

File

A joint meeting of the Urban Renewal Policy Committee and the Board of Commissioners of the Atlanta Housing Authority was held on Monday, June 19, 1967, at 8:00 A. M. in the Hickory Hill Salon of the Marriott Motor Hotel.

The following members of the Policy Committee were present:

Mr. Rodney M. Cook, Chairman
Mr. E. Gregory Griggs

The following members of the Board of Commissioners were present:

Mr. Edwin L. Sterne, Chairman
Mr. Frank Etheridge

Also present were:

Mr. M. B. Satterfield, Executive Director, Atlanta
Housing Authority
Mr. Lester H. Persells, Director of Redevelopment,
Atlanta Housing Authority
Mr. Collier Gladin, Chief Planning Engineer, City of
Atlanta

The purpose of this joint meeting of the Policy Committee and the Board of Commissioners is to recommend and decide which will be the successful redeveloper for Parcels C-1, 3 and 4 in the Rawson-Washington Street Urban Redevelopment Area.

Mr. Cook asked Mr. Attridge if there are any irregularities present in any of the proposals that would require a waiver. Mr. Attridge replied there are some irregularities, and cited as an example the use of 202 as well as 221 financing in the Ebenezer Baptist Church proposal. Their proposed high-rise, consisting of efficiencies and one-bedroom apartments would be financed under 202 with the garden apartments financed under 221. The developer has been contacted regarding this and has indicated his willingness to go entirely 221. Mr. Attridge foresees no difficulty, however, with a waiver of this nature.

A discussion continued between Mr. Cook and Mr. Attridge regarding the restrictiveness of 202 to elderly. It was noted, however, that certain of the other proposals, as Wesley Woods, could also restrict their rentals to elderly since they consist of efficiencies and one-bedroom apartments. Therefore, this does not seem to be a major factor.

There being no further discussions at this point, Mr. Persells introduced Mr. Louis Orosz who summarized each proposal as to type of structure, number of units, parking spaces, community facilities, and good and bad features.

Mr. Persells mentioned that some question was raised regarding the twelve-story building proposed by Ebenezer Baptist Church conforming to the 100 foot height limitation. The architects and engineers have assured the Authority in writing that the building will be built within this limitation.

As a background for now and later, Mr. Persells stated that FHA has looked over the proposals and in giving mortgage insurance they would prefer having a great difference in appearance between the public housing and this development. A distinction would work to create a different clientele.

Mr. Etheridge stated that his objection to the Ebenezer proposal is that it provides for large family residence; and with this being a seven acre downtown site, he does not feel it is appropriate for this use. Mr. Sterne commented that 2/3 of the development is for elderly, leaving a small percentage for larger families. In response to Mr. Sterne's question regarding the demand for larger units in public housing projects, Mr. Satterfield replied that at this time there is a demand for larger units, and there has been some remodeling to provide these.

Mr. Cook asked for a decision from the Committee and Board. He also asked that Mr. Pierce be informed of the waiver and racial issue.

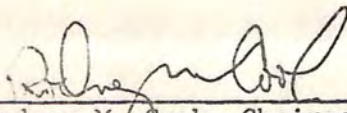
With the entire Committee not being present, Mr. Cook suggested that everyone present vote, then ask those absent to register their vote with him as Chairman of the Policy Committee.

Messrs. Cook, Griggs, and Sterne voted for Ebenezer Baptist Church with Wesley Woods as a second choice. Mr. Etheridge voted for Wesley Woods with Ebenezer Baptist Church as a second choice. With there being a descenting vote, Mr. Sterne suggested the decision be left open. Mr. Cook asked Mr. Gladin to contact the remaining members of the Policy Committee today informing them to contact Mr. Cook regarding their recommendation.

Mr. Persells stated that he would like everything completed 10 days prior to July 1st to allow for adequate public notice prior to the closing date.

This concluding the business, Mr. Griggs moved the meeting be adjourned.

Approved:



Rodney M. Cook, Chairman