

Office of the Mayor

ATLANTA, GEORGIA
PHONE 522-4463

From Malcolm D. Jones,
Housing Coordinator

3-15-68

Sam -

Please note attached
from Ray Moore.
Will appreciate
any thoughts you may
have for inclusion in
material he is asking for.

Malcolm

Encl.

NEW-TOWN-IN-TOWN

Conference Concerning this
Program to be held in
City Hall
Committee Room 1
Tuesday, April 30, 1968
at 2:30 P. M.

This document sets forth the basic problems to be considered in preparation for the development of the New-Town-In-Town program in the Federal Surplus land from the Federal Pen. The Schedules contained herein are optimum and probably are too tight to be met by the agencies involved. However, this optimum scheduling gives the soundest basis for the consideration of differences between the various means of carrying out the project.

3 Decisions Necessary to Develop New-Town-In-Town Projects

1. Who will administer the project?
 - a. Direct sale by HUD to Developer.
 - b. HUD to City of Atlanta to Developer.
 - c. HUD to Atlanta Housing Authority to Developer.
2. Will disposition be for 221 (D) (3), 202 only?
3. Who builds primary streets and utilities?
 - a. Developer.
 - b. City.
 - c. Atlanta Housing Authority.
4. When are street locations to be pinned down?

Persons to be involved in these decisions?

- a. Members of the Planning, ^{and} Development Committee ^{et} and Board of Aldermen.
- b. Mayor Ivan Allen
- c. Mr. John Edmunds
- d. Mr. M. B. Satterfield
- e. Mr. Edwin Stern
- f. Mr. Frank Ethridge
- g. Mr. Collier Gladdin
- h. Mr. Richard Case
- i. Atlanta Housing Authority Board of Commissioners
- j. Mr. Cecil Alexander
- k. Col. Malcolm Jones
- l. Mr. Dan Sweat
- m. Mr. Ed. Baxter
- n. **Charles L. Davis**

1.a. Direct Sale By HUD To Developers

1. HUD states that they would expect the City to provide the land use plan, assurances as to public facilities, review the developers proposals.
2. HUD would need Bureau of Budget approval of the method of sale and would present the proposal to sell to the Bureau prior to making the award. Each of these steps would consume a minimum of approximately 30 days or a total of 60 days on this stage.
3. Under this method the Developer would put in the streets and utilities and this cost would be reflected in rents or sales prices.
4. No non-cash credits involved.
5. Fed. Pen. to GSA to HUD is based on certain improvements (fences, etc.) which only HUD can finance.
6. Can HUD acquire the 4 non-gov't owned parcels? Leave them out?

l.a. Schedule

Direct Sale HUD to Developer

Decisions	May 1, 1968
Land Use Map	May 3, 1968
Disposition Plan	May 21, 1968
Relocation Plan	May 21, 1968
Acquisition Plan	May 21, 1968
Project Improvements Plan	May 21, 1968
Financing Plan	May 21, 1968
Submit to the Bureau of the Budget for prior approval	May 21, 1968
Approval	June 21, 1968
Select developer (advertise if necessary)	July 21, 1968
Submit to the Bureau of the Budget for concurrence	July 21, 1968
Concurrence	August 21, 1968
Execute Contract	September 1, 1968
Approval of FHA or Mortgagor of redevelopment	January 1, 1969
Start Engineering	January 1, 1969
Start Construction of Site improvements	February 1, 1969
Complete Site Improvements sufficient to begin construction of Housing	June 15, 1969

During the interim from July 21 to January 1, it will be necessary to acquire the 4 privately owned parcels, relocate the one family and demolish the structure.

1.b. Sale from Government to City to Developer

1. HUD clear with Bureau of Budget for sale direct to City - approximately 30 days.
2. City proceeds with land use plan, decisions as to provision for streets and util., determine method of sale.
3. Method ^{/ of} sale as outlined by Asst. City Atty - Tom Choyce:
 1. A resolution must be passed by the Mayor and Board of Aldermen stating that the real estate is no longer useful and necessary to the City and ordering the real estate to be sold. Formality but must be done at a regular Ald. meeting after a meeting of P & D Com.
 2. The Land Agent must cause a plat of the property to be made by a registered land surveyor. (This must be done by any agent. AHA would need about 20 days prior to closing).
 3. The Land Agent must cause an appraisal of the property to be made by the Atlanta Real Estate Board or a real estate appraiser who is a member of the American Institute of Real Estate Appraisers. The appraisal must be placed in a sealed envelope and turned over to the Land Agent.
 4. The plat of the property along with the legal description must be submitted to the Purchasing Agent, who must advertise for bids to be submitted for the purchase of the property.
 5. All bids must be opened and read at the designated time by the Purchasing Committee. The Purchasing Committee must tabulate the bids and refer them to an Aldermanic Committee.
 6. The Committee must open the sealed appraisal and take the appraisal into consideration in determining whether or not any of the bids shall

be recommended for acceptance. This Committee must submit its
recommendation to the Mayor and Board of Aldermen for ~~final~~^{final} determination.

4. City must find a way to purchase the 4 non-gov't owned parcels or leave them out.

1.b. Schedule

HUD to City of Atlanta to Developer

Decisions	May 1, 1968
Land Use Map	May 3, 1968
Disposition Plan	May 21, 1968
Acquisition Plan (4 privately owned parcels as well as Federal Land)	May 21, 1968
Relocation Plan	May 21, 1968
Project Improvements Plan	May 21, 1968
Financing Plan	May 21, 1968
Planning and Development Committee to make recommendations to the Board of Aldermen in joint session with the Finance Committee	May 27, 1968
Aldermanic Approval	June 3, 1968
Order Survey and Description	June 3, 1968
Appraisals Ordered	June 24, 1968
Advertise	June 24, 1968
Receive Bids	August 24, 1968
Board of Aldermen Approve	September 16, 1968
Contract	September 26, 1968
Begin Construction of housing*	January 26, 1969

ENGINEERING AND SITE IMPROVEMENTS

Engineering	June 3, 1968 ***	September 16, 1968 **
Let Site Improvements Contract	July 21, 1968	November 1, 1968
Complete S.I. sufficient to begin Construction of housing	December 6, 1968	March 15, 1969*

*This date would delay the start of construction from January 26, 1969, to March 15, 1969.

** Engineering start after selection of Developer.

*** Engineering start before selection of Developer.

1.c. HUD to AHA to Developer

1. Atlanta Housing Authority would use the normal urban renewal procedure through on and "expedited" basis. The schedule is estimated on optimum time intervals as are the other schedules.
2. If the project puts in the basic streets and utilities, they would be constructed at project cost which could be more than offset by Non-cash Grant-in-Aid Credits.
3. The two major credits are for two schools: one at \$1,000,000 - 100% eligible and one at \$2,000,000 - 10 to 50% eligible.
4. Some comparatively small credits would be eligible from park, bridge, ramp and other items probably in the range of \$50-100,000.

1.c. Schedule Thomasville Amendment R-22

HUD To AHA To Developer

This schedule is prepared based on the following assumptions:

1. All decisions necessary for the submission of the application (particularly the ones applied to the method of disposition and sequence installation of site improvements) are made prior to May 1, 1968.

2. That the submission is to be made to the June 3, 1968 Aldermanic Committee.

3. That HUD holds good on their commitment to review and approve the application in 30 days.

I. <u>Part I - Part II Application</u>	1*	2*	3*
Decisions		May 1, 1968	
Land Use Map		May 3,	
Project Area Data Report		May 20,	
Disposition Plan		May 20,	
Relocation Report		May 21,	
Acquisition Plan		May 21,	
Urban Renewal Plan		May 21,	
Project Improvements Plan		May 21,	
All other sections of the application		May 21,	
Financing Plan		May 24,	
Submit to Aldermanic Finance Committee		May 27,	
Public Hearing		May 31,	
Aldermanic Approval		June 3,	
Complete Submission		June 7,	
II. <u>Execution Activities</u>			
Approval		July 8, 1968*	
Executed Loan and Grant Contract		July 15,	*
a. <u>Disposition Activities</u>			
Advertise		July 29, 1968	May 27, 1968
Receive Bids		Sept. 23,	July 27,
Identify Developer		Oct. 21,	Aug. 27,
Sign Contract		Oct. 31,	Sept. 27,
Begin Construction of housing**	January 27, 1969	April 26, 1969	Feb. 27, 1969
b. <u>Acquisition-Relocation-Demolition</u>			
Begin Acquisition		July 29, 1968	
Begin Relocation		Aug. 26,	
Complete Acquisition		Sept. 30,	
Complete Relocation		Sept. 30,	
Complete Demolition		Oct. 14,	

*Time contingent on HUD action.

**Time contingent on Development FHA action and completion of access streets.

Col. 1 contingent on pre-advertising.

c. Engineering and Site Improvements

Engineering	May 27, 1968	Oct. 21, 1968	Aug. 27, 1968
Let Site Improvements Contract	July 12, 1968	Dec. 11, 1968	Oct. 15, 1968
Complete Site Improvements Sufficient for Construction	Nov. 27,	Apr. 26, 1969	Feb. 17, 1969
Complete Site Improvements	Apr. 27, 1969	Aug. 19, 1969	June 27, 1969

1* Site Improvements Designated in Planning

2* Advertise after Loan and Grant - Site Improvements on basis of bid

3* Pre-Advertise - Site Improvements on basis of bid

2. Will Disposition be 221 (d) (3), 202, only?
- a. 221 (d) (3) development would prevent any private development being financed by other FHA or conventional finance. This would prevent an extensive economic mix in this new area. However, high income families now occupy the Single Family Portion of the Thomasville Project.
 - b. To split the area between two programs will require definite boundaries for each, so that each can be appraised separately.
 - c. 221 (d) (3) would insure low and moderate income occupants.
 - d. 221 (d) (3) would require special appraisal techniques (write-down of land price).
 - e. Commercial areas must be designated regardless of other consideration for appraisal purposes.
 - f. If public housing is involved (this is at the present ruled out), this boundary would have to be delineated. (Turn key or conventional).
 - g. Can the developer be non-profit, limited dividend, Co-op, or other; or will it be limited to one.

3. Who builds primary streets and utilities?

- a. For the developer to build streets and utilities would increase the cost per dwelling unit.
- b. 221 (d) (3) might affect the decisions.
- c. Approximately $6\frac{1}{2}$ months would be required for the City or Authority to build the primary street system sufficiently to provide access. However, construction can begin prior to advertising sale of land.
- d. A developer could build the streets at his rate of need but probably no more rapidly than the City or the Authority. It would however, force scheduling of construction to be tied to street construction schedule (access). This may not be pertinent.
- e. Authority construction of the streets would cost the City approximately $\frac{1}{3}$.
- f. Bridge credits would be affected.
- g. Cost of streets and utilities estimated at \$ _____.

4. When should street locations be pinned down (involves savings of approximately 1-3 $\frac{1}{2}$ months)?
 - a. If street is pinned down before advertising property:
 - (1) Would restrict the design of the development plan.
 - (2) Would define school and park sites so that costs and credits could be firm.
 - (3) Would save approximately 1-3 $\frac{1}{2}$ months.
 - b. After streets are pinned down after advertising and decision on developer:
 - (1) Would give freedom to the development plan.
 - (2) Cost and credits would not be quite as firm.
 - (3) Would delay from 1-3 $\frac{1}{2}$ months before construction could be started (would this be actual or would the architects use up the time anyway)?

CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

May 29, 1968



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

Alderman G. Everett Millican
Alderman Rodney M. Cook
Mr. Dan E. Sweat, Jr.
Mr. Jim Crawford
Mr. Collier B. Gladin
Mr. Lester A. Persells
Mr. Edwin L. Sterne
Mr. Cary S. Hooks
Dr. John W. Letson
Mr. A. B. Padgett
Mr. Jim Parham
Mr. Johnny C. Johnson
Mr. George W. Kennedy
Mr. James B. Pilcher
Dr. Sidney L. Davis

Gentlemen:

The next meeting of this Coordinating Group, for the purpose of getting together, comparing notes and exchanging ideas in interest of expediting the Low-income Housing Program through effective coordination, will be held Thursday, June 6, at 10:00 a.m., in Committee Room 2, City Hall.

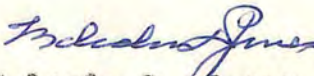
This will be a joint meeting with the Executive Group of the Housing Resources Committee.

The several previous meetings of this group have been stimulating and helpful to the Low-income Housing Program.

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee, and I hope that you will be able to attend this meeting, as your active participation is very helpful in furthering the progress of the Low-income Housing Program.

A return addressed postal card is enclosed for your convenience in informing us whether you plan to attend the June 6 meeting.

Sincerely,


Malcolm D. Jones
Housing Coordinator

Encl: Postal Card

CITY OF ATLANTA

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

May 29, 1968



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

Dear Housing Resources Committee Member:

The regular monthly meeting of the Executive Group of the Housing Resources Committee for June 1968 will be held on regular scheduled date, Thursday, June 6, at 10:00 a.m., in Committee Room 2, City Hall.

This will be a joint meeting with the Housing Coordinating Group composed of Heads of Departments and Agencies who activities relate to the Low-income Housing program.

Please consider the functions and activities of your panel and be prepared to offer some specific proposals for making concrete contributions to the program.

We hope that you will be able to attend this meeting. Please reserve the date on your calendar.

A return addressed postal card is enclosed for your convenience in advising us whether you will be able to attend the June 6 meeting.

Sincerely,

Malcolm D. Jones
Housing Coordinator

Encl: Postal Card

W E L C O M E

to the

S I T E

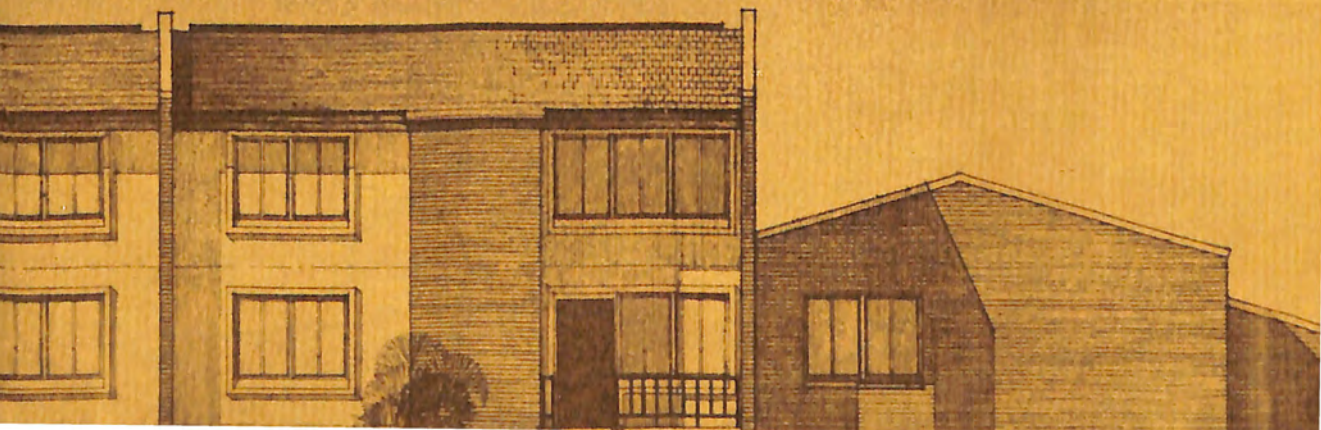
of

ATLANTA'S LARGEST

LARGEST IN THE SOUTHEAST

SECOND IN THE NATION

TURNKEY LOW RENT HOUSING PROJECT



SHEETZ AND BRADFIELD/ARCHITECTS/INCORPORATED/A.I.A.

H.L.C. AND ASSOCIATES, INC. DEVELOPER

COBLE-WEAVER (JOINT VENTURE) CONTRACTOR

*

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BANKHEAD PROJECT GEORGIA 6-28.

Site: 45.40 Acres to the North and South of Bankhead Highway at Maynard Road, just East of the Chattahoochee River.

Units: 500 - consisting of 1 to 5 bedrooms in two and three-story building.

No separate facilities for the Elderly.

Community Building.

Total Cost: \$9,356,094.00

To be completed in four increments.
First Phase to include 132 Units
Second Phase 108 Units
Third Phase 148 Units
Fourth Phase 112 Units.

Cost of Site: Approximately \$350,000.00

Architects: Sheetz and Bradfield/Architects/Incorporated/A.I.A. Atlanta, Georgia

Developer: H.L.C. and Associates, Inc. Greensboro, North Carolina

Contractor: Coble-Weaver (Joint Venture) Greensboro, North Carolina

ATLANTA'S LARGEST TURNKEY LOW RENT HOUSING PROJECT

GROUND BREAKING CEREMONIES

3475-76 Bankhead Highway, Northwest
Atlanta, Georgia

Monday, May Twenty-Seven,
Nineteen Hundred & Sixty-Eight

Hosts: Mr. Francis B. Sheetz, Jr., A.I.A.

Mr. Richard H. Bradfield, A.I.A.

Guest Speakers: Mr. Edwin L. Sterne, Chairman
Housing Authority of the City of Atlanta

Dr. Benjamin E. Mays, Co-Chairman
Housing Resources Committee

Mr. Edward H. Baxter, Regional Administrator,
Department of Housing and Urban Development

Honorable Ivan Allen, Jr., Mayor,
City of Atlanta

*

*

WE HOLD THESE TRUTHS TO BE SELF EVIDENT.

"CHILDREN OF POVERTY TODAY WILL BE THE PARENTS OF POVERTY TOMORROW." So said Mrs. Marie McQuire, former United States Commissioner of Public Housing.

There is a need - in Atlanta - for over 16,000 decent, safe, and sanitary dwelling units, a determination made by our Mayor when he enlisted the aid of many substantial citizens of the City to begin his campaign and efforts to relieve the deplorable conditions of many of Atlanta's citizens. His recognition of the degraded condition of many areas of the City and the growing deterioration of existing dwellings began what was almost a "One Man War" against these unfortunate conditions of the poor. The facts were gathered and revealed.

The Mayor appealed to industry to meet this need. Sufficient incentive motivated great interest. However, as private interests began to work, surprisingly every effort was stymied by one obstacle - - private vested interests.

Several small parcels were successfully zoned to receive housing and were used. Subsequent re-zoning efforts ironically brought opposition from every quarter of the City -- no race or religion excluded. This was the voice of the people! To this date, this voice has been heard on practically every petition. Fortunately, this site was an exception.

Voiced objections and resentments put the Board of Aldermen in a position of reluctance to act on any petition for Housing purposes. Their responsibility is to serve the wishes of the majority of the people. If this be it -- the people of Atlanta have turned their backs on those less fortunate, and this, in itself, breeds trouble.

The aim and purpose of the Federal Housing Assistance Administration have not been understood by the people of Atlanta. Here is a program of assistance and benefit - and we turn our backs.

The first result and accomplishment of this program puts a substantial roof over the heads of people. That they are warm, dry, and possibly comfortable is secondary. The first result and accomplishment is lifting them out of an environment that has bred crime and moral degeneration. Yet - we turn our backs. We complain of a tax burden!

Is this a tax burden - to move people out of slum areas - to enforce the Housing Code - to initiate a Workable Program to bring these areas up to standard or demolish them - to relieve our Police of the exposure to these areas -- is this a burden?

Many have stated - as soon as these slum areas are vacated - before anything can be done - others move in from out of the City because of decreased job opportunities in the rural areas and other cities. Jobless people must seek. Naturally they turn to Atlanta - a Mecca - a City on fire - one of the most thriving metropolitan areas in the Country. Never will they stop coming. This migration will continue whether additional housing is provided or not - - and if not provided, the slum areas will spread like cancer.

What alternative do we have? Shall we let this influx create critical areas where one is afraid to walk -- areas which even Police cannot control? Are we intentionally creating schools of crime and corruption? What ignites the fuse? We have seen explosions in other cities.

Is this what Atlanta wants?

Is this the American way?

Is this the Christian way?

It is the fortunate and the able citizens who must help, else they destroy themselves. Atlanta cannot and must not turn its back to receive the poverty-forced stab of vengeance of those who are impaled upon the filth and hate of the slums!

Who among us has never had the facilities of a toilet, cooked on a decent stove, or, as in the past, washed dishes in a pan and thrown the water out a window? Yet this is the life of many today.

This start of Atlanta's largest Public Housing development under the Turnkey System is a substantial realization and a milestone in our Mayor's war. Five Hundred new homes to house Twenty-Five Hundred citizens of Atlanta.

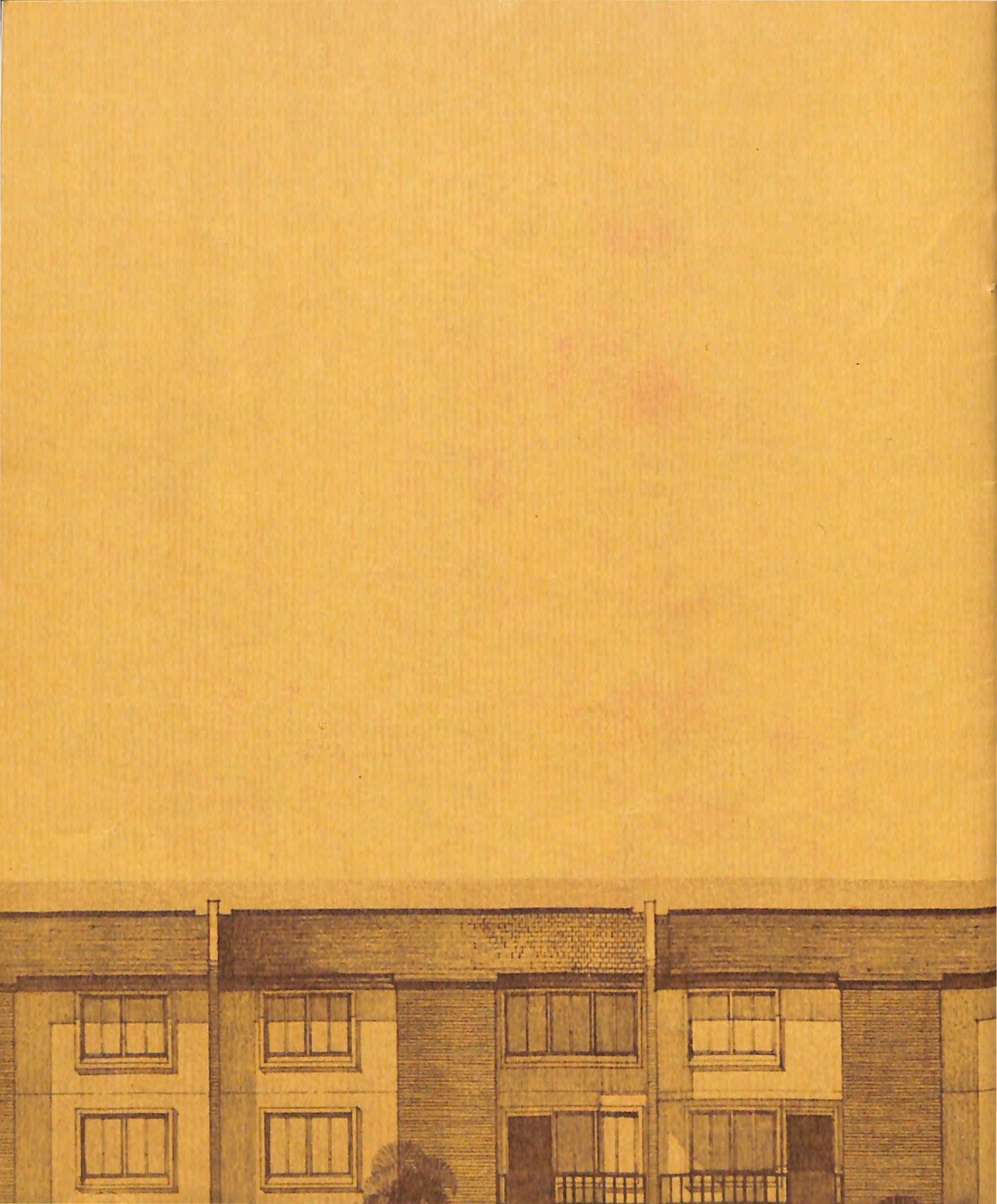
Rather than a Ground Breaking, we should say this is a Dedication to the Beginning.

Providing housing and moving people from the slum areas into decent, safe and sanitary surroundings does not end - it begins the job.

So, education has become an important part of the Housing Program. Instead of education, we can better term it the revitalization of inherent qualities of man. To revitalize the need and urge to live properly in a well-built, attractive home; to revitalize the realization of a continually improving environment; to revitalize the desire to maintain and uplift the standard of such environment - to this we pledge ourselves so that he, too, can go with dignity and pride among all men - - and his children after him.

In some instances we may fail - but we will put these failures behind us as the price we pay to insure our society for posterity.

Thank you so much for participating.



Mr. Fullerton
Page Two
May 3, 1968

therein and also with our Housing Resources Committee for any local coordination needed. We will endeavor to work cooperatively with you and your associates in any way we can on a fair competitive basis, as required by Georgia law.

We wish you success in your new undertaking and hope that it may be mutually beneficial.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:fy

HOUSING RESOURCES COMMITTEE

April 18, 1968

Memorandum:

From: Malcolm Jones

Re Honor Farm No. 1 (Federal Pen Site)

BACKGROUND

Several days ago Collier Gladin suggested that I try to get private developers interested in this site; and recently Dan Sweet asked me to work with Collier Gladin and Howard Oppenshaw in trying to expedite development of the housing portion of this site.

On April 10 I had a scheduled conference with a prospective developer for this site. Mr. Howard Oppenshaw of the Housing Authority and Mr. Dick Case of HUD participated in the conference. Subsequently I have discussed the matter with Collier Gladin and others interested in this development.

CURRENT STATUS

Title to the property is now in General Services Administration. Topographic map (2' interval) of the area has been prepared and is in hands of the Housing Authority. The State Highway Department has furnished the center-line for the Expressway and is working on slope boundary lines. However, the State Highway Department cannot accurately define and confirm the Expressway boundaries until after it holds a Public Hearing several weeks hence.

A small contiguous triangle shaped tract, acquisition of which is considered desirable for inclusion in the overall project, is owned by private interests. It could be acquired separately by the Housing Authority and its acquisition should not delay development of the land to be dedicated by the Federal Government.

Mr. Oppenshaw is now working on a tightly timed development schedule for 15 single-family lots in a portion of the area adjacent to the existing Thomasville Urban Renewal Project. This should continue and this portion should be handled separately from the remainder of the housing portion of the Federal Pen site.

IVAN ALLEN, JR.
MAYOR
ATLANTA, GEORGIA

Mr. M. B. Satterfield, Executive Director
Housing Authority of the City of Atlanta
824 Hurt Building
Atlanta, Georgia 30303

IVAN ALLEN, JR.
MAYOR
ATLANTA, GEORGIA

Mr. Edwin L. Sterne, Chairman
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia

June 11, 1968

Mr. James S. Robinson, President
Urban East
Housing Consultants
900 Peachtree Street
Atlanta, Georgia 30309

Dear Mr. Robinson:

I am very pleased to learn that you are making progress on the Martin Luther King, Jr., Village to provide housing for 193 Atlanta families.

Your plans are imaginative and exemplify the best thinking in modern housing development for low and moderate income families.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:fy

URBAN EAST

Housing Consultants

James S. Robinson, president

900 Peachtree Street
Atlanta, Georgia 30309
Phone 404 875-0781

June 3, 1968

Honorable Ivan Allen, Jr.
Mayor of the City of Atlanta
Atlanta, Georgia 30303

Re: Rawson-Washington Urban
Renewal Project
Martin Luther King, Jr., Village
Atlanta, Georgia

Dear Mayor Allen:

I am writing at the request of Dr. Martin Luther King, Sr., in reply to your letter of May 31, 1968, regarding the progress of the above captioned project. Please be advised that the Application-Project Mortgage Insurance (FHA Form 2013) with preliminary plans and specifications were submitted to the Atlanta Insuring Office of the Federal Housing Administration this morning, June 3, 1968. The Federal Housing Administration has expressed its eagerness and willingness to expedite the processing of this case in order to provide this needed housing at the earliest possible date.

A considerable amount of time and effort has been expended by the Ebenezer Baptist Church and its representatives to insure the development of a residential community which embodies the most advanced thinking in multifamily living.

Our development plan provides for a high rise building consisting of twelve stories, presenting a panorama view of downtown Atlanta, the express ways and the spacious splendor of the City. This is the first attempt to develop a high rise construction under Section 221(d)(3) of the National Housing Act in the City of Atlanta. With the increasing awareness of the need for high rise residential facilities, it is imperative that low to moderate income families, especially families without children, are provided for in high rise construction in Central City. Larger families will find spacious accommodations in 2, 3 or 4-bedroom size units with the 3 and 4 bedroom units designed with 1 1/2 baths. All low rise units are town houses and garden type, two-story walk-up apartments, with ample

Honorable Ivan Allen, Jr.

- 2 -

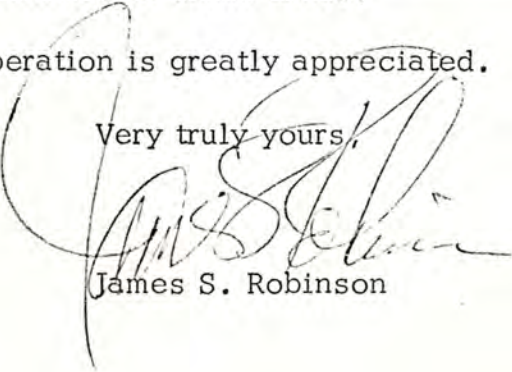
play areas and enclosed patios. A pedestrian walkway, free of vehicle traffic, allows for safe access throughout the development.

A community shopping center consisting of approximately 7,000 square feet form an integral part of this development concept which will provide the daily essentials for residents and the general community. In addition, an office building complex of approximately 3200 square feet, is incorporated in this community center, providing space for professional offices and convenient type stores and shops. A day nursery designed to accommodate preschool-age children of working mothers has been given special study and the result of this intensive investigation regarding the special needs of these children are reflected in our day-care center. A coin-operated laundry facility is also provided. Our development plan utilizes open spaces and green belts in order to provide a character of individuality and sense of pride and appreciation. The total 193 unit complex will be served by central air conditioning and heating.

We feel that Martin Luther King, Jr., Village will be an exciting and important addition to the City of Atlanta and a major step forward in the development of residential communities in urban areas.

Your continued interest and cooperation is greatly appreciated.

Very truly yours,



James S. Robinson

cc: Martin Luther King, Sr.
Mr. Cary S. Hooks
Mr. Cecil Alexander
Mr. Albert Thompson

HOUSING RESOURCES COMMITTEE

ROOM 1204, CITY HALL

June 11, 1968

MEMORANDUM TO: Mr. Cecil A. Alexander, Chairman
Housing Resources Committee

Pursuant to your suggestion, several days ago I talked to Jim Parham about E.O.A. providing administrative support to Lee Burges' newly organized Housing Development Corporation and informed him of our previous contact with Bill Allison regarding this matter. At that time Mr. Parham did not appear to be familiar with it, but said he would talk with Bill Allison and look at the file on the subject which was provided to Bill Allison by Hall Ware.

Following the Housing Resources Committee Meeting June 6, Mr. Parham discussed the matter with me and provided me with the attached copy of "A Proposal to Form the Atlanta Housing Development Corporation". Mr. Parham stated that he is very sympathetic with the idea of E.O.A. providing administrative support for the Housing Development Corporation; that he will need, however, the following indicated material in order to present and justify this matter to his Board, which he feels will be inclined to act favorably upon it:

- (A) A copy of the Legal document of Incorporation of the Housing Development Corporation.
- (B) A statement of the Corporations functions, scope of operation, and principal activities, as actually established (not the "proposal" for formation of the Corporation, as contained in the attached.)
- (C) A list of the Corporation's Board of Directors (Mr. Parham stated that it would be easier for E.O.A. to support the Housing Development Corporation administratively, if the Board of Directors contains representation from the poor).

June 11, 1968

(D) A statement as to how the Housing Development Corporation will benefit the poor.

(E) Budget (including breakdown by principal items).

NOTE: At the time of our conversation Mr. Parham insisted that I give him some concept as to what the total amount of the budget would probably be. I told him that I did not know, as I felt this would have to be worked out with the Director, selection of which I understand is now being considered, but that I anticipate that it would be in the neighborhood of \$25,000 per year, principal items of which would be the salaries of the Director and Secretary, office supplies and postage.

Mr. Parham said that as soon as the above information is presented to him, he will submit a formal proposal to his Board for inclusion of this item in E.O.A.'s further activities. I feel that we should provide him as quickly as possible with information he has requested.

Malcolm D. Jones
Housing Coordinator

MDJ/mac

Encl: Copy "A Proposal to Form The Atlanta Housing Development Corporation.

CC: ✓ Mr. Dan E. Sweat, Jr.

June 7, 1968

Housing Resources Committee
City of Atlanta
Atlanta, Georgia 30303

Attention: Mr. Malcolm D. Jones

Gentlemen:

Re: Gilbert Gardens Turnkey - Mayor Allen's Letter

We are in receipt of the Mayor's letter of May 31, 1968 urging us to proceed as quickly as possible with the Gilbert Garden Turnkey Project. He requested that we keep you advised of our progress and any problems which tend to delay this development.

To the best of our knowledge, the estimates have been received and approved, and they confirm our revised contract price of \$4,028,775.00.

We would be ready to sign the contract on Monday, June 17, 1968 and proceed with the project immediately thereafter.

If in checking the status of this project you should find that any additional information is required, please advise the writer.

We are most anxious to take advantage of the balance of the desirable summer construction season, and look forward to an award this month.

Very truly yours,

mer

Ralph P. Pass, Jr.

cc: Dan E. Sweat, Jr., Director of Governmental Liaison
M. B. Satterfield, Executive Director, Atlanta Housing Authority

Mr. Sweet

CEREX ATLANTA CORPORATION

June 10, 1968

Mr. Howard Openshaw
Director of Redevelopment
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303

Dear Mr. Openshaw:

This is with reference to your letter of June 4, 1968 outlining several objections to our plans for the development of Parcels E-1a and B-2. As I understand it, these objections represent the position both of your office and that of the City Planning Commission.

I should like to take exception, first, to the second paragraph of your letter, which states in part that, "While certain elements of the original plan have been retained.... other features on which the development competition award was made have been eliminated, reducing the original extraordinary site plan proposal to the average run-of-the-mill development." That statement is unjustified as to the facts, and, if it is an expression of aesthetic judgement, not one with which we agree or respect.

Second, I should like to point out that your action in advising the Federal Housing Administration that our plans were not acceptable has resulted in their refusal to issue ready-to-go commitments. This may mean the loss, to us and to the City of Atlanta, of the 221(d)(3) reservations for this project and, if 221(d)(3) money is, as we are advised, exhausted, it may be some time before new reservations are obtained if we lose these.

A far more advisable course for you to have followed (in terms of safeguarding the 221(d)(3) reservations for this project) would have been to permit FHA to issue their commitments and in the period preceeding initial mortgage closing, work with us to achieve that which you feel is necessary. Your control of our going and our coming is so complete in every respect that with or without the commitment we cannot proceed into construction until you

CEREX ATLANTA CORPORATION

Mr. Howard Openshaw
June 10, 1968

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are completely satisfied with our work. You chose, however, to pursue a course which places the project's development in jeopardy....a needless and disheartening risk and delay.

Third, I should like to point out that we are no less interested than are you or any other City Agency concerned with this project, in producing as superior a development as possible. Our competition submission was not a pipe dream nor did we approach it on the basis of winning a beauty contest thinking to make it work later, as is often the case. I would imagine that we will be with this project long after most of the City officials concerned with it now have left the scene and its success, both as an investment and in the achievement of our social objectives, depends entirely upon its desirability to potential tenants.

It was recognized publicly, by you and by us during the course of the competition, that detailed planning, architecture and fiscal analysis would require certain changes, but that the major concepts presented would be preserved. We have acted in good faith in pursuing our work and those changes which have been made, in practically every single instance of concern to you, have related to four major factors:

- A. The severe cost restrictions governing the 221(d)(3) program which have become even more severe over this past year by virtue of the money market and tremendous increases in construction costs.
- B. Detailed cost analysis of certain of our original development proposals (such as rental town housing in Parcel E-1a and elements of site development) have proved to be economically infeasible in terms of their effect upon rentals.
- C. The need to provide the full number of units originally proposed when certain areas, upon detailed site planning, proved to be economically infeasible for development or, proved to contain conditions of which we were not advised (such as County ownership of certain lands within the project area).

CEREX ATLANTA CORPORATION

Mr. Howard Openshaw
June 10, 1968

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- D. The rentals and carrying charges which the housing market with which we are concerned can absorb.

Lastly, I should like to point out that most of those elements of our work which you now question have been known to your office and to the City Planning Commission for several months. It is baffling, to say the least, that at this late and critical date you choose to present your comments.

Now, as to the substance of your letter, I should like to make the following brief observations which will be enforced by oral argument and graphic material presented at our meeting on June 11, 1968.

As to your item (a), we do not agree that the geometric arrangement of buildings does not provide interesting and varied pedestrian spaces. The changes we have made in Parcel E-1a with regard to buildings placement are not major. If you are making an aesthetic judgement, we agree that the original concept is better, but not that our revision does it great violence. Additionally, some study of our building placement would have indicated the extreme topographic conditions which account for many of our shifts in building location, conditions we originally felt able to resolve, but in the face of economics, could not. In this regard, I should point out that retaining walls were the first to go when the dollar situation became extreme and this fact mandated a shift in building, parking and driveway location.

As to your item (b), rental townhouses in Parcel E-1a were eliminated solely for reasons of economy and FHA guidance here was quite convincing. They proved too costly to build and could not be absorbed by the rental market with which we are concerned. Eliminating townhouses eliminated the structured and disciplined flow of pedestrian traffic, but that function can be provided by strong and adequately designed pedestrian pathways.

CEREX ATLANTA CORPORATION

Mr. Howard Openshaw
June 10, 1968

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The original competition drawing did in fact show townhouses step up or down the grades. It was later recommended by your office and concurred in by us, that the B-2 site be converted to all co-op townhouses which more fully and economically served the market for townhouse occupancy. In addition, FHA requirements regarding percentage of grade around the E-1a townhouses parking lots which served these steep townhouse had severe cost implications. Also, the cost of producing such a steep townhouse proved to be so high as to approach or exceed the maximum rentals under the 221(d)(3) program as follows:

<u>Type of Unit</u>	<u>Monthly Rent On E-1 Site</u>	<u>Monthly Charge On B-2 (co-op site)</u>
2BR	\$ 98	\$ 81
3BR	112	98
2BR basement	105	96
3BR basement	119	109
4BR basement	126	119

Note: Includes all utilities

As to your item (c), we agree that the community plaza was a major and highly desirable element of our original proposal. We eliminated it and distributed the functions elsewhere throughout the project in that a part of Parcel E-1b and all of E-1c cannot now be developed for housing due to certain facts not brought to our attention during the competition. We, therefore, sought to recapture some of the lost units by placing them on the community plaza site. However, we are quite willing to eliminate that housing and to reinstate the original community plaza proposal, but you must recognize that this will mean a net loss of approximately 40 dwelling units.

Additionally, it should be noted here that the new centrally located community recreation area was not only approved by the Planning Commission and the full Board of Aldermen in our Community Unit Plan submission, but was also approved by the Atlanta Housing Authority. Similarly, the

CEREX ATLANTA CORPORATION

Mr. Howard Openshaw
June 10, 1968

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new church site location plan was forwarded to both the Housing Authority and Collier Gladdin's office on April 22, 1968 and no objection was raised at that time.

As to your item (d), changes in relationship of peripheral drives and parking areas to the housing units they serve, were made necessary by detailed studies which could not have been performed during the competition and by other changes such as building location and elimination of retaining walls. However, not by any stretch of the imagination can we understand the charge that the basic concept and relationship of driveways and parking to housing units served, has been violated.

As to the statement that a massive "sea of asphalt" parking area, remote from housing units is created, we point out that this is not the fact except perhaps in one instance. Even though the number of parking spaces has been increased to serve a larger number of housing units the parking solution in our proposal is superior to the original in many instances and in fact results in eliminating seas-of-parking. The statement that parking areas are remote from housing units is absolutely unfounded. Except in two instances they are all in the same relationship as originally proposed and improved in many instances -- at FHA insistence.

As to your item (e), the concept of uninterrupted pedestrian streets is maintained. As a matter of fact, it is improved in both Parcels E-1a and B-2. Site plans showing the use of this particular street has been in your possession since March. As a matter of fact, its utilization resulted as much from your suggestion that it be used and dedicated to the City so that approximately \$30,000 in site improvement credits would accrue to the City, as it did from our desire to eliminate the cost of constructing additional roadway.

As to your item (f), the pedestrian and vehicular traffic between Parcels B-2 and E-1a will provide for controlled street crossing as originally proposed.

CEREX ATLANTA CORPORATION

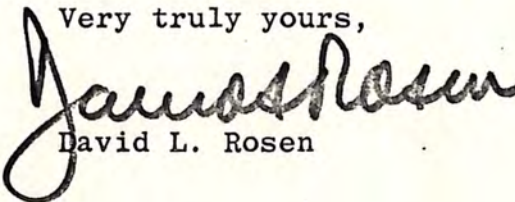
Mr. Howard Openshaw
June 10, 1968

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As to your item (g), we have rethought the placement of church sites within building clusters in view of our meetings with church groups which established that the churches will attract members both from within and without the project area. To place churches within the clustered areas would be to introduce large amounts of parking which we consider undesirable.

As to your item (h), the geometric arrangement of Parcel B-2 not only does relate to topography, it is governed by topography. We do propose a cluster arrangement of buildings with much of the site open and existing trees preserved. The statement that "the entire site is covered with buildings and parking areas" is completely unsupported by the facts and rather contentious. Coverage is approximately 20% for all buildings, roads and parking areas. The original plan proposed 331 dwelling units and 450 parking spaces. The present one proposes 250 dwelling units and 375 parking spaces -- on the same acreage.

Very truly yours,


David L. Rosen

DLR/sbs

cc: Mr. Lester H. Persells
Mr. Ralph Johnston
Mr. Collier Gladdin
Mr. Rodney Cook
Mr. Hamilton Douglas, Jr.
✓ Mr. Cecil Alexander
Mr. Larry Chkoreff
Mr. Stanley Berman

NOTICE

RENEWAL AND HOUSING ASSISTANCE

5/22/68

TO: ALL RENEWAL AND HOUSING ASSISTANCE PROGRAM PARTICIPANTS

SUBJECT: HUD Policy for Provision of Information to the Public

We are transmitting for your information a reprint from the Federal Register 32 FR 9660-62, dated July 4, 1967, presenting HUD's public information policy pertaining to those documents, records, regulations, manuals, etc. contained in the HUD Central and Regional Offices.

The policy of the Department of Housing and Urban Development is to make full and responsible disclosure of its identifiable records and information consistent with such competing public interests as national security, personal privacy, and obligations of confidentiality as are recognized by the Public Information Act.

The "Public Information Act," also known as "Freedom of Information Act," 5 U.S. 522, as amended by P.L. 90-23, upon which this policy is based, became effective July 4, 1967.

Attachment

NOTE: This "NOTICE" is part of the new HUD Unified Issuances System. It will be used on occasion to advise you on matters of general interest concerning HUD assisted program.



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Reprinted from Federal Register-32 F.R. 9660-62
July 4, 1967

Title 24—HOUSING AND HOUSING CREDIT

Subtitle A—Office of the Secretary, Department of Housing and Urban Development

PART 15—PUBLIC INFORMATION

In Subtitle A a new Part 15 is added as follows:

Subpart A—Purpose and Policy

- Sec.
15.1 Definitions.
15.2 Purpose.
15.3 Statement of Policy.

Subpart B—Production and Disclosure of Records

- 15.11 Publication in the FEDERAL REGISTER.
15.12 Materials not published in the FEDERAL REGISTER.
15.13 Identifiable records produced upon request.
15.14 Schedule of fees.

Subpart C—Exemptions

- 15.21 Exemptions authorized by 5 U.S.C. 552.

Subpart D—Where Records May Be Inspected and Information Obtained

- 15.31 Information centers.
15.32 Information offices.
15.33 Material in Department Central Information Center.

Subpart E—Procedure for Requesting Access to Records

- 15.41 Requests for records.

Subpart F—Disclosure of Records and Refusal To Disclose

- 15.51 Authority to release records or copies.
15.52 Authority to deny requests for records.

Subpart G—Administrative Review of Denials of Requests for Records

- 15.61 Administrative review.

AUTHORITY: The provisions of this Part 15 are issued under 5 U.S.C. 552 and sec. 7(d), 79 Stat. 670; 42 U.S.C. 3535(d).

Subpart A—Purpose and Policy

§ 15.1 Definitions.

As used in this Part—

(a) "Act" means section 552 of Title 5, United States Code, as amended by Public Law 90-23, 81 Stat. 54, June 5, 1967. Public Law 90-23 repealed and superseded Public Law 89-487, 80 Stat. 250, July 4, 1966, sometimes referred to as the "Freedom of Information Act" or "Public Information Act."

(b) "Department" means the Department of Housing and Urban Development which consists of the Office of the Secretary and the several organizational units.

(c) "Secretary" means the Secretary of Housing and Urban Development.

(d) "Organizational unit" means any one of the several offices, staffs, divisions, or administrations of the Department, including the Federal Housing Adminis-

tration (FHA) and the Federal National Mortgage Association (FNMA). Organizational unit also includes Department Regional Offices and local FHA and FNMA offices.

(e) "Person" means "person" as defined in 5 U.S.C. 551(2) to include corporations and organizations as well as individuals.

(f) "Information center" means any place, reading room, desk, or other area or facility established and maintained by the Department where the public may request and obtain information and records concerning the Department's operations and business.

§ 15.2 Purpose.

This part contains the rules and regulations of the Department implementing 5 U.S.C. 552. It informs the public about where and how the Department's records and information may be obtained from its organizational units in Washington, D.C., and its regional and other local offices throughout the country.

§ 15.3 Statement of policy.

The Department's policy is one of full and responsible disclosure of its identifiable records and information consistent with such competing public interests concerning the national security, personal privacy, and obligations of confidentiality as are recognized by 5 U.S.C. 552. Every effort will be made to furnish service with reasonable promptness to the public with respect to the obtaining of records and information.

Subpart B—Production and Disclosure of Records

§ 15.11 Publication in the Federal Register.

Subject to the exemptions in § 15.21, the Department shall separately state and currently publish in the FEDERAL REGISTER for the guidance of the public:

(a) Descriptions of its central and field organization and the established places at which, the employees from whom, and the methods whereby, the public may obtain information, make submittals or requests, or obtain decisions;

(b) Statements of the general course and method by which its functions are channeled and determined, including the nature and requirements of all formal and informal procedures available;

(c) Rules of procedure, descriptions of forms available or the places at which forms may be obtained, and instructions as to the scope and contents of all papers, reports, or examinations;

(d) Substantive rules of general applicability adopted as authorized by law, and statements of general policy or interpretations of general applicability formulated and adopted by the Department; and

(e) Each amendment, revision, or repeal of the foregoing.

Except to the extent that a person has actual and timely notice of the terms thereof, no person shall in any manner be required to resort to or be adversely affected by any matter required to be published in the FEDERAL REGISTER and not so published. For purposes of this § 15.11, matter which is reasonably available to the class of persons affected thereby shall be deemed published in the FEDERAL REGISTER when incorporated by reference therein with the approval of the Director of the Office of the Federal Register, as provided in 32 F.R. 7899, June 1, 1967, 1 CFR Part 20.

§ 15.12 Materials not published in Federal Register.

(a) Subject to the exemptions in § 15.21, the Department, in accordance with this part, shall make available for public inspection and copying:

(1) Final opinions, including concurring and dissenting opinions, as well as orders, made in the adjudication of cases;

(2) Statements of policy and interpretations which have been adopted by the Department and are not published in the FEDERAL REGISTER; and

(3) Administrative staff manuals and instructions to staff that affect a member of the public.

(b) To prevent a clearly unwarranted invasion of personal privacy, the Department may delete identifying details when it makes available or publishes any material. Whenever such deletions are required, the record or copy will be made available with the space formerly occupied by such identifying details left blank, and the justification for the deletion shall be explained fully in writing.

(c) The Department shall maintain and make available for public inspection and copying a current index providing identifying information for the public as to any matter issued, adopted, or promulgated after July 4, 1967, and which is required by this § 15.12 to be made available or published.

§ 15.13 Identifiable records produced upon request.

Requests for records and copies may be made in person during normal business hours at information centers listed below in § 15.31 of this part. Requests may also be made by mail addressed to such centers.

(a) Each request for a record or copy thereof should identify the record specifically with respect to names, dates, subject matter, and location, if known. The Department will notify any person making a request if further identifying information is needed before his request can be honored.

(b) Charges will be made in accordance with the schedule of fees set forth in § 15.14 for any records search which involves more than one man-hour of work, and for duplicating, reproducing, certifying, or authenticating copies

of documents furnished.

(c) When a request is made for an identifiable record of the Department which has been stored in the National Archives or other record centers of the General Services Administration, such record will be requested by the Department if it otherwise would be available under this part.

(d) Every effort will be made to make a record in use by the staff of the Department available when requested, and such availability will be deferred only to the extent necessary to avoid serious interference with the business of the Department.

(e) Copies of a requested record need not be furnished if the record is published in the FEDERAL REGISTER or is available for purchase from the Superintendent of Documents of the Government Printing Office. Such records may, however, be examined in one of the Department's information centers.

§ 15.14 Schedule of fees.

For the services listed below performed in the location and disclosure or furnishing of copies of records under 5 U.S.C. 552, and pursuant to the policy established by Congress in 5 U.S.C. (1964 Ed.) 140, Act of August 31, 1951, the following charges will apply:

(a) Records search:

(1) First man-hour on any single request: no fee.

(2) Each additional man-hour or fraction thereof: \$5.

(b) Copies of documents:

(1) Xerox or equivalent, page size up to 8½ inches by 14 inches, per page: \$0.25.

(2) Photostat, page size up to 8½ inches by 14 inches, per page: \$1.

(c) If charge is less than \$1.00 per order: no fee.

(d) Maximum number of copies furnished of any record: 10.

(e) Certification of true copies, each: \$1.

(f) Attestation under the seal of the Department or of FNMA, as the case may be, each: \$2.

(g) Payment of fees under this § 15.20 shall be made in cash, or by U.S. money order, or by certified bank check payable to the Treasurer of the United States except that, in case of the Federal Housing Administration and the Federal National Mortgage Association, drafts should be made payable to those organizational units. Postage stamps will not be accepted.

Subpart C—Exemptions

§ 15.21 Exemptions authorized by 5 U.S.C. 552.

A requested record shall not be withheld from inspection or copying unless it both (1) comes within one of the classes of records exempted by 5 U.S.C. 552, and (2) there is need in the public interest to withhold it. In determining the scope of the classes of records described in paragraph (a) of this section, the Attorney General's Memorandum on the Public Information Act, June 1967, will be used as a guide.

(a) The classes of records authorized to be exempted from disclosure by 5 U.S.C. 552 are those which concern matters that are:

(1) Specifically required by Executive order to be kept secret in the interest of the national defense or foreign policy;

(2) Related solely to the internal personnel rules and practices of the Department;

(3) Specifically exempted from disclosure by statute;

(4) Trade secrets and commercial or financial information obtained from a person and privileged or confidential;

(5) Interagency or intra-agency memorandums or letters which would not be available by law to a party other than an agency in litigation with the Department;

(6) Personnel and medical files and similar files the disclosure of which would constitute a clearly unwarranted invasion of personal privacy;

(7) Investigatory files compiled for law enforcement purposes except to the extent available by law to a party other than an agency;

(8) Contained in or related to examination, operating, or condition reports prepared by, on behalf of, or for the use of the Department in connection with its responsibility for the regulation or supervision of financial institutions; or

(9) Geological and geophysical information and data, including maps, concerning wells.

Subpart D—Where Records May Be Inspected and Obtained

§ 15.31 Information centers.

(a) The Department maintains a Central Information Center in Washington, D.C., at the following location:

Department of Housing and Urban Development, 1626 K Street NW. (Room 102), Washington, D.C. 20410.

(b) The Department also maintains an information center—

(1) In each of its Regional Offices as follows:

Region I—346 Broadway, New York, N.Y. 10013.

Region II—Widener Building, 1339 Chestnut Street, Philadelphia, Pa. 19107.

Region III—Peachtree-Seventh Building, Atlanta, Ga. 30323.

Region IV—360 North Michigan Avenue, Chicago, Ill. 60601.

Region V—Federal Office Building, 819 Taylor Street, Fort Worth, Tex. 76102.

Region VI—450 Golden Gate Avenue, Post Office Box 36003, San Francisco, Calif. 94102; Northwest Operations Office, First Avenue, Seattle, Wash. 98104.

Region VII—Ponce De Leon and Boliva, Post Office Box 3869, GPO, San Juan, P.R. 00936.

(2) In each FNMA Agency Office as follows:

211 South Broad Street, Philadelphia, Pa. 19107.

34 Peachtree Street NE., Atlanta, Ga. 30303.

1112 Commonwealth Edison Building, 72 West Adams Street, Chicago, Ill. 60603.

411 North Akard Street, Dallas, Tex. 75201.

3540 Wilshire Boulevard, Los Angeles, Calif. 90005.

(3) In each FHA Local Insuring Office at its respective local address as listed in local telephone directories.

§ 15.32 Information officers.

There shall be an information officer in each of the information centers described in § 15.31 who shall be responsible

for making information and records available to the public in accordance with this part. The information officer in the Department Central Information Center shall be designated by the Director, Division of Public Affairs. The information officer in each Regional Office and field office shall be designated by the Regional Administrator or the Director of the office, as the case may be, with the concurrence of the Director, Division of Public Affairs.

§ 15.33 Material in Department Central Information Center.

(a) The Central Information Center shall contain or have ready access to the following as a minimum:

(1) FEDERAL REGISTER, Code of Federal Regulations, and regulations of the Department contained therein;

(2) Precedent final opinions and orders in the adjudication of cases;

(3) Administrative staff manuals which affect the public;

(4) Program manuals which affect the public and forms;

(5) Interpretations relied upon as precedents;

(6) A current index of the foregoing materials issued, adopted, promulgated after July 4, 1967.

(b) Each Regional Office information center, each FHA Local Insuring Office, and each FNMA Agency Office shall contain or shall have ready access to such of the above records as pertain to the activities of that office.

(c) Facilities shall be available to each information center for the copying of properly requested and available records.

Subpart E—Procedures for Requesting Access to Records

§ 15.41 Requests for records.

(a) Requests for identifiable records should be made at the established information centers.

(b) A request should specify the requested record by brief description, containing the name, number or date as applicable, in enough detail that the record can be identified and located. A reasonable time should be allowed for records to be located, copied, and mailed or otherwise delivered.

(c) The request should be accompanied by the fee or an offer to pay the fee when determined.

(d) Copies of available records shall be produced as promptly as possible. Copying service shall be limited to not more than 10 copies of any single page. Records which are published or available for sale need not be supplied.

Subpart F—Disclosure of Records and Refusal To Disclose

§ 15.51 Authority to release records or copies.

The head of each organizational unit or the designee of each of these officers, with respect to records pertaining to programs or activities for which each has primary responsibility, is authorized to release any Department record or copy thereof when disclosure is clearly appropriate under this part. Such authorized persons may release records for which another officer has primary responsibility

only with the consent of the other officer or his designee.

§ 15.52 Authority to deny requests for records.

The officers and their designees described in the preceding § 15.51 may deny a request for a record. Any denial shall be promptly made in writing and contain a simple statement of reasons for the denial. Prior to a denial, the officer or designee shall clear the matter with the Office of General Counsel or the office of the appropriate Regional Counsel or, in the case of an officer or designee in any FNMA office, with the Office of the General Counsel, FNMA, or the appropriate FNMA Agency Counsel. Denial shall terminate the authority of the particular officer or designee to release or disclose the requested record, which

thereafter may not be made available except with the express authorization of the Secretary or his designee.

Subpart G—Administrative Review of Denials of Requests for Records

§ 15.61 Administrative review.

(a) Review shall be available only from a written denial of a request for a record issued under § 15.52, and only if a written request for review is filed within 30 days after issuance of the written denial. The filing of a request for review may be accomplished by mailing to the Secretary of Housing and Urban Development, 1626 K Street NW. (Room 600), Washington, D.C. 20410, a copy of the request if in writing, a copy of the written denial issued under § 15.52, and

a statement of the circumstances, reasons, or arguments advanced in support of disclosure of the original request for the record. Review will be made promptly by the Secretary or his designee on the basis of the written record described in this § 15.61.

(b) The decision after review will be in writing, will be promptly communicated to the person requesting review, and will constitute final action of the Department on the request, subject to judicial review as provided in 5 U.S.C. 552(a)(3).

Effective date. This regulation is effective as of July 4, 1967.

ROBERT C. WEAVER,
*Secretary of Housing and
Urban Development.*

Mr. Sweat

June 7, 1968

MEMORANDUM

To: Mr. J. C. Johnson
Director of Model Cities

Pursuant to our discussion yesterday, this is to advise you that in a report which I am now preparing to Mr. Dan E. Sweat, Jr., Director of Governmental Liaison, pertaining to Experimental Housing Survey, I am proposing (1) that approximately a four block area (about 10 acres) centered generally on the intersection of Connally Place and Crumley Street, S. E. or (2) a similar size area centered on the intersection of Reed Street and Love Street, S. E. be designated for experimental housing and that request be initiated promptly to HUD for authority to acquire such tract for this purpose as soon as possible, under appropriate procedures.

Both of these tracts have been discussed with Mr. Sweat and Mr. Jim Wright of your office.

Malcolm D. Jones
Housing Coordinator

MDJ:fy

SUMMARY

STATUS OF ACCELERATED LOW-INCOME HOUSING PROGRAM
(Commenced Nov. 15, 1966)

Total dwelling units permitted in Atlanta:
 1963 - 9,129 1966 - 2,382
 1964 - 3,829 1967 - 4,630
 1965 - 2,656 1968 - 1,810 (thru Apr.)

5 yr. Program, 1967-71

% estab. for first 2 yr. Goal (Same % used for 5 yr. period)	100%		(57%)		(13%)		(30%)		(0)	
	16,800		(9,576)		(2,184)		(5,040)		(0)	
Status	*No. Units		P.H. & TK.		FHA 221		Pvt. Devlp. (Conv.)		Elderly & N.H.	
	May 15	Jan 15	May 15	Jan 15	May 15	Jan 15	May 15	Jan 15	May 15	Jan 15
Completed (new Const.)	2,031	1,312	(82)	----	(510)	(400)	(1,439)	(912)	-----	-----
Under Construction	5,108	3,701	(910)	(790)	(1,188)	(565)	(3,010)	(2,346)	-----	-----
In Planning	<u>7,151</u>	<u>6,582</u>	<u>(2,914)</u>	<u>(2,220)</u>	<u>(3,651)</u>	<u>(3,868)</u>	<u>(140)</u>	<u>(48)</u>	<u>(446)</u>	<u>(446)</u>
Total in Sight	14,290	11,595	** <u>(3,906)</u>	<u>(3,010)</u>	<u>(5,349)</u>	<u>(4,833)</u>	<u>(4,589)</u>	<u>(3,306)</u>	<u>(446)</u>	<u>(446)</u>
Increase-Deficit	-2,510	-5,205	<u>(-5,670)</u>	<u>(-6,566)</u>	<u>(3,165)</u>	<u>(2,649)</u>	<u>(-451)</u>	<u>(-1,734)</u>	<u>(446)</u>	<u>(446)</u>
Being considered (all categories)	2,594	4,481								
Did Not Materialize	See Note A.									

*Figures in this column are basic and represent the entire program.
 () Indicates breakdown by programs, of figures included in basic column.

**In addition, 658 units have been leased for P.H. and leasing of 372 additional units for P.H. is being negotiated.

Also 13,983 units have been reported by the Housing Code Division as repaired (rehabilitated). However, those figures include units found in compliance on original inspection. It is estimated that 75% of this figure, or 10,487 sub-standard units have been brought into compliance through actual rehabilitation. 218 units have been rehabilitated by the H.A. in the West End U.R. Project. These do not increase the number of housing units available, but do increase the supply of standard units.

Note: Includes only units financed under Federal assisted low and medium income housing programs; and units constructed under conventional financing as follows:

Multi-family units costing not more than \$10,000, exclusive of land	
Duples units " " " " " " " "	\$12,000,
Single family units " " " " " " " "	\$15,000,

Respectfully submitted,

Malcolm D. Jones
 Malcolm D. Jones
 Housing Coordinator

- Encls: 1. Summary of Public Housing in Atlanta
 2. Notes
 3. Inventory of Low and Medium Cost Housing in Atlanta (with office copies only)

SUMMARY OF PUBLIC HOUSING IN ATLANTA

8874 . . . Existing Units in operation - filled.

1140 Units in Development stage, as follows:

*(650) Units under construction off McDaniel St., in Rawson-Washington U. R. Project (scheduled for completion in '68)
 (248) Spring '68 (82 of these units completed 5-15-68)
 (402) Fall '68

(140) Units under construction in Perry Homes Extension - South of Procter Creek.
 (78) 3 Bedroom
 (46) 4 Bedroom Bids opened March 7, 1967. Permit issued May '67. Const.
 (16) 5 Bedroom on schedule for completion by Nov. '68; 48% completed 5-15-68.

(350) Units planned for Thomasville U. R. Project
 (40) 1 Bedroom (16 elderly) Bids opened May 15, 1968. 12 months, at least, required for
 (120) 2 Bedroom construction. Will try to have part delivered before final.
 (80) 3 Bedroom
 (80) 4 Bedroom
 (30) 5 Bedroom

4200 Units reserved
 (1372) (Allocations made by HUD to date; Hollywood Rd., 202; Gilbert Rd., 220; Bankhead Hwy., 500;
 and Honor Farm #1, 450)
 (500) (500 units of this reservation are approved for allocation to the leasing program, to be replaced
 later)

300 Units allocated for leasing program; can only be utilized for Public Housing as they become vacant.
 Allocation requested for 230 additional units to the leasing program.

(658) Units under lease (8 locations)

(372) Negotiations under way for leasing 372 additional units.

5640
 14,514 . . . Total Potential

*Figures in () in this column are included in figure above; not in ().

NOTES

- A. 11,022 units proposed did not materialize, of which 8,056 were shown in the previous report of Jan. 15, 1968 and 2,966 additional units are listed in this report, as Lost. (The majority of these losses were due to disapprovals of sites and proposed rezoning.)
- B. Proposed locations for low-cost housing are coordinated through the Planning Dept., for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Dept. for adequacy of school facilities.
- C. An engineering firm from Savannah, McNamara & Associates, Consulting Engineers, has recently made presentations in Atlanta of a "patent applied for" low-cost housing method of construction with flexible design, which is claimed can be constructed quickly on site, employing mostly untrained labor and at a savings of 10%-15% under conventional construction. This firm established connections with a reputable construction firm in Atlanta and a local architect. This team is anxious to acquire a 10 acre tract in the Model Cities area to construct an experimental Housing project.
- D. The Travelers Insurance Company has agreed to finance 70 or more new single family low-cost houses in the Thomasville Urban Renewal project area under the FHA 221 D (2) insured mortgage program. Equitable has made \$1,000,000 available to Atlanta Mortgage Brokerage Co. for financing low-cost homes at favorable rates.
- E. In view of difficulties encountered in zoning and getting other approvals on sites proposed for large multi-family developments, it is apparent that the Low-income Housing Program will have to lean heavily on Developers and Builders providing a substantial portion of the requirements on small scattered sites, with or without Federal assistance.
- F. No proposal had yet been made for construction of units (even efficiency or 1 bedroom) to rent or sell for as low as \$50 per month, although the London Towne Houses, a 221 d (3) co-op development now under construction, is pushing this close, with its one bedroom unit advertised to sell for \$59 per month. The City's greatest need is in the \$30-\$50 per month rental-purchase range.
- G. Richard L. Fullerton Associates has proposed a fibre glass "manufactured" patented process, 3 bedroom and bath house (900 sq. ft. & car port) with w-to-w carpeting and air conditioning, which he claims can sell for \$9,000-\$9,500, including land estimated to cost \$1,500.
- H. National Homes Corp. of Lafayette, Inc. placed on the market Feb. 1, 1967 a 800--900 S.F. (O.S. dimensions) 3 bedrooms, prefabricated preassembled panel, single family house plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp., to sell under FHA 221 d (2). Price includes plumbing, electrical, heating units, stove & refrigerator. Houses can be completely assembled in 85 man hours; 72 of these (with conventional plumbing) are being erected (pre-sold) in the Thomasville Urban Renewal Area. Approx. 800 sq. ft. house is priced at \$11,200; 900 sq. ft. house is priced at \$11,600. Adrian Homes Cor. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possible tapping fees. Other prefab distributors and conventional builders have interesting potential houses to offer but, because of fear of local Codes difficulties, are not producing single family houses in Atlanta to sell in the \$10,000-\$12,500 range for which there is a strong demand and market. Perhaps the greatest difficulty is availability of suitably priced land within the City Limits. Economics for this price range sales housing require land which will not cost the developer more than \$1500.per unit. (A 5,000 sq. ft. lot is considered ample for this type house.)
- I. Ralph L. Dickey of Atlanta has proposed a non-profit revolving fund enterprise to acquire substandard housing, renovate it and resell primarily through private enterprise. CACUR recently formed a non-profit corporation to rehabilitate exisint units under 221 (h). Morris Brown College is another such sponsor. North West Community Forum has also filed applications for 4 projects under 221 (h).
- J. Information is welcomed as to corrections, additions or deletions of material contained in this report. (Call 522-4463 Ext. 430.)

HOUSING RESOURCES COMMITTEE

PROJECT INDEX

To accompany Low-income Housing Inventory Report of May 15, 1968

Item No.	No. Units		Designation	Location	Program	Page
	New	Existing				
<u>Completed</u>						
C-1	373		Allen Temple	Gordon Rd. Near Harwell	221 d(3)	
C-2	380		Single Family	Scattered	Conv. & 221 d(2)	
C-3	100		Duplexes & Small Apts.	Scattered	Conv.	
C-4	534		Apts.	Scattered	Conv.	
C-5		658	Leased for P.H.	8 Sites	Leasing for P.H.	
C-6		10,487	Rehab. H.C. Div.	Throughout City	H.C. Enf.	
C-7		218	Rehab. by H.A.	West End U. R. Project	U.R.	
C-8		30	Rehab. by Pvt. Ent.	Scattered	Conv. Rehab.	
C-9	28		Apts.	2661 Beeler Dr., S.W.	Conv.	
C-10	32		Apts.	1930 Flat Shoals Rd., SW	Conv.	
C-11	96		Apts.	1991 DeLowe Drive., SW	Conv.	
C-12	400		Apts.	200 Alden Ave., NW	Conv.	
C-13	6		London Towne Houses	3242 Cushman Cir., SW	221 d(3) co-op	
C-14	82		Public Housing	McDaniel St., SW	P.H.	
Totals	2,031	11,393				
<u>Under Construction</u>						
UC-1	126		Park West No. 1&2	3751 Gordon at Bolton	221 d(3)L.D.	
UC-2	96		College Plaza	1017 Westview Dr. at Jones Pl.	221 d(3)	
UC-3	78		London Towne Houses	3242 Cushman Cir., SW	221 d(3) Co-op	
UC-4	108		Gartrell Ct.	38-88 Younge St., SE	221 d(3) LD	
UC-5	140		Perry Homes Ext.	1730 Kerry Dr., NW	P.H.	
UC-6	568		McDaniel St.	R-W UR Project	P.H.	
UC-7	306		Single Family	Scattered	Conv. & 221 d(2)	
UC-8	247		Duplexes & Small Apts.	Scattered	Conv.	
UC-9	76		Apts.	1145 Constitution Rd., SE	Conv.	
UC-10	62		Apts.	140 Mt. Zion Rd., SE	Conv.	
UC-11	30		Apts.	419 Chamberlain St., SE	221 d(3) LD	
UC-12	134		Apts.	1101 Collier Rd., N.W.	Conv.	
UC-13	80		Apts.	1895 Plaza Lane, SW	Conv.	
UC-14	250		Apts.	1185 Collier Rd., NW	Conv.	
UC-15	150		Apts.	1991 Delowe Dr., SW	Conv.	
UC-16	11		Single Family	Thomasville U.R. Project	221 d(2)	

HOUSING RESOURCES COMMITTEE

PROJECT INDEX (Continued)

Item No.	No. Units New - Existing	Designation	Location	Program	Page
<u>Under Construction (Continued)</u>					
UC-17	58	Apts.	1910 Bixby St., SE	Conv. for lease as PH	
UC-18	76	Apts.	1501 Beaugard Ave., SE	Conv.	
UC-19	76	Apts.	1935 Allison Ct., SW	Conv.	
UC-20	192	Apts.	914 Collier Rd., NW	Conv.	
UC-21	138	Apts.	2722 Gordon Rd., NW	Conv.	
UC-22	108	Apts.	2950 Springdale Rd., SW	Conv.	
UC-23	80	Apts.	2390 Palmour Dr., NE	Conv.	
UC-24	92	Apts.	1090 Hollywood Rd., NW	Conv.	
UC-25	48	Apts.	2113 Defore Ferry Rd., NW	Conv.	
UC-26	192	Wheat St. Gardens 2 & 3	Butler St. U.R. Project	221 d(3) & RS	
UC-27	45	Apts.	3379 Stone Rd. SW	Conv.	
UC-28	64	Apts.	1073 Hollywood Rd., SW	Conv.	
UC-29	400	Apts.	3901 Campbellton Rd. SW	Conv.	
UC-30	92	Apts.	2400 Campbellton Rd. SW	Conv.	
UC-31	72	Apts.	50 Mt. Zion Rd. SW	Conv.	
UC-32	202	Hollywood Rd. Project	1580 Hollywood Rd. NW	Turnkey	
UC-33	208	Friendship Center	99 Northside Dr. SW	221 d(3)	
UC-34	208	Allen Temple 3	3175 Gordon Rd. SW	221 d(3)	
UC-35	241	Apts.	475 East Paces Fy. Rd. NE	Conv.	
UC-36	54	Apts.	3136 Gordon Rd. SW	Conv.	
Total	5,108				
<u>In Planning</u>					
IP-1	52	Park West 3	Gordon Rd. at Bolton	221 d(3)	
IP-2	116	London Towne Houses	3242 Cushman Cir. SW	221 d(3) Co-op	
IP-3	1,384	Cerex Atlanta Corp.	Rockdale U.R. Project	221 d(3) Co-op, 221 d(3), BMIR, MIR	
IP-4	350	Apts & Elderly	Thomasville U.R. Project	P.H.	
IP-5	262	Russel Property	Off Etheridge Dr. NW	221 d(3)	
IP-6	220	Gilbert Rd.	At Flynn Rd. SE	Turnkey	
IP-7	500	Bankhead Hwy Site	Bankhead Hwy., -at Maynard Rd.	Turnkey	
IP-8	152	Ebenezer Baptist Church	Between Capitol Homes & I-20	221 d(3)	
IP-9	20	Single Family	Thomasville	221 d(3)	
IP-10	250	Ashbury Hills Home	Gammon Theological Sem. Site	Hill-Burton Act, 232; 202	
IP-11	500	Fairburn Rd. Site	Fairburn Rd. N. of Holy Family	221 d(3) Co-op	
IP-12	41	Single family lots	Thomasville U.R. area	221 d(2)	
IP-13	588	Central Methodist Church	E. of Fairburn, N. of Sewell	221 d(3) & Elderly	

HOUSING RESOURCES COMMITTEE

PROJECT INDEX (Continued)

Item No.	No. Units New - Existing	Designation	Location	Program	Page
<u>In Planning (Continued)</u>					
IP-14		Betmar Apts.	1765 Pryor Rd. SE	Leasing for P.H.	
IP-15	48	Apts.	N. of Gordon, W. of Adamsville Dr.	Conv.	
IP-16	450	Browntown Rd. Site	N. side Browntown Rd. NW	Turnkey	
IP-17	180	Butler St. YMCA Site	W. side Hollywood Rd.	221 d(3)	
IP-18	180	Leopold Project	W. of Jonesboro Rd., S. of McWilliams	Turnkey	
IP-19	364	Apts & Elderly	Bedford-Pine U.R. Project	P.H.	
IP-20	52	Apts.	3750 Gordon Rd. SW	Conv.	
IP-21	40	Apts.	E. of Brownlee Rd., SW, N. of Scott	Conv.	
IP-22	600	Honor Farm 1	Off McDonough Blvd.	PH; Turnkey & 221d(3),(2)	
IP-23	32	Apts.	West Lake Manor	221 d(3) L.D.	
IP-24	800	Apts.	East Lake Golf Course 2	Turnkey	
Total	7,151	352			
<u>Being Considered</u>					
BC-1	26	Single Family Lots	Thomasville UR area	221 d(2)	
BC-2	100	Joe Anderson Project	Glun Club Rd. NW	221 d(3)	
BC-3	150	Joe Anderson Project	Alvin Dr. NW	221 d(3)	
BC-4	50	S. side Westview Dr. SW	West End UR area	221 d(3) LD	
BC-5		Seminole Ct. Apts.	Near N. Highland & N. Ave.	Turnkey Rehab.	
BC-6	80	Center & Kingloff Project	Harwell Rd. at Oakcliff	221 d(3)	
BC-7	65	Railroad Ave.	Railroad Ave. NE	221 (h) or d(3)	
BC-8	500	Duvall tract	E. of Jonesboro Rd. SE	Turnkey	
BC-9	240	Wellswood Apt. area	S. of Englewood Ave. SE	Turnkey	
BC-10	225	Ga. Teacher's Develop. Inc.	Harwell Rd., S. of Bankhead Hwy.	221 d(3)	
BC-11	250	Lee P. Fore property	E. of Empire Dr., SW, S. of Oak Dr.	221 d(3) Co-op	
BC-12	16	Keith Project	W. side of Gilbert Rd. at Co. line	Conv.	
BC-13	20	David Berry Proposal	W side of Fairburn Rd. near Bakers Fy.	Conv.	
BC-14	600	Multi-family	East of Kimberly Rd.-Fulton Co.	Turnkey	
BC-15	72	Apts.	L.L. 68 14th Dist.-F.C.	Conv.	
BC-16	200	Cath. Archdiocese Property	Off DeKalb Ave. at Hampton Ter.	Turnkey	
Total	2,594	36			
<u>Did Not Materialize</u>					
DNM	8,056	Shown on previous report of January 15, 1968.			
DNM-1	150	A.L. Roberts Property	W. side Jackson Pkwy; at Procter Cr.	221 d(3) Co-op	
DNM-2	175	H.A. early submittal	E. side Jonesboro Rd; N. of Circum.	Turnkey or 221 d(3)	
DNM-3	50	Turner Monumental Church	Blvd. Dr. SE, Howard-Hallman-Saunders	Elderly	

HOUSING RESOURCES COMMITTEE

PROJECT INDEX (Continued)

<u>Item</u> <u>No.</u>	<u>No. Units</u> <u>New - Existing</u>	<u>Designation</u>	<u>Location</u>	<u>Program</u>	<u>Page</u>
<u>Did Not Materialize (Continued)</u>					
DNM-4	260	Wm. L. Warnoker Proposal	W. of S. Expressway; S. of AWP RR	221 d(3)	
DNM-5	200	Charlie Taylor Proposal	W. of Bolton Rd; S. of Sandy Cir.	Conv.	
DNM-6	364	Luther Fraser Property	Adj. to CC Esates; off Boulder Pk. Dr.	221 d(3)	
DNM-7	280	Ralpy Willis, J.R. Hall proposal	Custer Ave. E. of Chosewood Pk.	Turnkey	
DNM-8	100	Carlton Marlow Proposal	W. of Jackson Pkwy; D.E. Glenrock Dr.	221 d(3)	
DNM-9	175	Trailer Park Site	Bankhead Hwy. at Osburn Rd.	Turnkey	
DNM-10	360	Golfview Apts.	Cleveland Ave. Ext.	221 d(3)	LD
DNM-11	500	Part of Golfview Project	At Cleveland Ave. Ext.	Turnkey	
DNM-12	352	Wm. A. Mitchell tract	Between Collier Dr., NW & I-20	221 d(3)	
Total	11,022				

June 3, 1968

MEMORANDUM FOR RECORD

Several weeks ago Mrs. Charles W. Heeden of Lithonia (telephone 482-6149) called me concerning her property at 512-14 Decatur St., S. E. This property was under Housing Code proceedings several years ago, together with other properties in the same block on either side of the Heeden property.

As a result of the Housing Code procedures and my personal efforts at that time to enforce the Code, the Heeden's removed the top floor (residential) of the building at 512-14 Decatur St., S. E. and remodeled the ground floor for business at a cost of approximately \$12,000.

I informed Mrs. Heeden that I was no longer directly involved in Code Enforcement and referred her to Mr. James A. Smith, Chief of the Housing Code Division.

This date, Mrs. Heeden called me again and read to me a recent Court Order (copy attached) pertaining to the properties adjacent to hers and informed me that her Insurance Company has cancelled her insurance on the property at 512-14 Decatur St. and that she cannot get insurance with any other company because of the fire hazard caused by the adjacent properties.

Mrs. Heeden specifically requested that I bring this matter to the attention of the Mayor; that she complied with the City's request to improve the property at 512-14 Decatur St. and that the owners of the adjacent properties (which were in worse condition than hers) have done nothing and that she is now the victim of circumstances by damage being caused by these adjacent properties.

This is a case of long standing. Housing Code violations on these properties were reported and corrective action initialed in 1961, '63 and '64. The attached Court Order pertains to the

June 3, 1968

Memorandum For Record

following properties:

609 Memorial Drive, S.E.
615 Memorial Drive, S. E.
510 Decatur Street, S. E.
516 Decatur Street, S. E.
530 Decatur Street, S. E.

This case is making a mockery of the Housing Code and "In Rem" Ordinance of the City of Atlanta. I was personally involved in enforcement procedures against these properties, as Director of Urban Renewal, during the period of 1961-64. Subsequently, as Supervisor of Inspection Services in the Building Department, I discussed this case at length personally with Judge Whitman of the Fulton County Superior Court and with Mr. Robert H. Cleveland, receiver for the executors of the Estate of Mrs. E. C. Johnson, deceased.

I recommend that these properties be personally inspected by any one involved with this case and that the best legal talent available be utilized in an all out effort to resolve this case in behalf of the City.

Malcolm D. Jones
Housing Coordinator

Encl: Copy of Court Order dated May 23, 1968.

MRS. DOROTHY JOHNSON SHELL,
Individually and as
Executrix of the Estate of
Mrs. E. C. Johnson, Deceased

Plaintiff

vs.

MRS. JULIA JOHNSON MEADOWS
(now O'KELLEY) and ERNEST
C. JOHNSON, JR., Individually
and as Executors of the Estate of
Mrs. E. C. Johnson, Deceased

Defendants

CASE NO. A-10557

FULTON SUPERIOR COURT

O R D E R

It appearing to the Court that no immediate danger of damage will result, if the properties sought to be demolished by the City of Atlanta are left standing;

IT IS CONSIDERED, ORDERED AND DECREED that the City of Atlanta is hereby temporarily enjoined and restrained from demolishing the houses set forth in its motion, and in the order passed by the City ordering demolition.

This Order shall be of force and effect until the further order of this Court.

This 23rd day of May, 1968.

A. Wendell Home, Jr.

JUDGE, SUPERIOR COURTS, ~~EMERITUS~~ EMERITUS

Presiding in Atlanta Judicial Circuit

*Ask Malcolm
for statement on
what ~~is~~ our
housing plan is now!*

CITY OF ATLANTA



April 1, 1968

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

The Honorable Ivan Allen, Jr., Mayor
City of Atlanta
City Hall
Atlanta, Georgia 30303

Dear Mayor Allen:

Pursuant to your directive of March 19, 1968 pertaining to action to be taken by City Departments and Public Agencies in implementation of the U.S. Riot Commission Report, with special emphasis on Chapters 10 and 17, the portion on "Housing", specifically assigned to the Housing Resources Committee is herewith submitted, for file with the Mayor's Office and the Advisory Committee on Civil Disorders.

Attention is called to my initial letter report of March 22, 1968, copy attached (Encl.1).

A more detailed report worked up by the Housing Coordinator and reviewed by this Committee's Consultant, and with which I generally concur is attached (Encl.2).

Sincerely,

Cecil A. Alexander
Cecil A. Alexander, Chairman
Housing Resources Committee

Encls: Copy of letter dated March 22, 1968
Report developed by Housing Coordinator

Finch Alexander Barnes Rothschild & Paschal

March 22, 1968

The Honorable Ivan Allen, Jr., Mayor
City of Atlanta
Atlanta, Georgia

Dear Ivan:

In connection with the implementation of the housing phase of the Riot Report, we suggest the following:

*Melvin ✓
to write*

1. A personal letter from you to all developers who have not broken ground urging them to get moving. Colonel Jones can supply you with the names.

COPY

?

2. Call on the Aldermanic Board to revise the City Building Code to conform with the National Building Code, thus enabling less expensive construction.

*✓
Ⓚ*

3. Ask the Atlanta Housing Authority to take 1,000 of the units now to be developed by the turnkey process and revert to the old method of building them using the Authority. It is in the area of public housing units that we are behind your schedule.

COPY

?

*4. Review the new master land use plan to include some more and strategic areas for housing. Then call on the Aldermanic Board to adopt the first phase of the master plan as a new zoning ordinance.

?

*5. Appoint a committee of the Aldermanic Board to deal with housing.

*I have discussed these last two items with Rodney Cook.

*Melvin ✓
prepare letter*

6. Ask Lee Burge to announce the formation of the non-profit housing fund. I understand this is pretty well lined up.

Corp.

COPY

✓ Prepare letters for Mayor's signature

Finch Alexander Barnes Rothschild & Paschal

March 22, 1968

Page 2 - The Honorable Ivan Allen, Jr.

If you want to discuss any of these suggestions call on me.

Sincerely,

Cecil A. Alexander

vb

cc: Mr. Dan E. Sweat, Jr.

Mr. Malcolm D. Jones ✓

COPY

COPY

COPY

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HOUSING RESOURCES COMMITTEE

Report Required by Mayor's Directive of March 19, 1968
on "U.S. Riot Commission Report

HOUSING

The entire report is quite comprehensive and well done. The Committee deserves credit for so thoroughly analyzing and developing such a comprehensive report on such an involved and explosive matter.

In general the report has signaled out and effectively treated many of the major issues involved. Little fault can be found with its principal findings and recommendations.

However, the report basically places all responsibility for the riots on the White Community and fails to place any responsibility on the participants in the Riots for the wanton destruction and other crimes which they committed. This omission is unfortunate as it could result in a feeling among future potential rioters that such procedure is condoned. This possibility should not be overlooked Nationally and locally in attempting to deal with this explosive situation and prevent future riots.

The report recommends and calls for drastic actions on the part of Federal, State, and Local governments as well as White Communities for specific actions to correct unsatisfactory conditions as a deterrent in preventing future riots. It fails however to call for or place upon the dissident occupants of slum areas any constructive efforts which they themselves should take to improve their conditions.

Of the special recommendations contained in Chapter 10 of the report, it appears that corrective measures for all of them are adequately dealt with in the Mayor's March 19 Directive, with the possible exception of "Expanded Legal Service to the Poor". Additional corrective responsibility in this field might be assigned to the local Bar Associations.

The need for correcting or improving unsatisfactory conditions in the slums of our cities, one of the foremost of which is housing, is well documented and in general the remedies proposed and recommendations made are sound and appear adequate, if carried out on the local level.

With respect to Chapter 17 which deals specifically with proposed corrective measures, some basic considerations in the housing field appear to have been overlooked or at least they are not specifically brought out in the report. Brief comment on some of these, as they affect the local housing situation in Atlanta, follows.

Three basic factors are currently demoralizing future progress in local low-income housing construction in Atlanta:

First, is the local opposition to multi-family housing, particularly Public Housing. Progress must be made in facilitating rezoning of necessary sites to meet Atlanta's low-income housing needs, if adequate progress is to be continued in this important field.

Second, the existing Federal policy of discouraging approval on sites for Public Housing in racially identifiable areas is hindering progress of the program and preventing the construction of many units that are badly needed for the lowest income families.

Third, the legal prohibition against 221 d (3) Federally assisted projects being built in governmental entities (such as neighboring counties which do not have approved Workable Programs) is defeating the purpose of the Low-income Housing Program and is placing undue hardship for providing such housing on communities which do have Workable Programs. The current policy automatically excludes those areas which have the most available land and where the housing is most needed (near newly located industrial establishments where the occupants could be profitably employed). This Committee recommends that special effort be made to overcome each of the above indicated obstacles.

The recommendation contained in the report that Public Housing be more flexible in both design and types of units (including townhouses, duplexes and even single family houses) as well as distribution on smaller scattered sites, is very worthy of encouragement, in order to get away from the institutional image of Public Housing. In fact it would be very helpful if the Housing Authority would eliminate all of its signs at the entrances to projects advertizing to the public in effect that "this is a low rent Federally subsidized housing project".

Emphasis in the report on application of the Housing Code in substandard and depressed areas is very appropriate, however the feature that could be most effective, and which has been most neglected in Atlanta, is not mentioned; that is tenant responsibility. This should and must be stressed continuously, in order to get more effective results from the Housing Code.

All BOA Neighborhood Centers should promote classes in housekeeping and property maintenance by occupants of rental housing. Instruction in this field should be instituted, perhaps at night, to which classes the Housing Court could sentence minor offenders to attend a prescribed number of sessions, in lieu of monetary fines or jail sentences for code violations, in a similar manner to the procedure now being practiced in Traffic Court of sentencing minor offenders to attend sessions in Traffic School.

3

The cleanup of premises, effecting commercial and industrial, as well as residential properties, is another important factor in improving the ghettos. The condition of premises should go hand in hand with Housing Code enforcement, whether it is directed by the Sanitary Department or the Housing Code Inspectors. It is quite futile to improve the living conditions of a dwelling unit and not require the immediate premises and surrounding areas to be cleaned up and kept clean, especially in the ghettos. Similarly, it is useless to improve a residential property and leave the commercial or industrial properties in the same vicinity in a disgraceful and disreputable condition.

Atlanta needs badly a Commercial and Industrial Code, just as it has a Housing Code. Some of the more progressive cities have such codes today. The enabling legislation recently adopted which authorized Atlanta's "In Rem" Ordinance providing for moving directly against dilapidated residential properties instead of, in the traditional manner, against the owners, for violation of the Housing Code, also authorizes such action against poorly maintained commercial and industrial establishments as well. All that is needed is a local implementing Ordinance.

In order to provide and encourage much desired home ownership among low-income families, a special single family zoning district should be adopted which would permit construction of single family homes of 720 square feet or larger on lots having a maximum area of 5,000 square feet, with a minimum frontage of 50'. This would provide ample area for low-income single family houses and would provide increase in the density by 50% and reduce the cost of lots by 33 1/3% from that now authorized by the current applicable R-5 single family residential zoning district.

It is recommended that some new low-income development be initiated as soon as possible this summer in the Model Cities area, by selecting at least one limited area (perhaps four city blocks) in the heart of the most dilapidated portion of the area and obtaining authority from the Federal government to acquire the land through an advance acquisition process, similar to the manner in which land for the Auditorium and Civic Center was acquired, and turning it over to the Housing Authority, or through expedited sale to private enterprise to develop.

It is also recommended that initiation of development of at least a portion of the Federal Prison site be expedited for starting construction this summer of low-income housing by private enterprise.

CITY OF ATLANTA



May 31, 1968

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

Mr. M. B. Satterfield
Executive Director
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303

Dear Satt:

Of the several categories of low-income housing to meet the City's five year goal, Public Housing, including Turnkey development, is the category in which we are currently most behind.

Locating suitable sites for this type development is extremely difficult and experience to date indicates that we cannot afford to leave most of this problem up to the hopeful developers.

In order to speed up construction of the Public Housing units which we have reserved, I would like for the Housing Authority to assume responsibility for development, by the Housing Authority itself (old method), of 1,000 units of our current reservations, in addition to the Public Housing units currently planned for the existing Thomasville Urban Renewal project, the Bedford-Pine Urban Renewal project and Honor Farm No. 1 site.

We will endeavor to assist you in every way feasible in obtaining suitable sites for these additional units.

Sincerely yours,

Ivan Allen, Jr.
Mayor

cc: Mr. Edwin L. Sterne

May 31, 1968

Mr. M. B. Satterfield
Executive Director
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303

Dear Satt:

Of the several categories of low-income housing to meet the City's five year goal, Public Housing, including Turnkey development, is the category in which we are currently most behind.

Locating suitable sites for this type development is extremely difficult and experience to date indicates that we cannot afford to leave most of this problem up to the hopeful developers.

In order to speed up construction of the Public Housing units which we have reserved, I would like for the Housing Authority to assume responsibility for development, by the Housing Authority itself (old method), of 1,000 units of our current reservations, in addition to the Public Housing units currently planned for the existing Thomasville Urban Renewal project, the Bedford-Pine Urban Renewal project and Honor Farm No. 1 site.

We will endeavor to assist you in every way feasible in obtaining suitable sites for these additional units.

Sincerely yours,

Ivan Allen, Jr.
Mayor

cc: Mr. Edwin L. Sterne

CITY OF ATLANTA



May 31, 1968

CITY HALL ATLANTA, GA. 30303


Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

MEMORANDUM

To: Mayor Ivan Allen, Jr.

From: Dan Sweat 

To Dan Sweat

Attached is a copy of the cover letter sent to you by Cecil Alexander in response to your request for implementing the riot report.

I am also attaching letters which would follow up items 1, 3, and 6.

I recommend you sign these letters.

DS:fy

THE PURPOSE

The New York City Educational Construction Fund was created to carry out a new program of urban development, the construction of elementary and secondary public schools in combined-occupancy buildings. The Fund is a public benefit corporation, a State-authorized, self-supporting institution most commonly called an authority, established to finance the construction of public schools for the City of New York. It is governed by nine unsalaried trustees, five of whom are members of the Board of Education.

The program is intended to achieve three objectives:

1. *Maximum use of land*

Construction sites are becoming increasingly scarce in the City. Those that remain must be used with maximum effectiveness. To enable new schools to be built in conjunction with other facilities, the Educational Construction Fund has been given as its principal purpose "the timely and responsive provision of such combined-occupancy structures in accordance with the foreseeable needs of the City of New York..." (Statement of legislative findings and purposes, Article 10, Education Law)

2. *Financing outside the City's capital budget*

The need for a massive school construction program has developed at the same time as many other demands for capital improvements. The Fund is a new source of financing outside the City's capital budget for a substantial school construction program. Its operations will increase the rate at which new schools can be built. In addition, the Fund will provide the public school system with additional schools that could not be built under the City's debt limit.

3. *Reinforced economic and social vitality*

Combined-occupancy structures will provide new schools in several kinds of settings. In commercial areas, specialized high school programs, such as the co-op program offering experience training together with skills training, could train the highly-skilled graduates required by the business community. In residential areas, schools and housing in the same structures should foster a more cohesive neighborhood life. Some areas—such as those scheduled for extensive redevelopment—might well lend themselves to any combination of facilities such as child care and Head Start centers, commercial facilities, moderate-income housing and a school.

May 31, 1968

MEMORANDUM

To: Mayor Ivan Allen, Jr.

From: Dan Sweat

Attached is a copy of the cover letter sent to you by Cecil Alexander in response to your request for implementing the riot report.

I am also attaching letters which would follow up items 1, 3, and 6.

I recommend you sign these letters.

DS:fy

May 31, 1968

Mr. M. B. Satterfield
Executive Director
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303

Dear Satt:

Of the several categories of low-income housing to meet the City's five year goal, Public Housing, including Turnkey development, is the category in which we are currently most behind.

Locating suitable sites for this type development is extremely difficult and experience to date indicates that we cannot afford to leave most of this problem up to the hopeful developers.

In order to speed up construction of the Public Housing units which we have reserved, I would like for the Housing Authority to assume responsibility for development, by the Housing Authority itself (old method), of 1,000 units of our current reservations, in addition to the Public Housing units currently planned for the existing Thomasville Urban Renewal project, the Bedford-Pine Urban Renewal project and Honor Farm No. 1 site.

We will endeavor to assist you in every way feasible in obtaining suitable sites for these additional units.

Sincerely yours,

Ivan Allen, Jr.
Mayor

cc: Mr. Edwin L. Sterne

May 31, 1968

Mr. Lee Burge
Retail Credit Company
P. O. Box 4081
Atlanta, Georgia 30314

Dear Lee:

Cecil Alexander has informed me of the excellent work you have been doing as Chairman of the Finance and Non-Profit Funds Panel of our Housing Resources Committee in establishing a Non-Profit Housing Development Corporation to assist development of low-income housing in Atlanta.

I understand that this is pretty well lined up now, including an initial operating fund.

I wish to congratulate you on this worthy accomplishment and to suggest that formal announcement of the corporation's purpose and actual existence be made to the public soon and that the corporation become actively engaged in assisting low-income housing, new development and repair of existing dwellings, as soon as possible.

I wish to personally thank you and your Committee for your efforts in this field and to wish you success in the corporation's endeavors.

Sincerely yours,

Ivan Allen, Jr.
Mayor

cc: Mr. Cecil Alexander

May 31, 1968

Dr. Martin L. King, Sr.
Ebenezer Baptist Church
413 Auburn Avenue, N.E.
Atlanta, Georgia

Dear Dr. King:

It has recently come to my attention that your organization has not yet broken ground on your 152 unit Rawson-Washington project.

As you know this is an important element of Atlanta's over-all low-income housing program and is very much needed in meeting the City's goals for housing our low and moderate income families.

I wish to encourage and urge you to move as rapidly as possible in getting construction actually started on this very important development and its ultimate completion as soon as possible.

If problems arise which tend to delay this development and which you are unable to resolve, please call on our Housing Resources Committee to assist you.

I wish you the best of success in carrying this development to early completion and I hope to the mutual benefit of both your organization and the City of Atlanta.

Sincerely,

Ivan Allen, Jr.
Mayor

IMJr/MDJ/mac

May 31, 1968

Mr. David Rosen
David Rosen Associates, Inc.
2352 National Bank of Georgia Building
Atlanta, Georgia 30303

Dear Mr. Rosen:

It has recently come to my attention that your organization has not yet broken ground on your 1384 unit Rockdale Urban Renewal project.

As you know this is an important element of Atlanta's over-all low-income housing program and is very much needed in meeting The City's goals for housing our low and moderate income families.

I wish to encourage and urge you to move as rapidly as possible in getting construction actually started on this very important development and its ultimate completion as soon as possible.

If problems arise which tend to delay this development and which you are unable to resolve, please call on our Housing Resources Committee to assist you.

I wish you the best of success in carrying this development to early completion, and I hope to the mutual benefit of both your organization and the City of Atlanta.

Sincerely,

Ivan Allen, Jr.
Mayor

IVJr/MDJ/mac

May 31, 1968

Mr. Michael Trotter, Attorney
Alston, Miller and Gaines
1220 C & S National Bank Building
Atlanta, Georgia 30303

Dear Mr. Trotter:

It has recently come to my attention that the group with which you are working has not yet broken ground on your 180 unit Hollywood Road project.

As you know this is an important element of Atlanta's overall low-income housing program and is very much needed in meeting the City's goals for housing our low and moderate income families.

I wish to encourage and urge you to move as rapidly as possible in getting construction actually started on this very important development and its ultimate completion as soon as possible.

If problems arise which tend to delay this development and which you are unable to resolve, please call on our Housing Resources Committee to assist you.

I wish you the best success in carrying this development to early completion, and I hope to the mutual benefit of both your organization and the City of Atlanta.

Sincerely,

Ivan Allen, Jr.
Mayor

IVJr/MDJ/mac

May 31, 1968

Mr. Marvin Warner
The Marvin Warner Corp.
10725, Reading Road
Cincinnati, Ohio

Dear Mr. Warner:

It has recently come to my attention that your organization has not yet broken ground on your 500 unit Fairburn Road project.

As you know this is an important element of Atlanta's over-all low-income housing program and is very much needed in meeting the City's goals for housing our low and moderate income families.

I wish to encourage and urge you to move as rapidly as possible in getting construction actually started on this very important development and its ultimate completion as soon as possible.

If problems arise which tend to delay this development and which you are unable to resolve, please call on our Housing Resources Committee to assist you.

I wish you the best of success in carrying this development to early completion, and I hope to the mutual benefit of both your organization and the City of Atlanta.

Sincerely,

Ivan Allen, Jr.
Mayor

Mayor's file copy

May 31, 1968

Rev. A. S. Dickerson
Central Methodist Church
1507 Mozley Place, S.W.
Atlanta, Georgia

Dear Rev. Dickerson:

It has recently come to my attention that your organization has not yet broken ground on your 558 unit Fairburn Road project.

As you know this is an important element of Atlanta's over-all low-income housing program and is very much needed in meeting the City's goals for housing our low and moderate income families.

I wish to encourage and urge you to move as rapidly as possible in getting construction actually started on this very important development and its ultimate completion as soon as possible.

If problems arise which tend to delay this development and which you are unable to resolve, please call on our Housing Resources Committee to assist you.

I wish you the best of success in carrying this development to early completion, and I hope to the mutual benefit of both your organization and the City of Atlanta.

Sincerely,

Ivan Allen, Jr.
Mayor

IVJr/MDJ/mac

Mayor's file copy

May 31, 1968

Mr. Matthew D. Bystry, Manager
Whiting-Turner Construction Company
2970 Peachtree Road, N.W.
Atlanta, Georgia 30305

Dear Mr. Bystry:

Let me congratulate you and your company on being the first to break ground on a Turnkey Low-income Housing project in Atlanta. The ground breaking ceremony on May 9, on your Hollywood Road project has been a distinct stimulus to our Low-income Housing program and hope to see others started soon.

I notice, however, that your organization has not yet broken ground on your 220 unit Gilbert Road project.

I wish to encourage and urge you to move as rapidly as possible in getting construction actually started on this very important development and its ultimate completion as soon as possible.

If problems arise which tend to delay this development and which you are unable to resolve, please call on our Housing Resources Committee to assist you.

I wish you the best of success in carrying this development to early completion and I hope to the mutual benefit of both your organization and the City of Atlanta.

Sincerely,

Ivan Allen, Jr.
Mayor

IVJr/MDJ/mac

Finch Alexander Barnes Rothschild & Paschal

May 30, 1968

COPY

Dr. John W. Letson, Superintendent
Atlanta Public Schools

Mr. Bill C. Wainwright, President
Atlanta Board of Education

Gentlemen:

Enclosed is an information bulletin concerning the New York City Educational Construction Fund.

COPY

As you know the Housing Resources Committee, through its Legal Panel, has been seeking means to construct schools under a lease arrangement simultaneously with the construction of housing. Mr. Archer D. Smith, Chairman of that panel, has been asked to consult with you concerning two alternate legislative routes to make this possible. The enclosed bulletin is still another approach to the problem and appears to have excellent possibilities in housing projects as well as other fields.

Among the Technical Consultants for the New York Fund is Mr. John H. Muller, Real Estate Advisor, who is a personal friend and business associate of mine. If you would care to discuss this Fund with him, I am sure he will meet with you.

COPY

Please give this approach your consideration. Our Housing Resources Committee will help in any way that it can.

Sincerely,

caa:vb

cc: Mr. Ivan Allen, Jr.
Mr. Archer D. Smith
Mr. Dan E. Sweat, Jr. ✓
Mr. Malcolm D. Jones

COPY

Copy to

FOR INFORMATION

NEW YORK CITY
EDUCATIONAL
CONSTRUCTION FUND

250 BROADWAY
NEW YORK 10007

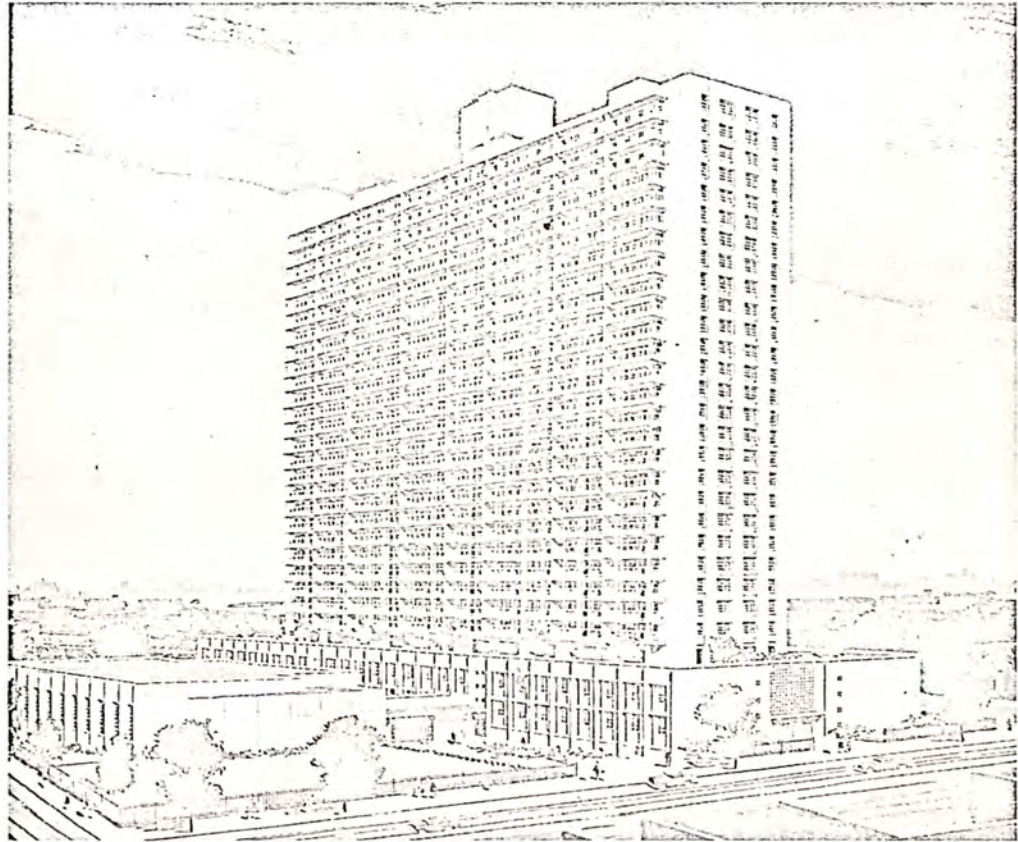
JUNE 1967

INFORMATIONAL
BULLETIN

RECEIVED

MAY 24 1968

FINCH, ALEXANDER, BARNES,
ROTHSCHILD & PASCHAL
ATLANTA, GEORGIA



Brown Guenther Battaglia Galvin, Architects

P.S. 126 AND HIGHBRIDGE HOUSE – This facility, the first in the Fund's program, combines an elementary school for 1,411 children with 400 apartments for middle-income families in the Bronx.

THE AGENCY

The Fund is the first agency of its kind in the country authorized to finance public schools in combined-occupancy structures. Although its purpose is new, it is a traditional form of government institution established to finance public and quasi-public facilities.

The rapid increase in the number of public benefit corporations in urbanized states like New York during the past twenty years has paralleled the need for increased capital construction at costs exceeding limitations on public debt. Similarly, New York City's fiscal limitations, together with its need for school construction, generated the creation of the Educational Construction Fund.

The concept was developed by Lloyd K. Garrison while he was President of the Board of Education. He saw the public benefit corporation as an appropriate vehicle to serve both the City and the school system. With a grant from the Taconic Foundation to underwrite research and bill drafting, he initiated the action that subsequently won the endorsement of Governor Rockefeller and Mayor Lindsay and the support of the Legislature during the 1966 session.

The Fund is headed by the President of the Board of Education who is designated by law as Chairman. Four additional members of the Board of Education, appointed by the President, serve the Fund during their terms of office on the Board. Four trustees, appointed by the Mayor, serve terms set initially at two, three, four or five years. Their successors will all serve for five years.

The present trustees bring to the direction of the Fund's development and finance operations a combined background in all areas essential to the success of this new venture—education, housing, labor, commerce and finance.

THE DEVELOPMENT PROGRAM

The Fund is expected to provide a substantial portion of the City's school construction program from now on.

Combined-occupancy structures built under this program will be owned jointly by the Fund and the developer. The Fund will finance and own the land and the school. The developer will finance and own the facilities above the school. The two portions of the combined-occupancy building will be designed and constructed as a single project.

The Fund's activities generally start with a site designated by the Board of Education for a new school. They include developing appropriate concepts for combined use of these sites, promoting developer interest in undertaking construction, and coordinating with the Board of Education during the design and construction of the school. Local School Boards will be consulted, and all combined-occupancy structures will be approved by the Board of Education as well as by the Fund, thus assuring that the program directly serves the school system.

The Fund hopes to attract as sponsors qualified persons and organizations interested in participating in the program, including community and other non-profit groups.

School sites already owned or being acquired by the City will be publicly advertised by the Fund if suitable for the development of combined-occupancy structures. Proposals for these sites will be invited from potential sponsors and developers. In addition to information describing the site, the Board of Education's requirements for each school will be made available for the preparation of a proposal.

Evaluation of the proposals will be based on several criteria, including the compatibility of the non-school use, the income to be derived therefrom, and the financial ability and experience of the applicants.

Proposals from potential developers who either own or have a legal interest in a site may be considered on a negotiated basis. These proposals would have to meet the same standards of feasibility and developer qualifications as those received through public invitation. In addition, the Fund may consider, in rare instances, negotiated proposals from developers who have incurred considerable costs in developing imaginative design or novel use concepts for a

combined-occupancy building. In accepting either type of proposal, the Fund will be governed by the public interest.

Eventually, ownership of the site and the school portion of the combined-occupancy structure reverts to the City. Air rights to the non-school portion will be leased or sold to the developer.

The developer will have full responsibility for the construction of the school as well as the non-school portion of the building. Although the three major subcontractors (plumbing; heating, ventilating and air conditioning; electric work) will be selected by public bidding, as required by law, instead of by the informal negotiation usual in private work, the winning bidders will be made responsible to the general contractor or developer. The major advantage of a single construction contract has thus been preserved by establishing a single responsibility for the timely and satisfactory completion of the work.

THE FINANCING PROGRAM

The Fund will sell tax-exempt bonds and bond anticipation notes to finance site and construction costs of schools built under its program. The developer will independently finance his portion of the combined-occupancy structure, using either conventional or government sources of mortgage money.

The Fund's bonds are expected to be highly marketable at a favorable rate because of an unusual security feature. In addition to a capital reserve fund to cover debt service for any succeeding year on all outstanding bonds, as is customary for public benefit corporations, the law authorizes a first lien on State aid to New York City for the support of the public school system. A call on State aid would be made only in the improbable event that the capital reserve fund should at some time be insufficient to meet debt service and the City did not replenish it to the amount required. However, the provision assures at all times the solvency of the Fund and the security of its bonds.

Debt service on the Fund's notes and bonds will be paid from income. There will be three sources:

1. *Payments for the sale or lease of air rights*

The Fund will receive from the developer an annual payment, based on fair market value, for the sale or lease of the air rights over the school.

2. *Payments in lieu of taxes*

Instead of paying real estate taxes to the City, the developer will make equivalent payments to the Fund for a period of time not less than the period of the serial bonds issued to finance site and construction costs of the school.

3. *Rentals for the schools*

This payment is expected to be nominal for the majority of schools built in combined-occupancy structures. Whenever the income from the disposition of air rights and payments equivalent to real estate taxes are sufficient to cover debt service and the Fund's administrative costs, there will be no need for additional income. School rentals will be required only for those structures that cannot make sufficient payments to cover debt service, such as tax-exempt public facilities and certain kinds of non-profit housing.

The bonds to be issued by the Fund are limited to 40-year maturities, and the notes to 5-year maturities. They are legal investments for all organizations authorized to buy the State's bonds or other obligations, such as public bodies, trust and insurance companies, banks and fiduciaries.

THE RESULTS

The major portion of the program is expected to provide new schools at little or no cost to the City. Most residential and commercial structures are expected to yield enough income to permit a school rental of \$1 a year. Some will even yield a surplus, which can be used for the construction of additional schools or turned over to the City.

Some combined-occupancy structures will probably be built to meet the City's social needs despite their inability to produce enough income to pay all of the debt service—those providing moderate-rent housing, for example. In these instances, school rentals will be no higher than the annual cost of a comparable new school.

The Fund has been designed for considerable flexibility in its operations. Because a wide variety of commercial, public, social and residential uses can be accommodated in combined-occupancy buildings, many sections of the City offer appropriate sites. Combined use is adaptable to small structures that can blend into existing, cohesive communities. It is also applicable on a large scale to major redevelopment areas, including urban renewal and Model Cities projects. It can become one of the City's important planning tools during the next decade to create economic, social and physical renewal while carrying out its prime purpose of creating additional schools.

TRUSTEES

Alfred A. Giardino
Chairman

Aaron Brown

Lloyd K. Garrison

Morris Iushewitz

Jason R. Nathan

Fergus Reid, III

Philip A. Roth

Clarence Senior

Howard Stein

PROFESSIONAL STAFF

Daniel Z. Nelson
Executive Director

Sol A. Liebman
General Counsel

Grace Bliss
Assistant Director

Andrea Wilson
Consultant on Education

TECHNICAL CONSULTANTS

Nixon Mudge Rose
Guthrie Alexander & Mitchell
Bond Counsel

Ernst & Ernst
Auditors

Eastman Dillon,
Union Securities & Co.
Financial Advisor

John H. Muller
Real Estate Advisor

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON

FRANK G. ETHERIDGE

JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

M. B. SATTERFIELD
EXECUTIVE DIRECTOR AND SECRETARY

LESTER H. PERSELLS
ASSOCIATE EXECUTIVE DIRECTOR

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

May 22, 1968

Mr. Dan E. Sweat, Jr.
c/o Mayor's Office
City Hall
Atlanta, Georgia 30303

Dear Mr. Sweat:

Another FIRST for Atlanta!

Thursday, May 30, 1968 at 10:00 a.m. the Atlanta Housing Authority will be host at ground-breaking ceremonies for the first "New Town-In Town" program in the country. To reach the site in the Thomasville Urban Renewal Area, please turn south off McDonough Boulevard on Henry Thomas Drive. Direction signs from that point will be posted.

It is our hope that you can be present on this important occasion to meet and hear Dr. Robert C. Weaver, Secretary, Department of Housing and Urban Development. With Mr. Edward H. Baxter, Regional Administrator, DHUD, presiding, Dr. Weaver will be presented by Mayor Ivan Allen, Jr. Others participating will include John T. Edmunds, Assistant Regional Administrator, DHUD; Warden Gordon Blackwell, U. S. Federal Penitentiary; Cary Hooks, Director, Georgia Federal Housing Administration; and Wilbur H. Sanders, Regional Administrator, General Services Administration.

One hundred and twenty acres have been made available to the Authority by the Federal Government to use in developing a new model community in Atlanta. This new neighborhood, superior in schools, parks and other community facilities, is expected to show the way for cities in the nation to utilize federal surplus lands to meet critical urban needs. This ground-breaking is symbolic of the type of leadership Atlanta is furnishing the nation.

Sincerely,

Edwin L. Sterne
Chairman

ELS:gk

May 17, 1968

Mr. Ezar D. Ehrenkrantz
President
Building Systems Development, Inc.
120 Broadway
San Francisco, California 94111

Dear Mr. Ehrenkrantz:

We appreciate your letter of May 10, 1968, on the application of Building Systems to the development of housing in Model Cities Areas. We, however, are not involved in this type development, and would have little to offer to your program.

However, we have taken the liberty to forward your letter to two developers and consultants who have presented system approaches to us. I am sure they will be in contact with you.

If we can be of further assistance, please feel free to call us.

Very truly yours,

James W. Henley, Jr.
Chief, Program Services Branch

cc: McNamara & Associates
John O. McNamara
B. East Taylor Street
Savannah, Georgia

Richard L. Fullerton & Associates
Richard L. Fullerton
Box 7164
Atlanta, Georgia 30309

BUILDING SYSTEMS DEVELOPMENT, INC.

120 Broadway San Francisco California 94111

May 10, 1968



Atlanta Housing Authority
Hurt Building
Atlanta, Georgia

Gentlemen:

Building Systems Development, Inc. has been awarded Prime Contract No. H971 by the Department of Housing and Urban Development (HUD) to develop the "In-City Experimental Housing Research and Development Program" for 25 model cities. This program is designed as an experimental project to develop new methods of providing low cost housing. The program itself is divided into two phases -- the first taking five weeks during which time the experimental program must be developed with respect to specific cities with recommendations submitted to HUD by June 15, 1968. The second phase calls for implementation of the experimental program with construction commencing on individual projects by March 1, 1969. Approaches which are developed in these experimental projects will provide new building products, components, systems or total buildings which will meet the needs of the city residents at a low cost.

It is obvious that successful approaches have an opportunity of being implemented widely in model cities and throughout the country. In fact, the program is directly related to President Johnson's objective of 6,000,000 new or rehabilitated federally assisted housing units for lower income families. The approach to this project is to analyze the various cities to determine their needs and their ability to host different social and technical experimental approaches to housing. Simultaneously, we are looking to industry for new developments in terms of products or procedures which will meet the needs of people for low cost housing quickly.

We are, therefore, soliciting companies such as yours throughout the country to determine whether or not there are appropriate building systems, materials and construction ideas which you would like to have us consider for use in the individual experiments. If you wish to be considered in this regard we would welcome receiving notice immediately

and desire full information on the product ideas and information you have in mind. We would be pleased to have the opportunity to evaluate this information and assess the way in which various ideas of different companies can be combined to meet the objective.

All information you submit to us will be considered to have been submitted in response to this inquiry, will be submitted by us to the United States Government as information developed by us as a result of the research and studies conducted under the above-mentioned Prime Contract No. H971, and will be subject to and governed by the provisions of Article V "Publication" and Article VI "Patents" of the Prime Contract. Copies of Articles V and VI are enclosed. Your submission of information to us will constitute your agreement with us to this effect.

During this period that we are preparing the Phase I report, preliminary to submitting this report to HUD for the Phase 2 contract, we desire that any work that we do to incorporate your material into an experimental program be considered confidential by you until the submission is made to HUD.

If you have information relating to other manufacturers with whom your products are compatible, we would also appreciate receiving this information. We specifically desire complete information within a week, including drawings, test data if any, photographs, and experience on any precedents wherein the products you are suggesting were used. We are interested in whether you have had experience with or will require code or zoning variances in order to use your particular ideas, and whether it is anticipated that there may be any problems with regard to jurisdictional disputes among installing building trades unions. Included as Attachment 2 is a list of the 25 model cities which we are considering and any specific experience in these cities would be of considerable interest.

The experimental program calls for the construction of perhaps 10 to 200 dwelling units in each city with the possibility of building substantially more if it will benefit the experiment. We would be interested to receive information on the cost of your components in the nearest model city to your plant for 10, 20, 50, 100, 200, 500 or 1,000 dwelling units. The actual projects will be financed through existing federal programs. Some monies will be available for experimental costs. These will be allocated on a cost benefit basis.

We also need information regarding the number of units which you estimate would be required using your material, product or system to approach the point of optimum efficiency.

The information on your products, systems or dwelling units should also describe methods and time for installation and general procedures that may be required at the building site.

Your interest in terms of distribution of products should be indicated whether it be on a national basis or not. If there are specific cities in which you have had experience working in the past and in which you would like to work specifically on the forthcoming experimental program, please indicate which ones they are.

We urge your earliest reply to this inquiry. Please address it to:

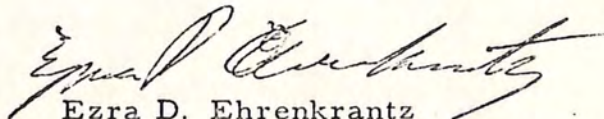
Building Systems Development, Inc.
Post Office Box 817
Oakland, California 94604

Telephone: 415-271-2211

Attention: Joseph P. Fleming

Very truly yours,

BUILDING SYSTEMS DEVELOPMENT, INC.


Ezra D. Ehrenkrantz
President

V. PUBLICATION

- A. Definition. For the purpose of this Clause, "publication" includes any document containing information intended for public consumption or the act of, or any act which may result in, disclosing information to the public.
- B. General. The results of the research and studies conducted under this contract are to be made available to the public through dedication, assignment to the Government, or such other means as the Secretary of Housing and Urban Development shall determine, as required under Title III of the Housing Act of 1948, as amended (12 U.S.C. 1701e).
- C. Reports Furnished the Government. All intermediate and final reports of the research and studies conducted hereunder shall indicate on the cover or other initial page that the research and studies forming the basis for the report were conducted pursuant to a contract with the Office of the Secretary, Department of Housing and Urban Development. Such reports are official Government property and may not be published or reproduced (in toto, in verbatim excerpt, or in form approximating either of these) as an unofficial paper or article. Unless such reports are placed in the public domain by Government publication, written permission to publish or reproduce them in whole or in part in a non-Governmental publication shall be obtained from the Contracting Officer.
- D. Publication by Government. The Office of the Secretary, Department of Housing and Urban Development, shall have full right to publish all information, data, and findings developed as a result of the research and studies conducted hereunder. Such publication will, at the option of the Contractor (except in the case of quoted excerpts from the Contractor's report), credit the Contractor and its principal personnel involved by foreword or initial footnote to the publication in form substantially as follows:

The research and studies forming the basis for this report were conducted through contract with (Name of Contractor) by (Name or names of principal personnel). Except as otherwise indicated, the Department of Housing and Urban Development accepts responsibility for the conclusions herein stated.

- E. Sensitive Information. The Contractor shall not publish or otherwise disclose, except to the Government and except matters of public record, any information or data obtained hereunder from private individuals, organizations, or public agencies, in a publication whereby the information or data furnished by any particular person or establishment can be identified, except with the consent of such person or establishment, or if the publication of such information or data by the Secretary of Housing and Urban Development except with the consent of such person or establishment would be prohibited under section 602 (d) 7 of the Housing Act of 1956, 12 U.S.C. 1701d-3(d),
- F. Inclusion of Provisions in Contractor's Agreements. The Contractor shall include provisions appropriate to effectuate the purposes of this Clause in all contracts of employment with persons who perform any part of the research or study under this contract and any consultant's agreements involving research or study hereunder.

VI. PATENTS

The patentable results of research and development conducted under the contract and all information, designs, specifications, know-how, data, and findings developed in the performance of this contract shall be made available to the public through dedication, assignment to the Government, publication, or such other means as the Secretary of Housing and Urban Development shall determine. The Contractor agrees (1) to cooperate in the preparation and prosecution of any domestic or foreign patent applications which the Government may decide to undertake covering the subject matter above described, (2) to execute all papers requisite in the prosecution of such patent applications, including assignments to the United States and dedications, and (3) to secure the cooperation of Technical Personnel (each employee or consultant working under the direction of Contractor or subcontractor hereunder) in the preparation and the execution of all such papers as may be required in the prosecution of such patent applications or in order to vest title in the subject matter involved in the United States, or to secure the right to free use in the public.

The Contractor shall disclose in the full final report all inventions, improvements, and discoveries developed in the performance of this contract, and shall certify on the last page of such report that to the best of his knowledge and belief such disclosure has been made therein.

The Contractor shall include provisions appropriate to effectuate the purposes of this Clause in all contracts of employment with persons who perform any part of the research or development under this contract and in any consultant's agreements or subcontracts involving research or development hereunder.

May 23, 1968

T E L E G R A M

Mr. John M. Flanigen

Mr. G. Everett Millican

Mr. Richard C. Freeman

Mr. Rodney M. Cook

Urgently request your support on the Jonesboro Road site and East Lake Golf Course No. 2 site as a vital part of the city's housing program. You will recall that at the public hearing on East Lake No. 2 there was no opposition expressed except in the form of two persons who asked questions regarding public facilities. The developer has agreed to dedicate a 25 acre park on the site. Since the cost of entire tract for park use would run 1.8 million this approach appears unrealistic and the present proposal will serve to preserve considerable open land in addition to the park.

Our Committee has voted unanimously to support these two projects since they have both been judged in accordance with the city's new land use plan.

I repeat we need your help and are relying on your favorable action.

Cecil A. Alexander, Chairman
Housing Resources Committee

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

May 22, 1968

MEMORANDUM

TO: Mayor Ivan Allen, Jr.

FROM: Malcolm D. Jones

RE: (1) Zoning Petition # Z-68-33-S
West side of Jonesboro Road, S. E.,
South of McWilliams Street; and

(2) Zoning Petition # Z-68-30-S
East Lake Golf Course No. 2

The following factual data pertaining to re-zoning applications on the two above indicated sites for low-income housing developments is submitted for your information and consideration.

(1)

- (a) Application for re-zoning of this 15 acre tract was filed February 26, 1968, by a local developer for a well-planned 160 unit Turnkey project for public housing.
- (b) The site has the approval of the Housing Authority, tentative approval of HUD and formal written endorsement of the Housing Resources Committee. The proposed development is consistent with the City's recently adopted Land Use Plan and meets all physical requirements for low income housing developments and has the favorable recommendation of both the Joint Planning Board and the Planning staff.
- (c) Community facilities are adequate, or can be made so simultaneously with development of the housing. Favorable letters as to community facilities have been obtained from the Water, Parks, Construction (Sewer Division) and School Departments and from the Atlanta Transit System.

- (d) At the Public Hearing April 4th, only about six to eight people appeared in opposition. However, certain members of the Zoning Committee requested the developer to submit a more detailed plan site, elevation and specifications, which has been done. Copies attached (Enclosure 1).
- (e) In the interim, the Zoning Committee initially denied the petition, subsequently reconsidered it and on May 9th formally approved the petition. It was scheduled to be presented by the Zoning Committee May 21st, with motion for adoption, to the Board of Aldermen, but instead was pulled out on the request of an Alderman and referred back to the Zoning Committee for further study.

(2)

- (a) Re-zoning of the 99 acre City of Atlanta portion of the East Lake Golf Course No. 2 site was requested for a very well planned 800 unit low and medium income housing development of mixed type construction, under the Turnkey (2) and (3) & 221 d (2) and (3) programs.
- (b) This site also has the approval of the Housing Authority, tentative approval of HUD and formal written endorsement of the Housing Resources Committee. The requested re-zoning has been interpreted by the Planning Director as consistent with the intended application of the City's recently adopted Land Use Plan and meets all physical requirements for a low and medium income housing development.
- (c) It received an unfavorable recommendation by the Joint Planning Board March 13th, but received a favorable recommendation by the Planning Staff on April 3rd, subject to certain changes in the original proposed plan, which the developers have agreed to make. Developer's revised proposal, site plan, and specifications are attached, (Enclosure 2).
- (d) Community Facilities have been reported by the responsible Departments as adequate or capable of being made so simultaneously with development of the housing.

- (e) The Developers have agreed to dedicate 25 acres to the City of Atlanta as a park and to make an elementary school site available to the School Department at nominal cost.
- (f) There was no opposition raised at the Public Hearing, April 4th, on which date the Zoning Committee deferred action on the petition and has not acted on it since.
- (g) On May 20th during the Aldermanic Board meeting, the Chairman of the Zoning Committee (who had previously been out of the country) expressed his personal opposition to the proposed re-zoning. No official action was taken by the Board of Aldermen.

Comment:

Both of the above indicated sites meet all the prescribed requirements for housing developments and are badly needed in Atlanta's current low and medium income housing program. Unless these sites can be utilized in the program, there appears little chance of getting other sites approved which, together with these, are essential to the success of the program.

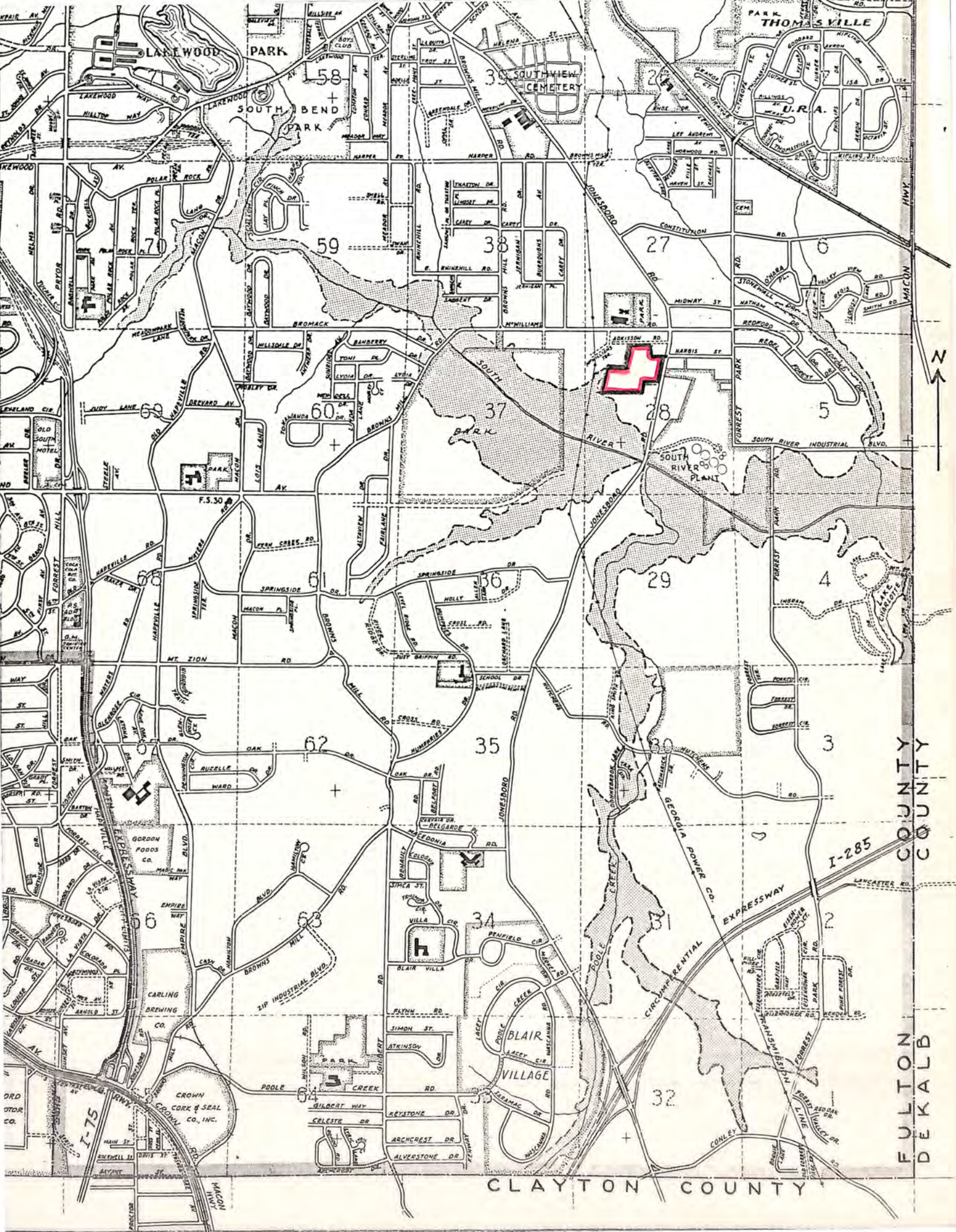
Respectfully submitted,

Malcolm D. Jones
Housing Coordinator

MDJ/br

Enclosures:

1. Basic Information on Jonesboro Road Site
2. Basic Information on East Lake Golf Course No. 2 site



THOMASVILLE

LAKELWOOD PARK

SOUTH BEND PARK

SOUTH VIEW CEMETERY

U.R.A.

58

59

38

27

28

37

29

35

34

3

62

63

32



CLAYTON COUNTY

FULTON COUNTY

CLAYTON COUNTY

I-285

I-75

EXPRESSWAY

CIRCUMFERENTIAL

CROWN CORK & SEAL CO. INC.

CARLING BREWING CO.

SOUTH RIVER PLANT

SOUTH PARK

F.S.30

GORDON FOODS CO.

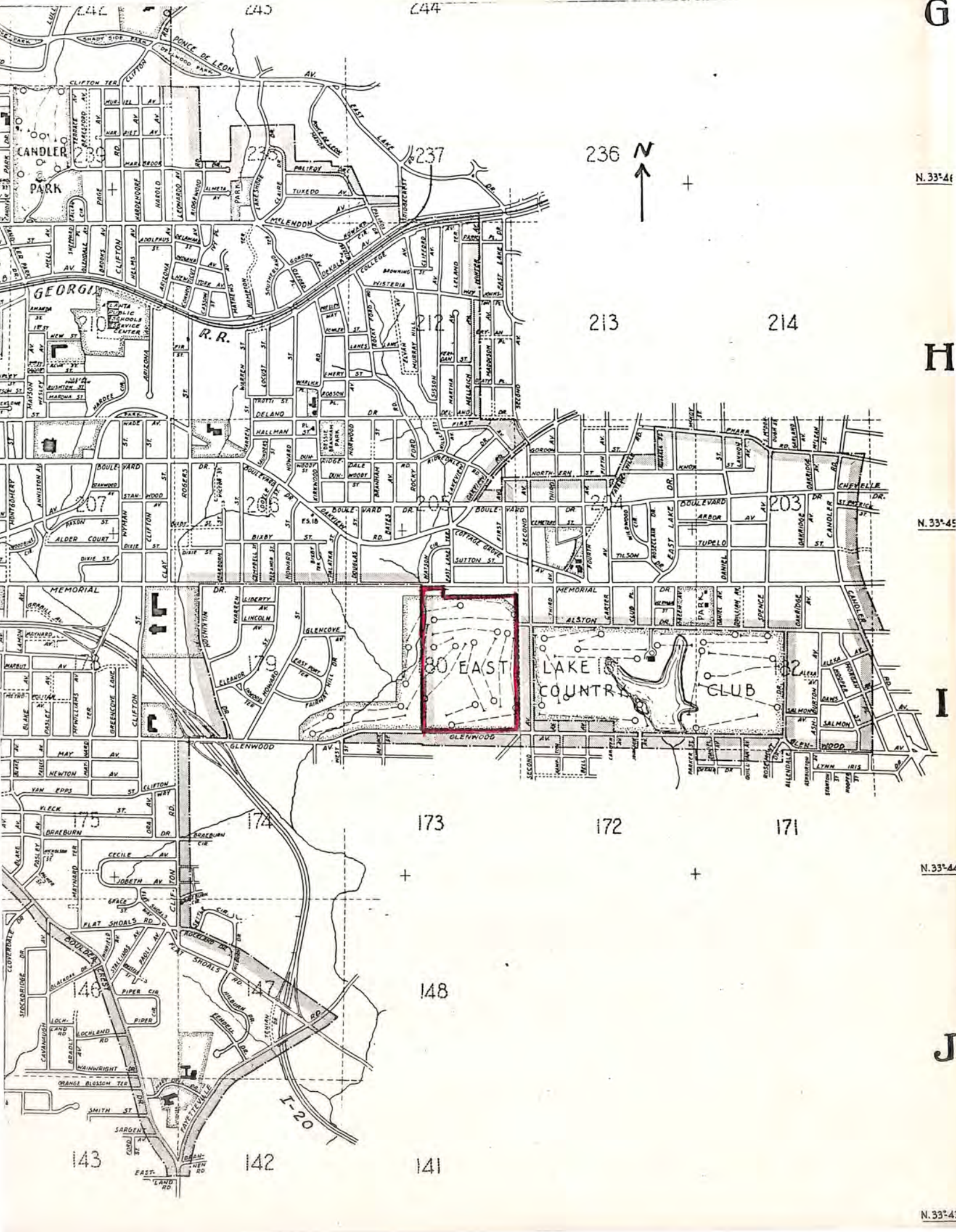
BLAIR VILLAGE

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BLAIR VILLAGE



N. 33° 4'

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N. 33° 4'

J

N. 33° 4'

W. Sweet

May 3, 1968

Mr. Richard L. Fullerton
Richard L. Fullerton and Associates
P. O. Box 7164
Atlanta, Georgia 30309

Dear Mr. Fullerton:

This acknowledges receipt of your recent letter expressing your interest in development of low-income housing for the "Honor Farm" site off McDonough Boulevard in Southeast Atlanta, which is to be dedicated by the Federal Government for critical urban needs, one of the greatest of which is low-income housing.

We are also interested in reducing development costs of housing units for families in the low-income bracket and appreciate the necessity for adapting new techniques and materials in construction methods.

In so far as the "Honor Farm" site is concerned, the area will probably be developed as an expansion of the current Thomasville Urban Renewal Project area, under Urban Renewal procedures. As such, the Georgia law requires disposition of Urban Renewal land to developers under some form of competitive bidding procedure.

It is currently anticipated that the Housing Authority of the City of Atlanta will prepare criteria for development of the area and, probably during the latter part of this month, call for proposals from interested developers. I presume that the purchase price of the land will be fixed and announced in the call for bids, with the competitive requirement to be met through the design proposals to be submitted.

I suggest that you keep in touch with the local Housing Authority as to timing of call for proposals and requirements to be included

May 3, 1968

Mr. Richard L. Fullerton
Richard L. Fullerton and Associates
P. O. Box 7164
Atlanta, Georgia 30309

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I suggest that you keep in touch with the local Housing Authority as to timing of call for proposals and requirements to be included

Mr. Fullerton
Page Two
May 3, 1968

therein and also with our Housing Resources Committee for any local coordination needed. We will endeavor to work cooperatively with you and your associates in any way we can on a fair competitive basis, as required by Georgia law.

We wish you success in your new undertaking and hope that it may be mutually beneficial.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:fy