

~~DRAFT~~ - Minutes - Housing Resources Executive Committee - April 6, 1967

Members of the Housing Resources Committee Executive Group met on Thursday, April 6, 1967, at 10:00 a.m. in City Hall. The following members were present:

- Mr. Cecil A. Alexander, Chairman
- Mr. Lee Burge, Finance Panel
- Mrs. Sujette Crank, Social Problems Panel
- Mr. Virgil Milton, Business Participation Panel
- Mr. Ray Moore, Public Information Panel
- Mr. Moreland Smith, Construction and Design Panel
- Mr. Charles L. Weltner, Legal Panel
- Mr. John Wilson, Non-Profit Funds Panel

The following panels were not represented at the meeting:

- Land Acquisition Panel
- Public Housing Panel

Mr. Alexander reviewed the general functions of the Housing Resources Committee and informed ~~them~~ ^{the participants} of the office that had been established in the City Hall. ^{He also advised that} Col. Malcolm Jones has been assigned to coordinate the housing program and Mr. William Gates ^{is Consultant on FHA matters,} ^{He announced that} is assisting in the office one day each week. The City has also just approved a secretarial position for this office to be filled as soon as possible.

Mr. Alexander then introduced Mr. M. B. Satterfield, Executive Director of the Atlanta Housing Authority, who briefed the group on their ^{Public Housing} program.

Mr. Satterfield reported on the number of public housing units at the present time:

1. There are presently 8,874 units with virtually no vacancies.
2. 650 units are under construction at the McDaniel Street Project.

3. A bid has been accepted for 140 units ^{extension to} at the Perry Homes Project.
4. 350 units in the design stage have been submitted to the Federal Housing Administration for review. The Housing Authority expects to let bids on these units this summer.
5. 140 units are under lease under the ^{leasing} ~~turnkey~~ program.

He pointed out these different ^{projects} ~~units~~ on a city map to give the Committee location ^{He stated that} members an idea of the ~~location~~ of this housing. ^{Some} concern has been expressed for the need of public housing in the eastern quadrant of the city ~~and~~. ~~He explained~~ explained that the main difficulty ^{is} was in securing any open land in this area that would be useable. Developers are being encouraged to consider this section of the city. He explained that the Atlanta Housing Authority presently has 4,200 units reserved ^(allocated) by the Federal Government. He then reviewed the different programs available in providing this low-income housing. These include:

1. Direct construction by the Housing Authority and the Turnkey Program.
2. Purchase and rehabilitation of older and existing houses.
3. Leasing by the Housing Authority of standard dwellings.

At this point Mayor Ivan Allen, Jr. spoke to the group briefly regarding the housing program. He said that he was greatly impressed with the interest being shown in efforts to get more low-income housing underway in the city. He pointed out, as Mr. Satterfield did, that the main problem he has encountered is in securing suitable and available locations for these units. He expressed a desire to see more ^{non-profit} sponsors willing to carry through on a project to construct such housing units.

Col. Malcolm Jones ^{then} reviewed with the members of the committee the various pieces of information ^{all material} made available to them today and brought these reports up to date on ~~any~~ changes that have taken place. He also pointed out the different proposed projects on a map of the city so the members might see the distribution of the units. The following revisions were ^{revised} ~~made~~ in the

February 20, 1967 report:

<u>Category</u>	<u>No. Units</u>	<u>Estimate When Available</u>				
		<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
Firm	3092	(1226)	(1550)	(316)		
Probable	<u>4685</u>	-	<u>(2573)</u>	<u>(912)</u>	<u>(500)</u>	<u>(700)</u>
Total	7777	(1226)	(4123)	(1228)	(500)	(700)
Under Consideration	3405					
Doubtful	<u>2968</u>					
Total	14,150					

Col. Jones also distributed a report concerning the problem areas of the program. Currently there are 4,900 units in all categories which are facing serious difficulties for various reasons. This report was to advise the Committee of the situations existing.

The Chairman next recommended and requested the following to the Committee:

1. A monthly meeting date ^{is} was established for the first Thursday of the month at 10:00 a. m.
2. He requested all panels to submit the names of their Chairmen and Vice Chairmen as soon as possible.

3. He requested the Legal Panel to investigate the feasibility of amending ^{and broadening} Federal ^{Urban Renewal and} legislation concerning financial assistance to home owners in ^{code enforce-} ment areas whose homes are condemned. At present, home owners in ^{and Federal approved Code Enforcement areas} urban renewal areas are the only persons eligible for such assistance. *He feels that such assistance should be City wide.*
4. Mr. Alexander asked that encouragement be given to ^{neighborhood} all communities to have good Workable Programs. Atlanta's program is in good order but this does not apply to ^{all other} the communities in Metropolitan Atlanta.
5. He asked the Legal Panel to investigate the State tax laws. He feels the the present tax laws are favorable to retention and creation of slums.
6. He announced that the Finance and Non-Profit Panels have been combined.
7. He advised that he and Mr. Lee Burge are looking into the need for formation of a Housing Development Corporation. *Suggestion was made that the Chamber of Commerce be asked to look into the matter and to assist.*
8. At the present time he is trying to get some information from the City Planning Department regarding the available land in the city. However, it will be some time before this information is complete.
9. He expressed his concern over the difficulties that are being encountered in ^{as indicated in special report} securing approval of sites. This is caused by various reasons. He feels that this is becoming a very serious problem and that something must be done as soon as possible to try to provide solutions to these problems.
10. The Committee and office staff have been approached many times by developers requesting that they refer them to lawyers and architects familiar with these ^{housing programs} areas. The professional organizations of these groups have been asked to supply the Housing Resources office with a list of those persons familiar with ^{and interested in} this field and these lists

report distributed by Col. Jones.

will be furnished the developers upon request.

11. He recommended to the Construction Panel that they take under advisement the various codes of the City of Atlanta and other agencies to determine if such codes are practical and feasible.
12. He requested assistance from the Social Problems Panel in providing solutions to the many problems being created in the location of these housing units.
13. There are several areas of the city that have not been touched ^{for additional low cost housing} and he feels a much more aggressive program is needed. He referred to such areas as Vine City and Mechanicsville.
14. He asked the members to consider the problem of relocation of people displaced while units are under construction ^{and} to come up with some workable way to build these units without disrupting the neighborhood completely.
15. He proposed that a task force be set up in the areas of prime consideration to improve communications with the residents.

After a short discussion period the meeting was adjourned at 11:45 a. m.

Malcolm Jones
Supervisor of Inspection Services
Director