

HOUSING RESOURCES COMMITTEE

Topics for discussion with the Mayor

May 8, 1967

1. Summary of April 20, Housing Resources Committee report shows:

<u>Category</u>	<u>No. Units</u>	Estimate when available				
		<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
Firm	3556	(1312)	(1928)	(316)	-	-
Probable	3553	-	(1681)	(672)	(500)	(700)
Total	7109 In Sight	(1312)	(3609)	(988)	(500)	(700)
Being Considered	4569					
Doubtful	3088					
Total Proposed	14,766 units					

Of the 71 proposals contained in this report, 19 of the best ones and those which until recently were considered among the most promising (comprising 6,504 units) have either been turned down or are in jeopardy. The principal reasons for this, together with some suggestions to improve the situation, were included in letter of April 12, to the Chairman of the Housing Resources Committee. The problem areas of greatest concern are indicated in the accompanying list.

2. Effects of the problem encountered with the NAACP and the Inter-group Relations Section of HUD is beginning to be felt locally in FHA also. It is apparent that the position taken by the Inter-group Relations Section of HUD has been brewing for some time and now has the support of HUD in Washington. Thus far we have depended primarily on private developers to come in with proposed sites. Unless the current situation can be materially improved soon, it may behoove the City to go into the business of systemically determining sites for low cost housing and acquiring the land needed for such use, by condemnation if necessary, in much the same manner as is done by the School Board for needed school sites.

3. Of the 9800 unit goal for the first two years of the low cost housing program, allocation breakdown specified by the Mayor in the Housing Conference are as follows:

Public Housing	57%	=	5586 units (5640 allocated)
Private Developers (conventional)	30%	=	2940 units
221d(3) Non-profit	13%	=	1274 units

Total			9800

It seems that the 221d(3), co-op is the most popular approach to the non-profit development and is best for both the City and the purchaser-occupant. The prospective home owner gets more for his money in this type of home ownership than in any other manner thus far proposed. The failure and foreclosing rate nationally on these developments is negligible. This type development should be able to account for a greater proportionate share of the overall requirement than the 13% previously indicated; it should be widely encouraged.

4. An article by Alex Coffin in the Atlanta Constitution, April 17, stated that 25% of Atlanta is in vacant lots. If this be true, our most available resource for low-cost housing, both public and private, is on scattered sites. Incidentally such procedure would create a minimum of neighborhood objection and political difficulty. Both private developers and the Housing Authority should be called upon to pursue this principle to the maximum.

5. The Housing Code inspections on Boulevard have produced offers for sale by owners of at least 103 units.

6. No additional sites under the Public Housing leasing program have been acquired since previous Housing Resources Committee report of February 20. It appears that most of the time of the Housing Authority representative assigned to leasing is taken up in processing individual tenant leases for occupancy of the leased units rather than devoting the main effort to securing leases for additional units. The leasing of additional projects for Public Housing should be pushed.

*See if
Housing
Auth. is
interested*

7. Although rehabilitation of sub-standard dwelling units does not provide additional housing (and such is not included in Housing Resources Committee tabulation totals of prospective housing units), still this feature adds materially to the available resources of standard housing and tends to reduce the requirement for new housing. Consequently it is desirable for the Housing Resources Committee to have current information on the extent of rehabilitation and principal areas involved. This information is contained in routine monthly reports of activities of the Housing Code Division and has been requested several times, but has not been received since January and only partial information was provided for December and January. There appears to be no logical reason why copies of the Housing Code Division's monthly reports should not be made available to the Housing Resources Committee.

check with Wofford

8. Although some of the difficulties confronting the low-cost housing program may be beyond the ability of the City, however the outcome of zoning petition number Z-67-33G (denial of rezoning from M-1 to A-1) is typical of situations over which the City does have control and where rezoning may have to be accomplished in order to provide ample locations for development of low-cost housing.

9. There are still 157 single family lots in the Thomasville Urban Renewal Project which have not been sold for 221 development. Minimum prices have been established on all of these lots, ranging from \$900 to \$2100 each. In order to encourage development of these lots, recommend that price reductions be made for multiple purchases, as shown on the attached card and that publicity be given to that effect. Mr. Gates, our FHA consultant, concurs with this principle. The suggested reduction has been shown to a reputable and experienced developer who agrees that it is practical and should result in development of these lots.

check with Housing Auth.

10. In order to keep the interest and confidence of prospective developers in the low-cost housing field, suggest that a conference be called by the Mayor with the Board of Aldermen and that some of the most interested low-cost housing promoters and developers be invited to present their views and comments on the program. Several have indicated that they would welcome such an opportunity. Such meeting might produce some helpful ideas. In any event it would provide an opportunity for them to state their side of the problem and should serve to clear the currently confused atmosphere. Also suggest that the Press be invited to such a meeting.

Encls: Suggested price reductions on Thomasville lots
Memo dated April 21, 1967