

HOUSING RESOURCES COMMITTEE

Room 1204 City Hall
 Tel. 522-4463, Ext. 430
 May 4, 1967

The Executive Group of the Housing Resources Committee, recently established by Mayor Allen to promote and facilitate construction of low and medium cost housing in Atlanta, held its regular monthly meeting today in the City Hall. Cecil A. Alexander, Chairman, Dr. Sanford Atwood, President of Emory University and Dr. Benjamin E. Mays, President of Morehouse College, Co-Chairmen of the Committee, were unable to attend.

The Executive Group (consisting of the Chairmen of the nine working panels into which the overall Committee is organized) studied a recently prepared Committee report on the status of the current housing program. The report contained 71 proposals submitted by various developers. It is summarized as follows:

<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	3556	(1312)	(1928)	(316)	-	-
Probable	<u>3553</u>	<u>-</u>	<u>(1681)</u>	<u>(672)</u>	<u>(500)</u>	<u>(700)</u>
Total	*7109 In Sight	(1312)	(3609)	(988)	(500)	(700)
Being Considered	4569					
Doubtful	<u>3088</u>					

Total Proposed 14,766 of which 6504 units (1243 listed in the Firm category, 3409 in the Being Considered category and 1852 now included in the Doubtful category) previously considered likely, are currently in serious difficulty of materializing due primarily to objections from various sources as to proposed locations.

*Includes 1140 units of Public Housing, plus 144 existing units leased for Public Housing. In addition, 1782 units have been rehabilitated since October under the Housing Code.

The goals established by the City for the program are 16,800 units by the end of 1971, consisting of 9800 units during 1967 and 1968 and 2333 units during each of the succeeding three years.

The principal difficulties currently confronting the Committee in developing the program are the following:

- (a) General objection by single family home owners to multi-family units being built anywhere near them, even though the multi-family construction may be a very high type of cooperative sales housing for purchase and occupancy by family units and presold before construction begins.

(b) Difficulty in getting sufficient suitable tracts appropriately zoned, because of objections from residents of the areas involved.

(c) Persistent efforts by certain groups to effect the spreading of low and medium income housing throughout all sectors of the City, even though suitable tracts of land may not be available in some areas to developers at prices which make construction of such housing economically feasible.

(d) Recently announced policy by HUD discouraging the location of public housing in areas of racial concentration.

(e) Conservatism by FHA on approving projects in certain areas, to insure against the possibility of over-building the market in any portions of the City.

(f) Discouragement on the part of promoters and developers faced with the above indicated problems.

The combination of these problems is slowing down the program substantially and, if continued, will make the goals very difficult to attain.