

HOUSING RESOURCES COMMITTEE

April 19, 1968

SUPPLEMENTAL MEMORANDUM:

Re Honor Farm No. 1 (Federal Pen Site)

In meeting yesterday with Housing Authority representatives, the following salient points were brought out:

1. Price of the portions to be developed for housing and related commercial will require prior determination as to nature of development, i.e., through the Housing Authority as Urban Renewal or by developers direct without the Urban Renewal procedure.

2. Mr. Persells stated he would prefer it not be under Urban Renewal.

3. Mr. Persells felt that after an Urban Renewal project reaches the Execution stage, development thereafter could be as quick through the Housing Authority as direct through private enterprise, but he would not predict how long it would take to reach the Execution stage.

4. Mr. Persells stated that Mr. Ed Baxter apparently feels that none of the land should be developed as Public Housing and that in last meeting the Mayor appeared to concur. (I assume that this does not preclude Turnkey development of at least a portion of the area). I feel that prospective developers should be encouraged to build a substantial number of units so that they could initially or subsequently be sold to the occupants and that development under both Turnkey and 221 d (3) should be advocated.

5. It was brought out by Mr. Oppenshaw that if development is not under Urban Renewal, credits for the Elementary and Junior High Schools would not be available and that credits for these two facilities would be sufficient to balance off the entire local share of the cost of an Urban Renewal project.

It also developed, however, that the Junior High School-Community Center would be a general community facility serving that whole general area of the city and not limited to the proposed development area.

6. Since the Junior High-Community Center represents 24 acres out of the entire Federal Pen Site to be dedicated, that in view of the difficulty the City is having getting low-income housing sites, particularly for Public Housing, and the fact that the School Department can get sites anywhere they are needed, that the overall needs of the City would be better served if this entire 24 acre portion, which includes some of the best land, would be developed for low-income housing.

RECOMMENDATION:

(a) That the housing and related commercial portions of the area be developed by private enterprise direct, without going through the Urban Renewal process.

(b) That the currently designated Junior High School and Community Neighborhood Center site be also developed for low-income housing.

(c) That a multiple type housing development be encouraged using both Turnkey and 221 d processes, with a substantial portion of the units designed so that they could eventually be sold to the occupants.

Respectfully submitted,



Malcolm D. Jones
Housing Coordinator