

MEMO

From: Eric Hill Associates

To: Collier Gladin

EXPANDED MEANS TO LOWER COST HOUSING

It is increasingly apparent that the 1966, 1967, and particularly the 1968 Housing Act provides more flexibility in how housing for low to moderate income families can be provided with easier assimilation into the community. As the forthcoming Model Cities study "Lowering the Cost of Low-Cost Housing" will show, however, taking proper advantage of this flexibility will also require more technical monitoring of needs and more interagency coordination. The poor will continue to migrate into Atlanta. They cannot be stopped. The community should realize that a responsible position recognizes a need beyond mere corrective action. New programs demand innovation from older methods of doing things and this should be the subject of special study.

Our recent study reveals that agencies and people of the city have tended to think about the housing problem in outdated terms. This is fully understandable because of rapid changes taking place in the programs of housing assistance and the rules governing that assistance. Thinking of housing as "projects" of multi-family use with direct administrative control are unnecessary. Other restraints to active involvement of private enterprise and to choices of their involvement and to stereotyped administration procedures are being removed. This tendency has not been understood and has added to the confusion on such important matters as the controversial "Package Housing Plan."

It is not possible to detail the implications of the flexibility in one short response. But a few advantages now available to us should be listed as having bearing on objections — often legitimate when viewed in terms of older projects — frequently heard as the Mayor's Program is implemented. These advantages do not accrue naturally but must be geared to procedural and policy changes detailed in a special report.

A short list of potential advantages over older ways are:

Encl. 1

1. The means to construct substantially more publically subsidized housing on many scattered small sites (one lot, two lots, etc. either vacant or cleared for use) with few restrictions on building type and density. Such housing may be traditional, single-family, town-houses, garden apartments, or any type best suited for assimilation into the neighborhood. Public housing itself (although less subsidized programs are available) can assume new form. Management and maintenance problems can be "farmed out" through such programs as the Leased Housing Program, Rent Supplement, and Turnkey II and III.
2. Various programs of housing assistance can be mixed within the same multi-family structure, whether 221d(3), a private cooperative, 235, leased housing, traditional financing, or a combination of programs. Management administrative approaches must be worked out but they have been demonstrated successfully.
3. New assistance programs encourage worthy goals such as transition from renter to owner even among the lowest income groups in lowest cost tenant responsibility, pride, choice, job training, and improved design with variety.
4. New technology is encouraged with less constraints of local builders, mortgage bankers, management, and unnecessarily restrictive standards. Real incentives for business sector involvement are being developed.
5. More equitable reimbursement policies for displacees have been made possible.

We have a choice. Continue under outdated concepts — still existing — or try to utilize to the maximum extent new opportunities available through recent Federal legislation.

STUDY NEEDED

Clearly, a need exists to redefine and reassess goals for Atlanta's low to moderate income housing market. The foregoing touches on some issues yet to be resolved. Primary among other basic issues yet to be resolved is the need to reexamine the procedures, resources, informal organizations and formal organizations involved in:

- a. Matching needs of displaced families with their financial, space and locational requirements. Relocation housing meeting these requirements should be available at the time of displacement. Inherently, these matters need to be handled on a case by case basis.
- b. Monitoring needs for housing assistance program use beyond the immediate requirements for relocation housing serving families displaced by governmental action. The success of this technical job could be an important boost in economic activity as well as in improving the quality of the overall housing stock.
- c. Providing assistance to developers and to potential clients in the use of new and expanded housing programs.

Requirements for new Federal housing assistance programs are more complex and the implications of new technology in planning their use are also more complex. A formalized greater degree of coordination between the Planning Department, the Housing Authority, the Regional Office of HHA, developers, and clients will be required if maximum program use is to be realized. Existing weaknesses in such coordinated efforts need to be examined, rigid and outdated constraints need to be examined, and recommendations directly related to these matters should be presented to the Board of Aldermen. Resultant recommendations should point to alternative actions in achieving coordination monitoring and assistance and improving the potential use of housing programs in Atlanta.

The envisioned total study needs, then, include:

9. Make recommendations on the means to improve matching the needs of displacement families with relocation housing by specific functional, organizational and procedural changes. *very much*

10. Make recommendations of a similar nature regarding the technical monitoring of needs beyond actual displacement needs (example: projected in-migration and new family formations). *nothing more*

*Time -
Cost -
Staffing*