

RESURGENS



ATLANTA HOUSING AUTHORITY



DEDICATED
to the memory of

JOHN O. CHILES

. . . a lifetime leader in the growth
of Atlanta . . . a member of the
Board of Commissioners for the
Atlanta Housing Authority for 19
years, and Chairman of the Board
for more than eight years.



IVAN ALLEN, JR.
Mayor of Atlanta

TO THE HONORABLE IVAN ALLEN, JR.,
Mayor of the City of Atlanta, we present this Progress Report covering the fiscal year, July 1, 1965-June 30, 1966. This is the 27th year of the Atlanta Housing Authority's existence, and this 25th report of the Authority's operations includes both public housing and urban redevelopment activities. The report is presented as a published account of the accomplishments of this Authority, an accounting of its stewardship, and includes a forecast of future activities to be undertaken in the public interest.

The Board of Commissioners
and staff of
The Atlanta Housing Authority
Atlanta, Georgia



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Vice Chairman



JESSE B. BLAYTON, SR.
Commissioner



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Commissioner



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Executive Director

THE STORY OF THE AUTHORITY

WHEN CONGRESS PASSED its epoch-making Housing Act in 1937 the object was to provide low-rent housing of acceptable minimum standards for low-income families. Thus the U.S. Housing Authority was created.

To take advantage of this federal assistance, the General Assembly of Georgia enacted the Housing Authorities Law of the State of Georgia, which permitted Atlanta and other cities in the state to seek the benefits which have raised the standard of living for many thousands of low-income residents.

The City of Atlanta quickly responded by creating the Atlanta Housing Authority in 1938. As provided in the state law, the Authority consisted of a commission of five members, appointed by the Mayor and confirmed by the Governor of Georgia. The commissioners serve without pay and act as a Board of Directors.

The Authority was organized as a non-profit corporation. It is non-political. It is not a Federal Agency, nor is it directly controlled by the state or the city. Operating under the State Housing Law, it is subject to Federal laws and regulations to the same extent as any private corporation would be subject to them if it borrowed money from the federal government.

The Atlanta Housing Authority is purely a local organization — created by the City of Atlanta and authorized by housing laws of the State of Georgia, with financial assistance from the federal government, for two purposes:

- (1) to provide decent, safe and sanitary housing at rentals low income families can afford; and
- (2) to help eliminate slums and blight in certain designated urban renewal areas through redevelopment and rehabilitation.



Row Housing - University Site - 1936



NEW PUBLIC HOUSING
Rawson - Washington



ATLANTA'S PUBLIC HOUSING AT A GLANCE

History

Techwood Homes was Atlanta's . . . and the nation's . . . introduction to public housing in 1936 by virtue of the Public Works Administration. It was a momentous day in mid-summer when the 604 units were completed and some 1800 individuals moved from the squalor of blighted neighborhoods into the pleasing atmosphere of the carefully designed Techwood Homes.

Not quite a year later, University Homes were completed with 675 apartments providing housing for almost 2000 people.

Today . . . almost 30 years after these initial developments . . . Atlanta has fifteen public housing developments and is continually striving to provide the 30,444 people who live in these low-rent facilities an environment which is both physically and socially satisfactory.

Housing managers and management aides at each development conduct a continuing program to assist these families. They stress the importance of prompt rent payment, good housekeeping, school attendance, pleasant relations with their neighbors, and working with others for the improvement of the community.

To help meet the needs of the elderly citizens, the Authority has built three high-rise buildings exclusively for these senior citizens.

The Authority welcomes families with children, and more than half the residents in public housing are minors. A woman heads the household in 57% of the total families, which range in size from one to fifteen people.

Purpose

The public housing division of the Atlanta Housing Authority has as one of its main purposes to provide safe and sanitary housing for Atlanta's low income families at rents they can afford to pay.

Eligibility

Eligibility for admission is based on an applicant coming under the definition of "Family", who has some source of income, is living in unsafe, unsanitary, overcrowded conditions or displaced by urban renewal or other governmental action, and does not own a dwelling unit in metropolitan Atlanta. Rents are based on net family income.



1936 / TECHWOOD HOMES — FIRST LOW-RENT public housing in the nation, Atlanta's Techwood Homes made history as an experimental housing project completed by the Public Works Administration. The 604-unit development was assumed by the Atlanta Housing Authority in 1940 under a lease with the United States Housing Authority, with a transfer of title from the federal government to the Atlanta Housing Authority conveyed in June 1954. More than 1200 people now live in this project.

1937 / UNIVERSITY HOMES — FORMERLY KNOWN as "Beaver's Slide", this 675-apartment development was constructed on a former slum site almost in the heart of a university campus. Like Techwood Homes, these units were originally built by the Federal Government, assumed by lease to the Atlanta Housing Authority in 1940 with title transferred to the Authority in June 1954. Nearby are six colleges and universities in this predominantly residential section of the city.



1940 / JOHN HOPE HOMES — ADJOINING UNIVERSITY HOMES, the 606 units at John Hope provide housing for more than 2000 residents. This was the first project actually constructed by the Atlanta Housing Authority. Included in the clearance and rehousing program was the demolition of a large number of substandard houses located on the project site.

1940 / CLARK HOWELL HOMES

—SOME 450 SLUM houses were demolished and replaced by 630 family units when the Clark Howell Homes were opened. Adjoining Techwood Homes in the Georgia Tech area, this \$3-million development houses some 1900 people.



1941 / JOHN J. EAGAN HOMES

—THE JOHN J. EAGAN HOMES were available for occupancy in April with 548 apartments replacing a partially vacant area where 74 slum houses were torn down. More than 1900 residents now live in Eagan Homes.



1941 / GRADY HOMES — ALMOST 700 of the city's worst slum dwellings were destroyed to make way for the 616-unit Grady Homes. These close-to-downtown Atlanta apartments were occupied in August, and now house more than 1900 people.





1941 / ALONZO F. HERNDON HOMES—CONSTRUCTION ON
THE last of three of Atlanta's low-rent housing developments completed in 1941 were the Alonzo F. Herndon Homes. These 520 units added substantially to the city's ever-growing need for low-rent housing. More than 2000 people live in this near-downtown area of the city.



1942 / CAPITOL HOMES — ACCESSIBILITY TO WORK, schools, shopping and transportation is given careful consideration in choosing a project location. Capitol Homes meet all of these requirements. The original contract called for 795 units, but in order to accommodate the great demand for housing elderly people a number of the larger units were converted into efficiency units, bringing the total to 815 units. Some 680 of the city's worst slum dwellings were destroyed to permit the construction of this development where 2000 residents now live.



1953 / CARVER COMMUNITY—
WITH THE TERMINATION of World War II, and in a city where thousands of returning servicemen were seeking a place to live, the first post-war project of the Atlanta Housing Authority was completed. Carver Community, a development of 990 units with more than 4500 residents, is adjacent to shopping conveniences, schools and many commercial facilities.

1955 / HEMAN E. PERRY HOMES—A WELL PLANNED low-rent project developed on wooded and rolling terrain is Heman E. Perry Homes. The 1000-unit project is Atlanta's largest. Private developments adjacent to Perry Homes add up to a balanced, model community for the 4700 residents, including 3306 children.



1956 / JOEL CHANDLER HARRIS HOMES—NAMED AFTER THE creator of the famous Uncle Remus stories who once lived in the area, this 510-unit development is located in one of Atlanta's oldest and most substantial residential sections. When the area was designated as a site for low-rent housing, eligible families living on the parcels acquired were permitted to remain as tenants. Harris Homes is accessible to the community's shopping district, schools, churches and has the pleasing atmosphere of a good neighborhood.



1964 / J. W. E. BOWEN HOMES—WELL LANDSCAPED GRASSY lawns and ingeniously devised quadrangles for play areas have helped establish a new outlook for tenants in Bowen Homes, newest of Atlanta's public housing projects. The 650-unit development opened its doors in early spring boasting of many attractive features—four and five-bedroom units, bath and a half, adequate closet and storage space, and convenient transportation to downtown Atlanta. With financial aid from the Atlanta-Fulton County Economic Opportunity Atlanta, Inc. the Bowen Homes Day Care Center opened in April 1965. The Center serves almost 100 children.



THE ELDERLY: A SPECIAL GROUP

THE ELDERLY ARE of great concern to the Atlanta Housing Authority. Indications are that they will continue to be so for several reasons. Their numbers are increasing, their incomes are low, they are hurt by spiralling costs, and they are least able to bear extra expense if relocation is necessary.

To meet the needs, the Authority has built during the past two years three high-rise buildings exclusively for this special group of elderly citizens. In planning housing for this large number of retirement age and beyond, the Authority remembered their special needs . . . recreational space, facilities for hobbies, sidelines and social activities. They must also be near medical centers and clinics to maintain fair standards of health and care. All of these requisites and advantages have been taken into account in these three special buildings.



THE PALMER HOUSE — a 3-tower 17-story complex of 250 units, located adjacent to Techwood Homes, with 269 tenants . . . average age 70 . . . average monthly rental \$31.00.



ANTOINE GRAVES HOMES — an 8-story high-rise building with 210 units, located adjacent to Grady Homes . . . with 224 tenants . . . average age 70 . . . average monthly rental \$29.88.



JOHN O. CHILES HOMES — a 250-unit project, with 222 apartments in a 10-story high-rise building and 28 garden-type apartments . . . adjacent to Joel Chandler Harris Homes . . . with 272 tenants . . . average age 71 . . . average monthly rental \$28.50.

In addition to the high-rise buildings for the elderly, two of the Atlanta low-rent housing projects — Capitol Homes and Bowen Homes — have separate low-rise units for this special group of residents. Capitol Homes has 20 elderly units . . . average age 70 . . . average monthly rental \$26.50. Bowen Homes has 48 elderly units . . . average age 72 . . . average monthly rental \$24.83.



INFORMED CITIZENS ARE BETTER CITIZENS

KEEPING THE PEOPLE informed and stimulating their interest in the housing and renewal activities is a vital aspect of the overall program in Atlanta.

During the past year 850 people expressed a desire to see the program first-hand and were given an opportunity to tour the entire area by transit bus. These tours operate under the sponsorship of Atlanta's Citizens Advisory Committee for Urban Renewal and are conducted by staff members of the Atlanta Housing Authority.

An assortment of descriptive publications and graphic material is available through the Public Information Office of the Authority. Slide show presentations of the housing and urban renewal program, after dinner speeches, classroom lectures, press releases, etc., are also used in keeping the public alert and informed.





METRO GOLDWYN MAYER

"I want to say to General Sherman, that from the ashes he left us in 1864 we have raised a brave and beautiful city; that somehow or other we have caught the sunshine in the bricks and mortar of our homes and have builded therein not one ignoble prejudice or memory."

IVAN ALLEN, SR.

Atlanta From the Ashes — 1929

Planning

GOOD PLANNING is the first and most vital aspect of the physical process of urban redevelopment. It takes into consideration the needs and desires of the city and its people. The efforts of the planner are then concentrated into attaining practical usage of the area while maintaining esthetic desirability.

Step Number One in the planning process is the area designation by the Mayor and Board of Aldermen. When this designation has been made the Atlanta Housing Authority, as the city's Agency, works with the City Planning Department, the Metropolitan Planning Commission, and the Planning Department of the Renewal Assistance Administration of the Department of Housing and Urban Development, in preparing plans for the redevelopment of the project area.

The BUTLER STREET and BUTTERMILK-BOTTOMS projects, for example, were planned primarily for commercial use due to their location just two blocks east of the Central Business District. Other projects such as GEORGIA TECH, GEORGIA STATE, UNIVERSITY CENTER and HOWARD HIGH resulted in freeing landlocked educational institutions from barriers to feasible growth patterns.

Special procedures are employed in devising plans for combination clearance-rehabilitation projects such as UNIVERSITY CENTER, WEST END, and BEDFORD-PINE.

Other project areas in Atlanta served as sites for much needed public facilities such as the auditorium in BUTTERMILK-BOTTOMS and the Atlanta Stadium in the RAWSON-WASHINGTON project area. The remaining land area in both of these projects is being used for residential, commercial, industrial and institutional as dictated by specific needs for the area involved.

The dislocation caused by the non-residential projects resulted in residential use of two large project areas on the outskirts of the city. The THOMASVILLE Urban Renewal Project and ROCKDALE Urban Renewal Project, both located near outlying suburban areas, were planned for residential use. Prior to development, both consisted of poorly constructed substandard houses. Now nearing completion, THOMASVILLE contains more than 200 owner-occupied single family dwellings. Incorporated into the plan is a new elementary school, city park, shopping center, expansion of church facilities, and a site for 350 units of low rent public housing.

Land in the ROCKDALE project has recently been put on the market. Its intended use is for multi-family residential with supporting public and commercial developments.



Rehabilitation

SIMPLY DEFINED . . . Rehabilitation is a program of community or home improvement involving property owners in an area where deterioration has occurred but where structures are basically sound.

Primarily, the aim of rehabilitation is to upgrade structurally sound homes and extend their useful lives to the maximum. In following through the plan of action for better living, the individual home owner brings his property up to modern day standards of good living. In this way, the area remains stable, and through citizen participation the community is improved esthetically.

Financial assistance is available to homeowners in an urban renewal area through the Loan and Grant Program. Project offices located in each project area staff rehabilitation specialists to assist homeowners in determining what to repair, which contractors to select, and how to finance the work that is consequently done.

The major effort in Atlanta's West End Urban Renewal Project is aimed at the improvement of more than 1400 structures — both residential and commercial — which are basically sound but in need of major improvements.



Acquisition

THE ATLANTA HOUSING AUTHORITY purchases properties scheduled for clearance within the project areas. Acquisition price by law must be current fair market value. This is determined by independent professional appraisers making two separate appraisals. If property owner is not satisfied with the price offered, he has recourse to the courts where a final determination of current fair market value can be made. Most properties, however, are acquired through negotiation between the owner and a real estate officer of the Authority.

Atlanta's eleven urban renewal projects contain 2552.2 acres; 1108.5 acres are to be acquired. The remaining acreage consists of rehabilitation areas and other land not to be acquired. The Authority has acquired 3,258 residential structures, of which more than 63% were sub-standard; also 825 commercial, industrial and institutional buildings.

Four Atlanta projects — GEORGIA STATE, GEORGIA TECH, UNIVERSITY CENTER AND HOWARD HIGH SCHOOL — were designed to obtain land for expansion of landlocked schools. The HOWARD HIGH project was the first completed urban renewal project in the Atlanta program.

When some portion of land within a project boundary is needed for special public use before the full project is brought into execution, this land can be acquired by Early Land Acquisition. Excellent examples of this are the new \$1-million C. W. Hill School in the BEDFORD-PINE project and the \$9-million auditorium-convention hall complex under construction in BUTTERMILK-BOTTOMS project. Both land sites were acquired through Early Land Acquisition.



Auditorium-Convention Hall Complex

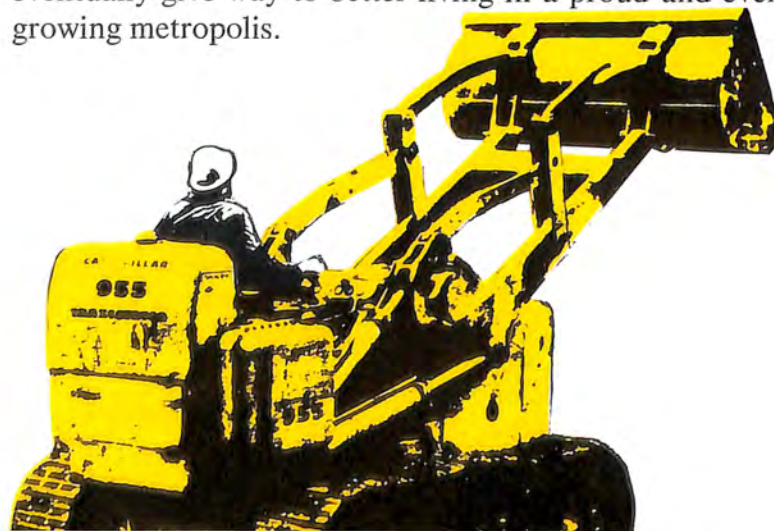
Demolition



ONE OF THE great community benefits of urban renewal is the removal of unsafe, unsanitary and inadequate buildings.

Depicted here are typical slums that show the need for new and better homes . . . for parks and playgrounds . . . for better businesses . . . for broader streets and other public improvements.

These subjects for demolition are characteristic of the type structures Atlanta can do without . . . and what must eventually give way to better living in a proud and ever-growing metropolis.



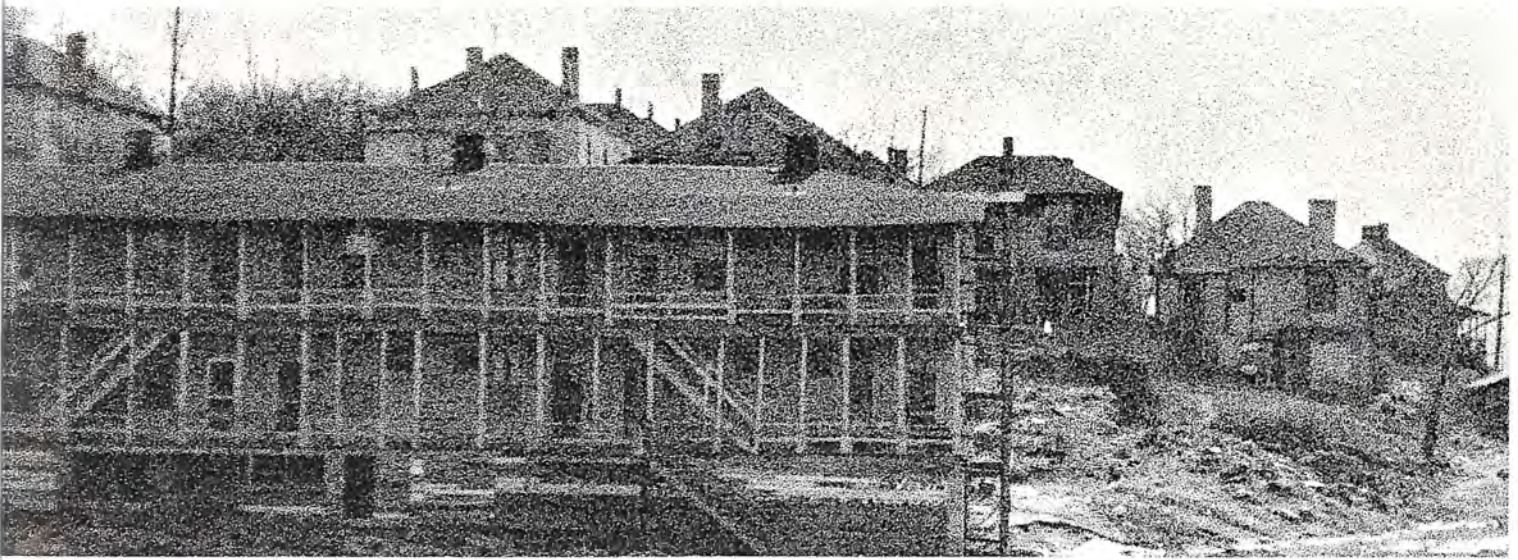
Relocation means People:



IN URBAN RENEWAL areas where clearance of structures is necessary, many families and individuals must be moved. Since Atlanta's urban renewal program began in late 1959, the Relocation Staff of the Atlanta Housing Authority has had the responsibility of helping 5,484 families move into better housing. Of this number, 4,721 have now been relocated, and of those who can be traced, 95% are now relocated in standard housing. In addition, 414 businesses have been taken into the workload, and 397 have been successfully relocated.

The City of Atlanta on April 30, 1964 contracted with the Atlanta Housing Authority to provide relocation assistance for households being displaced by code enforcement, highway construction, and other governmental

People are our greatest responsibility



action. Since that date, 724 households have been referred to the Authority, resulting in the rehousing of 472 families.

Under the terms of the Loan and Grant Contract with the federal government, the Authority receives a full federal grant to pay the moving expenses of those having to move. The grant also covers a relocation assistance payment to families whose incomes are below established levels to underwrite a portion of the rent at the new location.

Project offices are set up by the Atlanta Housing Authority in each project area. A trained relocation staff is available to provide information and to assist each family or individual in finding adequate standard housing.

Redevelopment



Atlanta Stadium

THE MOST PLEASING visible aspect of urban renewal is the redevelopment phase of the program.

Parks, stadiums, motels, apartments, college facilities, schools, auditoriums, office buildings stand tall against the skyline and enhance the livability of a city. Areas that once fostered economic and social blight that taxed the city's services are now transformed into economically strong contributors to the area's physical and fiscal well being.

Atlanta's BUTLER STREET project exemplifies the most outstanding redevelopment achievement. An area, consisting of 249 acres, which formerly housed some 954 families, now includes dwelling units of moderate and low income housing, high rise luxury apartments, modern motel facilities, and major commercial redevelopment. The adjustments in land use and transportation patterns adjoining the expressway interchange is an outstanding example of coordinated planning and redevelopment. The relocation of almost 700 families and more than 230 individuals, as well as some 100 businesses, is a major accomplishment.

Other projects showing significant redevelopment include the RAWSON-WASHINGTON project, site of Atlanta's \$18-million stadium; UNIVERSITY CENTER — where six colleges and universities are expanding their facilities; THOMASVILLE — a new residential neighborhood; and BUTTERMILK-BOTTOMS, site of the new \$9-million auditorium and convention hall.



John Hancock Building – Butler Street



Landmark Apartments – Butler Street



University Park – University Center



New Neighborhood – Thomasville



University Plaza Apartments – University Center

Agnes Jones School – University Center



GROSS STATISTICS
ATLANTA PUBLIC HOUSING PROGRAM
ATLANTA HOUSING AUTHORITY

Number of Public Housing Projects	15
Gross Acreage	563
Total Population	30,444
Total Number Families	8,745
Number of Persons 62 years or older	2,834
Number Minors	17,613
Number families with Woman as Head of House	4,847
Number families receiving benefits or assistance	3,908
Number existing units	8,874
Number units under construction, or in planning	1,140
Number units on reservation	4,200
Number units approved for leased housing	300
Aggregate number units: (existing, under construction, in planning, on reservation, leased)	14,514

MANAGEMENT — Low-Rent Housing

For the Fiscal Year Ended June 30, 1966 The Authority's Average Income and Expenses per dwelling unit per month were as listed below for the 8874 units owned and managed by the Authority. The Authority does not handle the largest expense item, debt service, on these projects; therefore, this item is not included in the averages.

INCOME

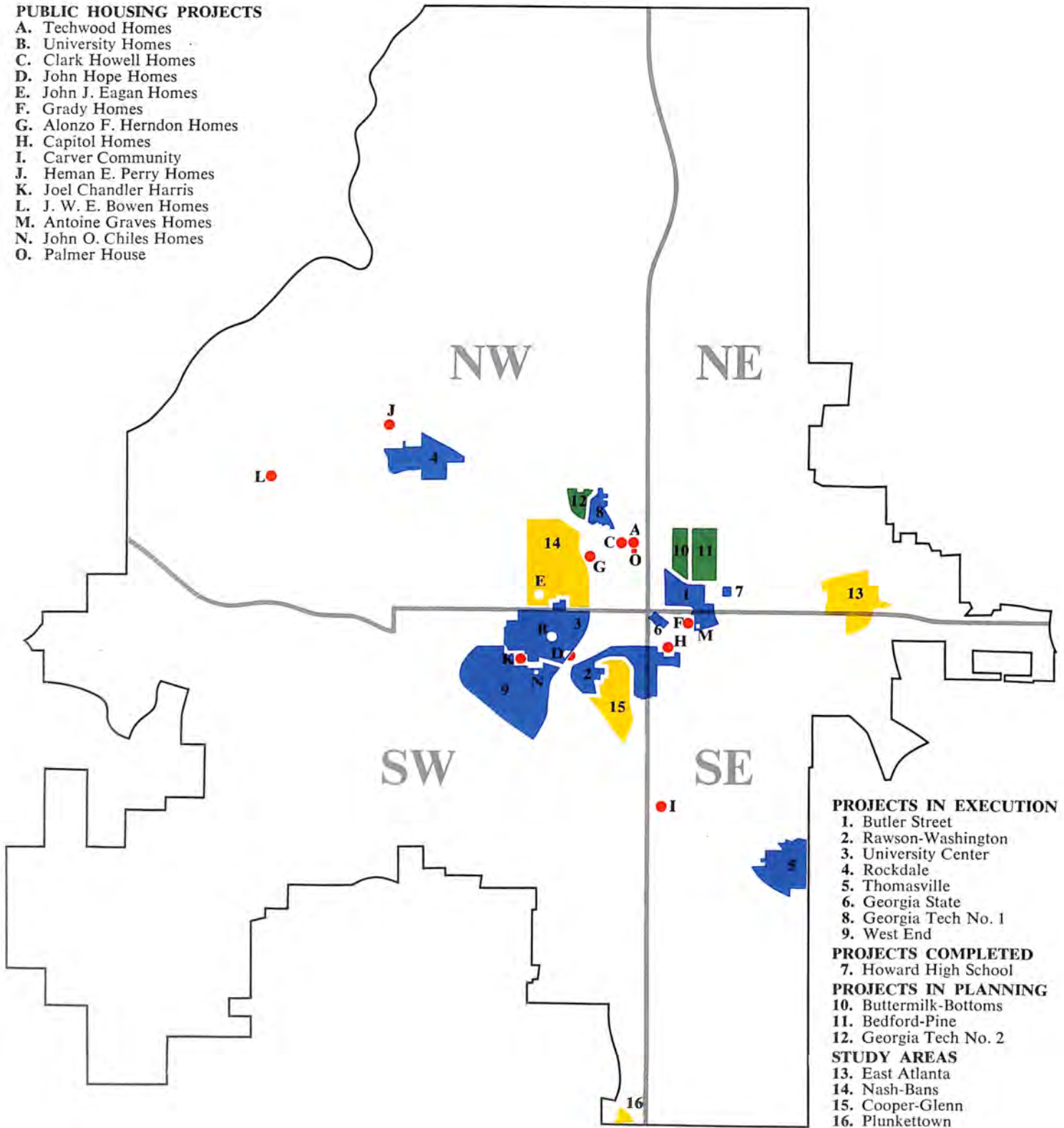
Dwelling Rental	34.45
Non Dwelling Rental17
Excess Utilities47
Interest on General Fund Investments88
Other income86
	Total Operating Income Per Dwelling Unit Per Month
	<u>\$36.83</u>

EXPENSES

Collection Losses22
Employee Benefit Contributions80
General Expense	—
Insurance27
Maintenance and Operations	13.08
Management Expense	5.63
Payment in Lieu of Taxes	2.59
Provisions for Reserves	1.43
Property Betterment and Additions48
Reduction of Federal Subsidy (Residual Receipts)63
Replacement of Non-Expendable Equipment	2.56
Utilities	9.14
	Total Operating Expense Per Dwelling Per Unit Per Month
	<u>\$36.83</u>

PUBLIC HOUSING PROJECTS

- A. Techwood Homes
- B. University Homes
- C. Clark Howell Homes
- D. John Hope Homes
- E. John J. Eagan Homes
- F. Grady Homes
- G. Alonzo F. Herndon Homes
- H. Capitol Homes
- I. Carver Community
- J. Heman E. Perry Homes
- K. Joel Chandler Harris
- L. J. W. E. Bowen Homes
- M. Antoine Graves Homes
- N. John O. Chiles Homes
- O. Palmer House



ATLANTA'S HOUSING AND REDEVELOPMENT PROGRAM

The Housing Authority of The City of Atlanta, Georgia
General Consolidated Balance Sheet
As of June 30, 1966
Low-Rent Housing Only

ASSETS

CASH	\$	61,211
ACCOUNTS RECEIVABLE		58,966
NOTES RECEIVABLE		52
ACCRUED INTEREST RECEIVABLE		1,800
INVESTMENTS		3,177,135
DEBT AMORTIZATION FUNDS		2,425,961
DEFERRED CHARGES		79,271
LAND, STRUCTURE AND EQUIPMENT		<u>65,327,937</u>
		\$71,132,333

LIABILITIES

ACCOUNTS PAYABLE	\$	481,508
NOTES PAYABLE		12,298,620
ACCRUED LIABILITIES		645,444
DEFERRED CREDITS		5,313
FIXED LIABILITIES		37,639,000
SURPLUS from Operations, Cumulative Annual Contributions and Book Value of Conveyed Projects		<u>20,062,448</u>
		\$71,132,333

The Housing Authority of The City of Atlanta, Georgia
General Consolidated Balance Sheet
As of June 30, 1966
Urban Renewal Projects in Execution Stage Only

ASSETS

CASH IN BANK		\$ 119,335
ACCOUNTS RECEIVABLE		
Relocation Grants Due from Federal Government	\$ 312,645	
Rehabilitation Grants Due From Federal Government	39,794	
Tenants	8,586	
Other	<u>36,515</u>	
		397,540
INVESTMENTS		6,487,693
PROJECT COSTS	41,207,868	
Less Sales Price of Land Sold	<u>8,146,352</u>	
		33,061,516
RELOCATION PAYMENTS (contra)		700,196
REHABILITATION GRANTS (contra)		<u>39,794</u>
		40,806,074

LIABILITIES AND CAPITAL

ACCOUNTS PAYABLE		1,186,051
ACCRUED LIABILITIES		
Interest	450,504	
Other	<u>404</u>	
		450,908
TRUST AND DEPOSIT LIABILITIES		479,853
NOTES PAYABLE		22,412,000
CAPITAL		
Local Cash Grants-in-Aid	1,420,369	
Local Non-Cash Grants-in-Aid	708,703	
Federal Capital Grants Earned	13,408,200	
Relocation Grants (contra)	700,196	
Rehabilitation Grants (contra)	<u>39,794</u>	
		16,277,262
		40,806,074



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Atlanta, Georgia 30303

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