Hall	522-4463 Ext. 430
10:00 Wed.-23	Dan E. Sweat, Jr. Director of Governmental Liaison Room 209, City Hall	522-4463 Ext. 280
11:00 Wed.-23	Mayor Ivan Allen, Jr. Mayor's Office, City Hall	522-4463 Ext. 201
(Mr. Fischer specifically requested that appointments with the above be made for Wednesday, April 23.)		
1:00 Wed.-23	I. Saporta, Architect 64 Fifth Street, N.E.	875-9227
2:30 Wed.-23	Mills B. Lane, Jr., President Citizens and Southern National Bank Marietta and Broad Streets	588-2121

MEMORANDUM
April 22, 1969
Page 2

4:00 Wed.-23	Johnny C. Johnson, Director Model Cities 673 Capitol Avenue, S.W.	524-8876
9:00 Thurs.-24	Jerry Goldsmith Vanguard Housing Corporation (Second Ponce de Leon Baptist Church) Merrill, Lynch, Pierce, Fenner and Smith 19th Floor, First National Bank Building	688-6700
10:30 Thurs.-24 (208 City Hall)	John Steinichen, Chairman Board of Trustees, Interfaith, Inc. Miller, Stevens, Baker and Steinichen 75 8th Street, N.E.	873-2822
2:00 Thurs.-24	Lester H. Persells Executive Director, Housing Authority Room 824, Hurt Building	523-6074
3:00 Thurs.-24	Robert C. Watkins, Director Greater Atlanta Housing Development Corporation Room 2740, First National Bank Building	688-2343
4:00 Thurs.-24	Rev. Sam Williams, Chairman Community Relations Commission Room 1203, City Hall	688-0206
9:00 Fri.-25 (Room 231, Sparks Hall)	Dean Alex Lacy, School of General Studies, Urban Life, Georgia State College 33 Gilmer Street, S.E.	577-2400 Ext. 480
11:00 Fri.-25	Jim Robinson, Attorney, President Urban East Housing Consultants 900 Peachtree Street, N.E.	875-0781

Malcolm D. Jones
Malcolm D. Jones
Housing Coordinator

MDJ/mc

HOUSING RESOURCES COMMITTEE

Need for Additional Information on Low-income Housing Projects; and Justification for Statistical Clerk

1. This is the only office in the City currently geared to obtain and record information on all low and medium income housing projects. The current list consists of 144 major projects (small ones are combined) and the list is constantly increasing. Many additional projects, previously carried in the "In Planning" and "Being Considered" categories, have been dropped by the way side.

2. This office has arranged for, and regularly receives, periodic reports on these projects from the following:

Building Division (Permits and Completions)
Housing Code Division (Rehabilitations and Demolitions,
through Housing Code Enforcement)
Housing Authority on Public Housing (Turnkey, Conventional
and Leasing Programs)
Urban Renewal Project Managers (Rehabilitation in Urban
Renewal Projects); and
FHA (on FHA insured mortgage projects)

3. None of these reports, however, provide information on bedroom breakdown, rentals or sales prices, or estimated dates of completion. This additional information can only be obtained through direct contacts with the builders or owners. Current staff does not permit such contacts and gathering of this essential information.

4. This office is constantly being called upon, however, to furnish such updated information on individual projects and is frequently embarrassed by not being able to provide it, except on a very few projects.

5. For the program to be meaningful, and most helpful to those concerned, information on these details is essential and should be maintained and be readily available somewhere.

6. Some examples of calls frequently received for this information are: from the School Department and Telephone Company, for coordination in planning (Both have stated that this information is particularly helpful to them in planning facilities to serve the projects by the time they are completed); from City and other governmental officials for inclusion in speeches, reports, etc.; from other Departments and Civic agencies for development of plans; and last but not least in importance, from the general public interested in locating in the various projects.

7. Another very essential reason for this information is to determine the validity of various projects as to appropriateness for inclusion in the low and medium income housing program.