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FOR URBAN RENEWAL

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DETERMINED TO KEEP FAITH WITH BEDFORD-PINE PEOPLE ON HOUSING, PERSELLS ASSURES COMMITTEE

Despite the difficulties of obtaining federal approval for public

housing in "racially identifiable" areas, the Atlanta Housing Authority is determined to keep faith with the people of the Bedford-Pine area and install housing there.

That was the assurance given our executive committee by Lester H. Persells, AHA redevelopment director, in a discussion following an updating summary of the far from rosy housing picture given by Gilbert Boggs, AHA director of housing. Said Mr. Persells: "The policy of HUD and the Public Housing Administration is that they do not choose to finance housing in 'racially identifiable' areas, but housing will be built in the Bedford-Pine area. The federal agencies are not delaying us. We are going full steam ahead. We are going to keep our faith with the Bedford-Pine people." In answer to a question from Herbert Waldrip, chairman of the Bedford-Pine associate citizens advisory committee, as to what action would be taken if the federal agencies refuse to finance housing in the area, Persells replied, "They are not going to say No."

FEDERAL DECISION ON BEDFORD-PINE WILL HAVE BEARING ON OTHER AREAS

Mr. Persells further pointed out that there is talk that no more

public housing can be built in the western two thirds of Atlanta because it is "racially identifiable" since it has a large percentage of Negro population. Asked he: "How can you write off 66 and 2/3 per cent of the population?" He then pointed out that in urban renewal areas the population seemed always to be almost 100 per cent white or almost 100 per cent Negro. Said he: "The Bedford-Pine area is also 'racially identifiable' as almost 100 per cent Negro. But these people want to remain there in better living conditions." He added that the Bedford-Pine application had been delayed for some time while federal agencies are considering this problem. He also mentioned that the conditions in Nash-Bans and Model City areas are similar to those in Bedford-Pine. Accordingly, the federal answer to the Bedford-Pine application will have bearing on these projects. Mr. Persells also added that, in the two year program embracing more than 9,000 housing units, from ten to 25 different sites will be required. He made the final point that our committee could be of service in encouraging the federal and city governments to locate low rent housing in various sections of Atlanta.

SITES APPROVED FOR 1,125 UNITS, BUT SIX FOR 1,650 ARE TURNED DOWN

In discussing the immediate housing efforts, Mr. Boggs

said that emphasis was being placed on the new turnkey plan, but that turn downs on sites by the regional HUD office were slowing progress. He explained that tentative approval had been given to four sites which would provide room for 1,125 units, but six sites which would have provided for 1,650 units had been rejected. Summed up Mr. Boggs, "We are continuing to submit sites. We are hopeful that we can produce the housing that is needed. We can provide more housing more quickly under the turnkey program, but we face another difficulty because such housing is not approved unless the costs are ten per cent under costs for other housing." A final point made by Mr. Boggs was that applications have been filed for 500 more units of leased public housing.

In a question and answer exchange, Edgar Schukraft urged that 300 additional units for the elderly be constructed adjoining the John O. Chiles building. He also suggested that churches should join in sponsoring apartments. Executive Committeeman Calloway sounded a note of optimism, saying that Atlanta is now realistically facing the housing problem which has been building up over several years. Said he, "We have the spirit now and it is the spirit that will conquer."

U. S. POLICY, ZONING AND AVAILABLE LAND
DISRUPT HOUSING EFFORT, JONES DECLARES

Asked by Chairman
Sommerville to comment
on the crash program

on housing, Col. Malcolm D. Jones, housing resources coordinator, linked zoning and availability of land with federal policy as having disruptive efforts. He explained that on the previous day the Housing Resources Committee had asked the City Planning Department to furnish a list of tracts of land embracing five or more acres that could be zoned for multiple family housing. Col. Jones also pointed out that the present trend was toward cooperative housing. Chairman Sommerville requested Col. Jones to update our committee at the July meeting.

COMMITTEE INSTRUCTS CHAIRMAN TO ASK
MAYOR TO EXPEDITE AVAILABLE LAND LIST

Following Col. Jones'
talk, the executive
committee adopted a

resolution requesting Chairman Sommerville to write Mayor Allen asking that the information on available land tracts be expedited. Mr. Sommerville said he would do so promptly.

CITY COUNTING ON FEDERAL AID TO EXPAND
SUMMER RECREATION PROGRAM, DIRECTOR SAYS

Atlanta again is counting
on financial help from
the federal government

to enable it to step up its recreation program to meet the extra needs of the summer season, Miss Virginia Carmichael, city director of recreation, explained to our executive committee June 21. Said she: "For many years, Atlanta has carried on a very fine all year recreation program for all ages, but our funds are insufficient to meet the extra needs for the summer. Last year we received funds from the federal government which made it possible for us to expand our regular program in such ways as leasing and staffing playlots and "operation champ" areas. We were able to conduct an all around program, including picnics, tours to industries, to ball games and many other activities. So last year we had one of the best summer programs we ever had. We received \$25,000 for an intensive swimming instruction program. This reached more than 20,000 children, 12,000 of whom were taught to swim. But all these funds were cut off on Labor Day, so since then we have had to carry on the playlots out of regular funds. Now we have gone to the federal government again. While we have not heard from them yet, we are going ahead on faith. We plan to operate and staff 25 playlots and 22 champ areas. Last year, we did not get the word until July 4, but we had gotten ready and so we went into operation on July 6. We can do that again."

In the questions and answers that followed Miss Carmichael's talk, it was brought out that the Metropolitan Foundation of which Executive Committeeman A. B. Padgett is director had been most helpful in sustaining a residence camp for children at Lake Allatoona. Miss Carmichael also stressed the success achieved by four portable swimming pools obtained with \$30,000 given by the Rich Foundation. These are being operated in "hard core" areas and may be loaned to the school department after the summer season. Summed up Chairman Sommerville: "The donation of four portable swimming pools is not a small thing at all, but it was done at the time it was needed. If things like this can be done when there is need, a great deal can be accomplished." In the discussion there were also several comments regarding the city's prompt action to improve conditions in the Dixie Hills area following the recent disturbances there. Said Mr. Calloway: "Agitators always pick areas which present them with an opportunity to 'get the show on the road'. Let us give thought to providing facilities immediately in areas where we know they are needed." Commented Chairman Sommerville "I wish the city could avoid putting itself in the light of rushing bulldozers to work after these incidents. It's ridiculous. If we know of these places, let's put our fingers on them and be in there doing something before incidents happen."

FEDERAL FUNDS NOW SEEM ASSURED

Two days after our
meeting, city recreation

officials received unofficial word that the requested federal financial assistance would be forthcoming. Accordingly, the expanded summer program outlined by Miss Carmichael seems assured.

NO BIAS IN AWARD ON ROCKDALE,
LAND USE GOOD, COMMITTEE IS TOLD

There was no bias or discrimination in the awarding of the Rockdale

redevelopment contract to David Rosen Associates, Executive Committeeman T. M. Alexander, Sr., reported at the June 21 meeting. Mr. Alexander, chairman of our special subcommittee on redevelopment proposals, explained that the developer's plans made good use of the land taking into consideration the entrances, exits and transportation. He also pointed out that the Union Baptist Church has become affiliated as a sponsor.

MEMBERS OF NATIONAL TEACHERS INSTITUTE
TAKEN ON TOUR OF PROJECTS AND MODEL CITY

More than 40 elementary school teachers from all over the U.S. were

guests of our committee on a tour of urban renewal projects and the model neighborhood target area June 22. The teachers were attending a National Defense Educational Association Institute at Emory University. Since all are engaged in instructing disadvantaged children in mathematics, one of the objects of the institute is to obtain first hand observation of the kinds of environments in which such children reside. It was pointed out that this enables the teachers to emphasize the sociological concept in their classes. The institute is directed by Dr. Dora Helen Skyeck, of the Emory faculty. Arrangements for the tour were made by Dr. Ann Grant, of the Morehouse sociology faculty, who is working with the institute. Mrs. Margret Ross, Atlanta Housing Authority information officer, and Wilson McClure, West End project director, acted as "barkers" on the bus. At the luncheon stop at Paschall's restaurant, Executive Director Howland spoke briefly, explaining our committee's activities and stressing the emphasis being placed on the enhancement of human values as well as the improvement of property in urban renewal projects. Mr. McClure outlined the progress of the West End project.

ALEXANDER VOICES COMMITTEE'S CONGRATULATIONS
AT ROCKDALE CONTRACT SIGNING CEREMONY

Executive Committeeman T. M. Alexander, Sr. and Executive Director

Howland represented our committee at the signing of the Rockdale redevelopment contract, June 15. Mr. Alexander expressed congratulations to David L. Rosen Associates of New York, upon winning the competition for the single largest project to date in Atlanta's urban renewal program. Said Mr. Alexander, "I congratulate the David Rosen group for their fine concept of a very complicated plan. Of all the four proposals submitted -- and all were excellent -- this was the most outstanding. We are happy that the Union Baptist Church is a sponsor." In a press statement Mayor Allen said: "I cordially congratulate David L. Rosen upon being selected to carry out the largest single development in all eight years of our urban renewal program. In arriving at its decision, the Atlanta Housing Authority was aided by the thinking of a wide variety of individuals, representing the city government, professional and citizen groups. I would like to express my appreciation to all." Commented Rodney M. Cook, Chairman of the Aldermanic Planning and Development Committee: "This development will add an entirely new community, well-planned and designed to meet the needs of the people who will live there." Just before sitting down to sign the 17 page contract, Edwin L. Sterne, Chairman of Board of Commissioners, AHA, said: "We are pleased to award the contract for the redevelopment of the Rockdale Urban Redevelopment Project to David L. Rosen. We were delighted with the superior quality of all four proposals received. They were all substantial and any one of them would be a credit to the Rockdale community."

PROPOSAL CALLS FOR 1,386 DWELLING UNITS;
PRICE OF \$896,000 ESTABLISHED FOR LAND

Picking up the pen to affix his signature, Mr. Rosen, with a

smile, said to Mr. Sterne: "Now I owe you almost \$900,000." He referred to the price of \$896,000 fixed for the 154.12 acres of residential land and the 9.14 acres for commercial use. The Rosen proposal calls for the construction of 1,386 dwelling units, of which 85 per cent will be apartments and 15 per cent townhouses. The total will include 140 one bedroom units, to rent at from \$60 to \$68 monthly; 830 two bedroom units to rent at from \$70 to \$78 monthly; 416 three bedroom units, to rent at from \$80 to \$90 monthly. The housing is designed in clusters in the different sections on relatively level "island communities" along the ridges of the hills.