

MINUTES

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

May 2, 1968

The regular monthly meeting of the Housing Coordinating Group and Housing Resources Committee Executive Group was held in Committee Room 2, City Hall, May 2, 1968, at 10:00 a.m.

Copies of the invitational notices, agenda, record of those attending and reference documents are attached to the file copy of these minutes.

Chairman Cecil A. Alexander presided.

Mr. Alexander opened the meeting by asking Mr. Archer Smith to give the Committee a report on school construction. Mr. Smith presented the following two proposals:

(1) Approach the State School Building Authority about them leasing school buildings and then sub-leasing them to the City. The State could lease the premises from the developer for 30/40 years and turn them over to the City of Atlanta on a sub-lease basis. It would take a political decision by the State to re-vamp procedures to allow this. One advantage to this proposal would be that it would apply to all school systems if they so desire. (This was considered perhaps the simplest course of action.)

(2) Have a local constitutional amendment passed allowing the City School Board to enter into leases on a long term basis. This local amendment would be the more solid way and the local amendment would be easier to pass.

Mr. Alexander asked if the School Board had been approached to see which course of action they would prefer? Mr. Smith stated that they had not, officially, but the School Board would probably go along with either method. Mr. Jones suggested that the Committee authorize the Legal Panel to contact the School Board and see which they would prefer and then pursue that course. A motion was made, seconded and adopted that the Legal Panel be so authorized.

Mr. John Chapman appeared before the Committee to discuss a proposal for building low-income housing. He said housing for the lowest income families would probably need to be financed by the Federal government; that housing for medium income families could be financed through private corporations. He was suggesting dwelling units with rent range of \$70-\$80-\$90 for 1, 2 or 3 bedrooms respectively. He proposed forming a limited profit corporation, the members of which would each put up a certain amount of front money, with the intent of building developments which would produce 4-5% profit, instead of the customary 14-15% profit. He proposed using private conventional financing

entirely, with no connection with Federal assisted programs. He advised he would try to contact several private corporations about putting up money at a reasonable rate of interest and that if he got enough response from private corporations that this could be done, he would inform the Committee of the reaction he received from this idea.

Mr. Alexander commented on and referred to an article by Vincent T. Burke, in the Los Angeles Times, March 13, 1968, relating how certain Negro families in Washington had been assisted by a tiny non-profit "Home Buyers" group in obtaining home ownership without any assistance from Federal programs or organizations. (Copy of the article is attached to the file copy of these minutes.)

Mr. Persells reported to the Committee on the Honor Farm No. 1 Site proposed concept. He presented a map showing approximately 120 acres between the Federal Penitentiary and the Thomasville Urban Renewal Project that the Federal government proposes to turn over to the City for urban improvement, including housing. He explained that the portion of the property to be developed for housing and related commercial could be either turned over directly by HUD to developers, turned over to the City to put out for bids, or go to Atlanta Housing Authority for development through process of Urban Renewal. A meeting of the Aldermanic Planning and Development Committee is to be held to consider what should be done. Mr. Persells also advised that a new park area is to be developed and an Elementary School and a "Middle School" are to be constructed in the area. The question was asked about how housing could be developed in the shortest length of time. Mr. Persells responded we would be unable to start building until a street and sewer system was begun; that is the biggest delay. It was suggested that the land could be sold to a developer and he could put in the street system simultaneous with the housing development. Two choices were recommended:

(1) The City or developers could go in and put in the street and utilities at their expense of about \$270,000.00.

(2) Have streets put in by the Housing Authority as an Urban Redevelopment expense.

Mr. Persells explained that from a financial standpoint and time element, the most favorable solution would be to have the Housing Authority put in the street and sewer system at Urban Redevelopment expense, because the schools would have to be built any way, and the City would receive credit for the schools which would more than pay for the expense of putting streets and sewers in and that they could be put in while the developers were getting their plans approved by the Federal government.

Mr. Persells advised that topographical maps and surveys had already been made. He also reported that there was a small triangle of land the Federal government doesn't own; stated there were some title difficulties and the only sure way and quickest way to get clear title to the property would be condemnation proceedings through the Urban Renewal process. The Land to be developed for housing and related commercial is to be offered for sale on May 27, 1968, to developers, with proposals called for. Additional land, 17 single-family lots, is to be added to the Thomasville Urban Renewal Site for sale, with ground breaking between May 20-23. Approximately 50 acres of the 120 acre tract of land would be available for housing.

Mr. Archer Smith, made a motion that a formal resolution be drawn up that the Housing Resources Committee goes on record as urging the support of the New-Town-In-Town project concept conditioned upon a substantial portion of the project to be developed for lowest-income housing. If this condition is not met, then the Housing Resources Committee goes on record as opposed to the project as presently planned. Motion was seconded and unanimously adopted, with instructions that copies go to the Housing Authority, Mayor Ivan Allen, Jr., Members of the Board of Aldermen and to Mr. Baxter, of HUD.

Mr. Howland announced that the CACUR non-profit housing development corporation has now selected five units for rehabilitation under 221 (h) and expected to have them under way within 60 days.

Mr. Alexander then asked Mr. Jones to explain a proposal he had been working on for accelerated low-income housing development in the Model Cities area.

Mr. Jones explained the concept and stated that a development team was very anxious to get a tract of about 10 acres for an experimental housing development to start this summer. He read a letter just received by the Mayor from Mr. H. Ralph Taylor, Assistant Secretary, HUD, proposing a HUD sponsored experimental housing project in Model Cities area in selected cities to be carried out by a prime contractor to be selected by HUD; and inquiring if Atlanta desired to cooperate? Mr. Jones explained that this tied indirectly with the proposal he has been working on; that because of multiple ownerships, it is virtually impossible for private developers to acquire land in the Model Cities area for this purpose; that therefore he has studied the area and looked at certain sites, with others, including a representative of Model Cities, and has selected two tentative sites, having badly dilapidated housing which will in all probability be demolished any way, and has marked these on a map for consideration of the Model Cities staff.

Mr. Jones proposed "advanced land acquisition" to be requested in the Model Cities area on such a site to be selected so they would get started on construction of approximately a 10 acre site as soon as possible. A motion was made, seconded and adopted that the Housing Resources Committee recommends that a suitable site be selected in the Model Cities area for accelerated development of low-income housing (preferably under the experimental housing concept) and that application be made to HUD for authority to acquire the site under the "advance land acquisition" procedures; that copies be provided the Planning and Development Committee, Mayor and Board of Aldermen and HUD.

Mr. Persells stated that he concurred and that the Housing Authority would go in soon with a request that the entire Model Cities area be placed under a GNRP so that this could be done as part of an Urban Renewal Project within the Model Cities area. He requested support of the HRC to the Planning and Development Committee, the Mayor and Board of Aldermen and to HUD on that proposal so that the "advance land acquisition" could be legally implemented. The Committee agreed to support the GNRP proposal for this purpose.

Mr. Alexander informed the Committee of ground-breaking on the first Turnkey Housing project in Atlanta on Hollywood Road, N.W. at 2:00 p.m. on May 9, 1968. All were invited; that Mayor Ivan Allen, Jr., would officially break the ground for the 202-unit development. Copies of the announcement, prepared by the Housing Authority were distributed.

It was announced that the report from the Ad Hoc Committee on Low-income Housing Analysis will not be ready and that it would be discussed at a later date.

Mr. Alexander announced that a conference will be held May 29th at the Dinkler all day, consisting of debates and discussions on legal aspects, employment, workshops, etc., on equal opportunity in housing.

Mr. Alexander explained briefly the progress made on Package Zoning.

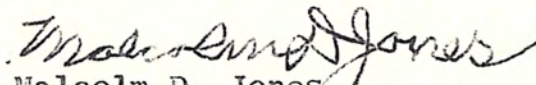
Question was asked if a formal resolution has been adopted by the HRC Executive Committee on the proposed Package Zoning Plan. The Committee was advised that such resolution had already been adopted supporting this plan. Mr. Alexander also stated it is anticipated that the plan would receive the support of numerous civic and business organizations and radio and television.

Mr. Alexander read a Press Release from HUD announcing authorization of trailers (mobile homes) for temporary housing in Urban Redevelopment projects.

Mr. Alexander also commented on the necessity for positive action soon for improvement in the NASH-BANS area, through Urban Renewal or otherwise.

The meeting adjourned at 12:00 noon.

Respectfully submitted,


Malcolm D. Jones
Housing Coordinator

Encls: As stated (with file copy only)