



CITY OF ATLANTA

October 31, 1969

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

MEMORANDUM

TO: Mr. Dan E. Sweat, Jr.
Chief Administrative Officer

Please see attached copy (Encl. 1) of letter to Planning Director, dated September 25, 1969, (which is self explanatory) requesting assistance in providing material for inclusion in next revision of the Status Report on Atlanta's Low and Moderate Income Housing program.

Also see attached copy of reply from the Planning Director, dated October 9, 1969, (Encl. 2).

Note that the reply from the Planning Director proposes certain studies related to housing to be initiated by the Planning Department. The desirability of these studies is not questioned. However he calls upon me for assistance in preparation of the studies, but does not agree to provide any of the information requested for the Housing Resources Committee for updating the Low and Moderate Income Housing Status Report.

About two years ago, when I first requested a Statistical Clerk to keep up the Housing Status Report, I was informed by the Administrative Assistant that a new position of Planner for housing had just been authorized the Planning Department and that therefore the Housing Resources Committee should obtain any needed research and statistical data from the Planning Department.

Consequently, I called upon the Planning Department then for similar information to that again requested in the attached letter (two years later). As yet none of the information requested has been provided.

I do not consider this deliberate, or unwillingness to cooperate, but rather a natural consequence of another Department being so overworked and preoccupied with numerous details on too many matters, to provide attention and detailed information to another office, for which that Department is not directly responsible. I predict that the situation will not improve materially.

Mr. Dan E. Sweat, Jr.
October 31, 1969
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The information requested for HRC is essential to meaningful revisions of the Housing Status Report. In order for the City and its officials to have any concept of progress being made in the Low and Moderate Income Housing program, it is essential that a Housing Status report be maintained and constantly revised by someone. No office in the City, other than the Housing Resources Committee, currently has this information.

On the other hand, it is physically impossible for me (alone) to obtain the information needed, affect the appropriate updating of the report and at the same time accomplish other essential coordinating and administrative duties for which I am responsible. This is why, for over two years now, I have repeatedly requested assistance of a Statistical Clerk in this field.

Mr. W. W. Gates, who as FHA oriented Housing Consultant to HRC one day per week, was very helpful. However, after working for over a year with no pay, he has discontinued serving.

In the absence of other assistance, last summer I requested and obtained the services of an Urban Corps Intern, primarily to work on updating the Housing Status Report. However, he was more interested in changing the system than in obtaining the needed information. Consequently, much essential information pertaining to respective housing projects, such as bedroom composition, monthly rentals or purchase payments, utility costs and estimated time of completion of many projects has not yet been obtained.

An additional effort this fall to obtain another Urban Corps Intern to assist in this field has not been successful.

When I was initially approached by the Administrative Assistant with view to taking over the functions of Executive Director of the Citizens Advisory Committee for Urban Renewal, in addition to my other duties, I was informed that I would get an assistant. Last July, during Mr. Landers' last month of duty, he reiterated that he planned to provide me with an assistant who, could not only be charged with monitoring and revising the constantly changing Status Report on Low and Moderate Income Housing, but who would also be capable of assisting in coordinating other housing matters, such as promoting housing with builders, representing me in conferences and even on occasions, possibly conducting meetings on housing matters.

Recent difficulties in adoption of a satisfactory workable Housing Code Enforcement Plan, preparation of the Breakthrough application, housing in Model Cities and proposed housing improvements in other NDP areas, appears to justify additional coordinating efforts in the housing field. In addition, such assistant should be capable and trained to take over my duties as Administrative Coordinator for Housing when I retire.

Mr. Dan E. Sweat, Jr.
October 31, 1969
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Consequently, I recommend that provision be made in the 1970 Budget for an assistant.

Respectfully,



Malcolm D. Jones
Administrative Coordinator for Housing

MDJ/mc

Encls: Copy letter dated Sept. 25, 1969
Copy reply dated October 9, 1969

cc: Mr. Cecil A. Alexander
Mayor Ivan Allen, Jr.



CITY OF ATLANTA

September 25, 1969

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

Mr. Collier B. Gladin
Planning Director
City of Atlanta
City Hall
Atlanta, Georgia 30303

Dear Collier:

Enclosed is a complete revision, dated August 15, 1969, (as of July 31, 1969) of Status Report on the Low and Moderate Income Housing program in three sections: Summary, Inventory and Index.

As you will note, the Inventory of projects has many blank spaces, which were intended for insertion of certain data, which the limited facilities and staff of this office have precluded obtaining the desired information necessary to complete the forms. The principal items needed are bedroom composition, monthly rentals or payments, estimated or actual time for completion and name and telephone number of local contacts from whom specific additional information may be obtained.

In as much as you have proposed that an element of your Department could serve as the staff research arm of the Housing Resources Committee, I am therefore submitting to you herewith the attached copy of this latest Low and Moderate Income Housing Status Report, prepared by this office, with request that your Department complete the blanks on the current Inventory dated August 15, 1969, make changes in status of development of existing projects and add such additional projects to the Inventory as are appropriate, through October 31, 1969, and return this report to me by November 10, 1969, showing the additional information, in order that this office may prepare a complete revised report as of November 15, 1969, showing comparative figures with those contained in the Second Annual Report of November 15, 1968. This information is essential and will be very much appreciated.

Encl. 1

September 25, 1969

Mr. Collier B. Gladin
Page Two

Sally Pickett and Helen Meyers of your office are anxious to see the current enclosed report and to extract certain information from it for your files.

Sincerely,



Malcolm D. Jones
Housing Coordinator

MDJ/mc

Encl: Revision of complete Status Report on the
Low and Moderate Income Housing Program
dated August 15, 1969 in three sections..

cc: Mr. Cecil A. Alexander
Mr. Dan E. Sweat, Jr.

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

October 9, 1969

Mr. Malcolm Jones
Housing Coordinator
City of Atlanta
Mayor's Office
City Hall

Dear Mr. Jones:

This is to acknowledge your letter of September 25, 1969. Our Department has taken an active interest in housing in the past few years and will continue to do so in the future in view of new Workable Program requirements concerning housing. During the next few months, we will attempt to accomplish the following work tasks:

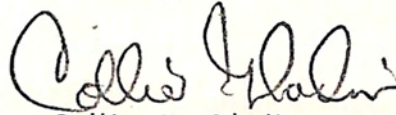
1. To establish clear standards by which to judge whether new housing serves low, moderate or upper-income families. I think we all agree that there are problems with the standards we are presently using; however, we are well aware that the standards were hastily established.
2. After establishing the above standards, we will attempt to evaluate all housing permitted within the past 2 1/2 years and to provide you with an analysis of this information. We will be attempting to establish a format which will meet HUD Workable Program guidelines for future reporting and also serve City heads.
3. After completion of items one and two, our staff will begin the design of a city-wide housing study.

Encl. 2

Mr. Malcolm Jones
October 9, 1969
Page 2

Mrs. Sally Pickett is the Planning Department staff member who has primary responsibility for these tasks. I am sure she will be asking for your assistance and I hope we can count on you for help in this work.

Sincerely,

A handwritten signature in cursive script, appearing to read "Collier B. Gladin".

Collier B. Gladin
Planning Director

CBG:ds

*File
Housing Code Enforcement Plan*

September 3, 1969

MEMORANDUM

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

Attached is copy of the controversial proposed 1970-71 Housing Code Enforcement plan, less map, (Encl. 1) prepared by the Planning Department and approved by the P & D Committee August 30, after considerable questioning by all members of the Committee, except the Chairman, Rodney Cook.

This plan was adopted September 2 by the Board of Aldermen on a 8-7 roll call vote, but was delayed by Alderman Millican for reconsideration at the next meeting of the Board of Aldermen, September 15. Resolution attached (Encl. 2).

I recommend that the Housing Resources Committee consider this plan and take a position on it before the next Board of Aldermen meeting. Suggest it be referred to the Legal Panel, and perhaps also to the Public Relations Panel, for recommendation to the HRC Executive Committee.

It appears that this plan was conceived by Helen Meyers in the Planning Department and developed by her with the assistance of Jack Linville also of the Planning Department, with perhaps some coordination by Bill Hewes of the Building Department.

The Housing Code Division, which must administer the plan, I understand was not involved in its development, does not yet have copy of it, has not seen the map delineating the areas and treatment proposed and is not pleased with what they have heard about it.

Again, the HRC was not informed, consulted or asked to participate in development of the plan, which so vitally affects housing resources in the City.

Mr. Cecil A. Alexander
September 3, 1969
Page 2

In my opinion (and I think I qualify by experience in Housing Code Enforcement to speak) there are several things about the plan that are not practical and which I believe will cause difficulty, i. e. :

1. It is discriminatory and I do not believe legal.
2. It will be difficult to enforce from a Public Relations angle.
3. The plan was developed from statistics made from exterior inspections only.
4. From casual glances at the map, the proposed areas for eventual U. R. and NDP treatment appear to be greater than the City's entire current U. R. and NDP program.

(If carried out at the rate of effort proposed for the 1970 U. R. and NDP program, copy attached (Encl. 3), which I understand is maximum effort, it would require 10 years to complete.)
5. The City is having difficulty now in financing its share of current NDP programs. It will most likely not be financially able to carry out these extensive proposed future NDP areas.
6. The areas proposed for partial Code Enforcement only have already been included in the City's 5 year Housing Code Enforcement program just completed.
7. I cannot accept as valid the contention that dilapidation is so bad in the areas proposed for ^{partial} compliance, to make them "safe and sanitary", only, because the majority of the structures are not suitable for rehabilitation, that they must be demolished; or that the number of units in this category is as large as claimed by proponents of the plan.
8. If dilapidation in these areas is as bad as claimed, then this is a serious indictment against the effectiveness of the past Housing Code Enforcement effort, which I think on the whole has been quite successful.
9. It is also a serious indictment against the City of Atlanta for having spent the amount of money and effort which it has in Urban Renewal and Housing Code Enforcement, not to have made more progress in housing improvements than the plan would indicate. Further, it is also an indictment against the success of the City's low-income housing program in producing needed replacement housing.

Mr. Cecil A. Alexander
September 3, 1969
Page 3

10. If the plan should be adopted, the areas designated for ^{PARTIAL} partial compliance only will continue to deteriorate at an accelerated rate, while waiting hopefully, but in vain, for the expected Urban Renewal which cannot and will not come to many of the areas involved. Thus, this will increase the burden on the Housing Program to produce larger quantities of replacement housing, which would not be needed, if strict Housing Code Enforcement were carried out, based on actual housing conditions on individual structures.

In my opinion, Atlanta has reached the stage now where most effective results can be obtained by constant surveillance of individual structures and appropriate correction or improvements made on those structures which need it, no matter where they exist in the City.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

- Encls: 1. Proposed Housing Code Enforcement Plan (less map)
2. Resolution
3. Proposed Activities - 1970 NDP

CITY OF ATLANTA



HRC-

October 31, 1969

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 Members: Executive Group, Housing Resources Committee; and
Low-Income Housing Coordinating Group

The November meeting of the Executive Group of the Housing Resources Committee and the Low-Income Housing Coordinating Group will be held Thursday, November 13 at 10:30 A. M., in Committee Room 2, Second Floor, City Hall. We hope that each of you will be able to attend.

We are sorry that limitations of time precluded completion of the Agenda at the October 8 meeting. Panel Chairmen who were not given an opportunity to submit reports at the last meeting are particularly requested to submit, at the November 13 meeting, written reports of their Panels' activities and plans through 1969.

Recent efforts of certain members of the Georgia General Assembly for introducing legislation in the forthcoming session of the General Assembly, to create a Georgia Housing Development Corporation to assist small towns and rural areas of the State in obtaining suitable standard housing, should be of considerable interest to the Housing Resources Committee and will be discussed at our November 13 meeting.

We would appreciate suggestions from any members of HRC or the Coordinating Group of items for inclusion on the Agenda of the monthly meetings.

A return address postal card is enclosed for your convenience in informing us whether you plan to attend the November 13 meeting.

Sincerely,

Cecil A. Alexander, Chairman
Housing Resources Committee

CAA/MDJ/mc

Encl: Return address postal card

October 31, 1969

MEMORANDUM

TO: Collier Gladin
FROM: Ivan Allen, Jr.
SUBJECT: Attached Letter

Please provide me as soon as practical a memorandum report on the facts surrounding the question raised by the attached letter.

I am particularly interested in the exact nature of the action taken by the Zoning Board at its meeting on June 6 and at a subsequent meeting on July 11, 1969. Of particular interest is whether or not public notice was given for the subsequent meeting and if adjoining property owners were notified. Also, I would like to know what the current status of the zoning of this parcel is.

IAJr:sm

December 5, 1969

MEMORANDUM

To: Mayor Allen

From: George Berry

Subject: \$125 Request by Housing Resources Committee

Colonel Jones advises me that the Housing Resources Committee wishes to invite several guests to their December 18th annual dinner. These guests consist primarily of the news media and state and federal officials. He says that the cost of these invited guests will be approximately \$125. Will you approve the expenditure of this amount from the Mayor's Contingent Fund?

GB:ja

MINUTES

Housing Resources Committee

October 8, 1969

The regular monthly meeting of the Housing Resources Committee was held at 10:30 A.M., Wednesday, October 8, 1969, in Committee Room 2, Second Floor, City Hall.

Invitational notice, Agenda, list of those invited, with attendance of members and guests indicated, and other related documents are attached to the file copy of these minutes.

Chairman Alexander opened the meeting by explaining the preparation of, and filing by the City on September 19, 1969, an application for consideration by HUD for designation of Atlanta as a prototype housing site City, under "Operation Breakthrough"; that two sites were proposed, i. e., a fragmented site in 3 portions in the Model Cities area and a 33.6 acre composite site at the intersection of Carrol and Harvill Roads, N. W.

It was also explained that Atlanta had been omitted in the initial invitations by HUD and that a very short time was available in which to prepare and submit the application, after Atlanta was invited to do so. The Chairman complemented Urban East, Housing Consultant Firm, which assembled the application, and other participants in preparation of the application, including Model Cities, Housing Authority, Planning Department, State Planning Bureau, Atlanta Chamber of Commerce and Metropolitan Planning Commission. He also commented on favorable supporting endorsements submitted by a large number of Agencies, business firms, religious groups and civic organizations.

Schedule was announced as follows:

July 11, 1969	Briefing Session (original - did not include Atlanta)
September 19, 1969	Proposals Due
October 3, 1969	HUD will complete preliminary site evaluation
October 17, 1969	HUD inspection teams will complete site inspections
November 28, 1969	HUD will announce selection of eight prototype sites

January 1, 1970	Sites must be cleared and ready for development
March 1, 1970	Site improvements will begin
June 1, 1970	First housing units will be shipped and installed
July 1, 1970	Construction and testing period begins. HUD will control land through leases, options to purchase and purchases. HUD will assume management control of the demonstration program.
July 1, 1971	Housing units will be sold and occupied.

Mr. Howard Openshaw, Director of Redevelopment of the Housing Authority was then called upon to present the overall Neighborhood Development Program Proposed Activities for 1970.

Mr. Openshaw summarized the proposed overall program as shown in the attached (Encl. 1) and emphasized the probable necessity for cut back, as indicated in letter of September 23, 1969, from Region III of HUD (attached as part of Encl. 1).

Mr. Openshaw then introduced Mr. Robert Barnett, Project Manager of the Vine City NDP project and Mrs. Dorothy Bolden, Vice-Chairman of the Vine City PAC (Project Area Committee).

Mr. Barnett very ably explained in detail the process used in developing the plan, through citizen participation (planning with citizens of the area rather than for them) and coordination with various agencies involved. He showed the current overall plan as approved by the PAC and the specific area marked out for execution in 1970. The overall plan includes: a 24-acre park, commercial area, garden type apartments (no more than 2 story), town houses, single-family residences, and a community area (including a day care center). The proposed activities for the 1970 target area are shown in enclosure 1.

Mr. Openshaw then introduced Mr. Harry Adley, President of Adley and Associates and Mr. Fred Kerpel and Mr. Lavern Parks, associated with Mr. Adley, Consultants for the Edgewood NDP area. He also introduced Mr. Curtis Parrish, Project Manager, Edgewood NDP.

Mr. Adley made an excellent color slide presentation of the development process and resulting plans of the Edgewood (formerly known as East Atlanta) NDP area. See enclosure 1 for proposed activities for 1970.

In order to conserve time, further discussion of proposed activities in the NDP areas was concluded.

The Chairman then asked Mr. Copenshaw if there was anything the HRC could do to assist in preventing the drastic cut back in Atlanta's anticipated Federal capital grant funds for 1970?; and called upon HRC members for comment. Motion was made by Mr. Frank Clarke, seconded by Mr. Richard Harvey and after considerable discussion, was unanimously adopted that a letter be written to the Secretary of HUD, with copy to the Regional Administrator, pointing out the disastrous effects such a cut back would have on Atlanta's current and future NDP activities and urging that every consideration possible be extended Atlanta in not reducing the Federal capital grant funds. (Copy of letter to Secretary Romney is attached, Encl. 3).

The Chairman then called on reports from Panel Chairmen, starting with Mr. Frank J. Clarke, Chairman of the Construction and Design Panel.

Mr. Clarke presented a formal written report of his Panel, copy attached (Encl. 2), which includes:

1. His Panel's planned activities for the remainder of 1969;
2. A proposed letter for Mayor Allen to deliver to his successor recommending continuation of the HRC and the activities of the Construction and Design Panel;
3. A report developed in his office by an Urban Corps intern pertaining to Atlanta's Codes.

Mr. Clarke recommended that the report on codes be accepted by the HRC and copies transmitted to the Building Official and Chairman of the Building Committee, Board of Aldermen. The Chairman asked if there was any objections? As there was no objection from any member of the HRC, this will be done.

Courtesy copies of the report on codes had previously been presented to Mr. W. R. Wofford, Building Official, before presentation of the report to the Housing Resources Committee.

Mr. Wofford, who had previously been invited to the meeting, responded unfavorably to the report on codes and specifically requested that certain members of his Department be permitted then to express their views and reactions to portions of the report which pertain to their special activities. The Chairman consented.

Mr. Wofford then introduced the following members of his Department: Mr. W. A. Hewes, Senior Administrative Assistant, Mr. Norman Koplun, Structural Engineer, Mr. Wylie W. Mitchell, Chief Plumbing Inspector, Mr. E. F. (Red) Wise, Chief Electrical Inspector, Mr. W. H. Goodwin, Assistant Chief Electrical Inspector and Mr. Romer Pittman, Assistant Chief Plumbing Inspector.

Mr. Koplun, Mr. Mitchell and Mr. Wise presented their views on the report. They were all hostile and negative in their comments and expressed strong dissatisfaction with the report, insofar as it pertained to their activities.

Mr. Archer Smith, Chairman of the Legal Panel, commented that he did not consider the report pertaining to the codes as criticism or condemnation of the Building Department, but rather in the nature of an inquiry for clarification to laymen. He also asked Mr. Wofford that since the Atlanta Building Code is based on the National Building Code, with modifications pertaining to Atlanta, if an index of the changes applicable to Atlanta only has been prepared, in order to provide quick determination of the Atlanta changes by builders and architects familiar with the National Building Code, without them having to take hours of reading and comparison between the two, in order to determine what are the Atlanta changes? Mr. Wofford replied that such has not been prepared, but that changes can be determined by comparison between the two codes.

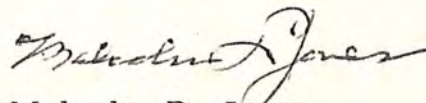
Mr. Alexander commented that if such a listing was available that it would be quite a convenience to architects and he presumed likewise to builders.

Since it was past time to adjourn the meeting, the Chairman announced that he would not call for additional Panel Reports nor complete the remainder of the Agenda.

One item of interest under Other Business (not taken up during the meeting) was announcement September 30 by the Housing Authority of the offering for bids of the first and thus far only tract of land in the Model Cities area for redevelopment. The offering is for a 5.43 acre tract south of Atlanta Avenue, between Connally and Hill Streets, S. W. It is being offered on a fixed price basis, with design competition, for not less than 40, nor more than 50, units of town houses.

The meeting was adjourned at 12:10 P. M.

Respectfully submitted,



Malcolm D. Jones

Administrative Coordinator for Housing

mc

- Encls:
1. Proposed Neighborhood Development Program for 1970
 2. Report by Chairman, Construction and Design Panel, dated Sept. 30, 1969
 3. Copy, letter to Secretary Romney, dated Oct. 8, 1969

HOUSING RESOURCES COMMITTEE

October 8, 1969

Item: Proposed Neighborhood Development Program for 1970.

Mr. Howard Openshaw, Director of Redevelopment for the Atlanta Housing Authority, outlined Atlanta's proposed Neighborhood Development Program for 1970. The Program contains eight neighborhoods:

-- Bedford-Pine
GA. Tech II
Model Cities
Edgewood
Vine City
*Lightning
*Plunkettown
*GA. State
*New Areas

Maps and statistical summary indicating the proposed action program in individual areas was discussed. In summary, the 1970 NDP Program proposes the acquisition of 922 parcels of land, relocation of 1392 families and individuals, demolition of 922 structures, rehabilitation of 830 structures and disposition of 116 acres of land.

As a housing resource for families displaced in the 1970 program, the Housing Authority will complete and have ready for occupancy 2033 public housing units and 650 dwelling units for families of low and moderate income.

The gross project cost of the 1970 NDP program is 27.4 million dollars. The federal capital grant requested is 20.7 million, the local share is 8.5 million, 7.3 million includes non-cash grants-in-aid to be provided by the City and 1.2 million in cash to be provided by the Board of Regents. Following HUD approval of addition section 112 credits of 1.1 million dollars, the cash required by the Board of Regents will be reduced to \$165,880.

On September 23, 1969, the Department of Housing and Urban Development advised the Atlanta Housing Authority that \$24,000,000 has been established as the amount available for the 1970 activity of the six Neighborhood Development Programs now underway in Region III. This represents 45.9% of the federal capital grant funds available in the Region for 1969.

The Regional office of HUD will allocate the available funds for 1970 NDP activities on the basis of each City's needs, its record of performance, and its ability to postpone some activities until a subsequent year.



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PEACHTREE SEVENTH BUILDING, ATLANTA, GEORGIA 30323

Room 645

REGION III

September 23, 1969

IN REPLY REFER TO:

3RF

Mr. Lester H. Persells
Executive Director -
Housing Authority of the
City of Atlanta
824 Hurt Building
Atlanta, Georgia 30303

Dear Mr. Persells:

Subject: Project No. Ga. A-2
Neighborhood Development Program
Second Year Activities

We have been advised by Assistant Secretary Lawrence M. Cox that \$24,000,000 has been established as the amount available for the second year's activity of the six Neighborhood Development Programs now under way in Region III. This amount of capital grant funds equals 45.9% of the amount allocated for the first year's activity for the six programs.

The Regional Office has the responsibility for dividing the amount of \$24,000,000 among the six programs. We intend to use other criteria than merely multiplying last year's allocations by 45.9%; each city's needs, its record of performance, and its ability to stretch some activities into a subsequent year will be considered.

We provide you this information as a basis for your preparation of the Neighborhood Development Program Application for 1970.

Sincerely yours,

John T. Edmunds
Acting for John T. Edmunds
Assistant Regional Administrator
for Renewal Assistance

cc: Mr. Howard Openshaw

NEIGHBORHOOD DEVELOPMENT PROGRAM
PROPOSED ACTIVITIES - 1970

<u>NDP Area</u>	<u>Activity</u>	<u>1969</u>	<u>1970</u>
Bedford-Pine	Acquisition-Parcels	154	130
	Relocation-Fam./Ind.	441	247
	Demolition-Structures	174	130
	Rehabilitation-Structures	40	141
	Disposition-Acres	127.9	14.1
Georgia Tech II	Acquisition	26	93
	Relocation-Fam./Ind.	9	59
	Demolition-Structures	21	93
	Rehabilitation	0	0
	Disposition-Acres	11.7	8.2
Model Cities	Acquisition	398	483
	Relocation-Fam./Ind.	431	609
	Demolition-Structures	278	483
	Rehabilitation	431	588
	Disposition-Acres	65.8	66.4
Edgewood	Acquisition	Planning	37
	Relocation-Fam./Ind.		42
	Demolition-Structures		37
	Rehabilitation		101
	Disposition-Acres	Only	6.0
Vine City	Acquisition	Planning	122
	Relocation-Fam./Ind.		366
	Demolition-Structures		122
	Rehabilitation		0
	Disposition-Acres	Only	12.1
Georgia State	Acquisition		8
	Relocation-Fam./Ind.		0
	Demolition-Structures	No 69 Program	8
	Rehabilitation		0
	Disposition-Acres		1.7
Lightning	Acquisition		25
	Relocation-Fam./Ind.		34
	Demolition-Structures	No 69 Program	25
	Rehabilitation		0
	Disposition-Acres		3.2
Plunkettown	Acquisition		24
	Relocation-Fam./Ind.		35
	Demolition-Structures	No 69 Program	24
	Rehabilitation		0
	Disposition-Acres		5.2
NDP TOTALS	Acquisition	578	922
	Relocation	881	1392
	Demolition	473	922
	Rehabilitation	471	830
	Disposition	205.4	116.9

NDP-1970 FINANCING

GROSS PROGRAM COST	\$ 27,411,427
ESTIMATED LAND PROCEEDS	1,661,087
NET PROGRAM COST	25,750,340
<u>LOCAL SHARE</u>	8,583,447
Non-cash grants-in-aid	7,301,427
Cash required (Board of Regents)	1,282,020 *
<u>FEDERAL SHARE</u>	
Program Capital Grant	17,166,894
Relocation Grant	2,149,402
Rehabilitation Grant	1,469,700
	<hr/>
Total Federal Capital Grant	\$ 20,785,996

* Following HUD approval of additional Section 112 credits of \$ 1,116,140, cash required (Board of Regents) reduced to \$ 165,880.



GEORGIA INSTITUTE OF TECHNOLOGY

Industrial Development Division

1132 W. Peachtree Street
Atlanta, Georgia 30309
873-2931 Area Code 404

September 30, 1969

Mr. Cecil Alexander, Chairman
Housing Resources Committee
City Hall
Atlanta, Georgia 30303

Dear Mr. Alexander:

At its last meeting on September 24 the panel adopted the following plan for its activities between October and January. The plan is based on the assumption that the winner of the mayoralty election will want to continue Mayor Allen's work to improve housing in the city. Wherever possible the plan includes only short term goals which are close to realization because the possibility exists that the committee will not continue. It will be manifestly unfair to raise the hopes of clients and then be unable to complete the work which was started.

Codes and Code Restrictions

The study of specific points in existing codes should continue. Mr. Thomas Gibson, an Urban Corps intern, completed a brief survey of the contents of the codes during the summer. His report has been transmitted to the chairman. In the opinion of this panel, his findings are typical of the problems which the codes present to small builders in Atlanta. The panel recommends that his report be accepted by the HRC and transmitted to Mr. Wofford for action. The panel is aware that Mr. Gibson was not a technical specialist in codes, but his findings are based on a literal reading of the codes, something which must be done if the codes are to be interpreted individually by each building inspector.

The Atlanta Housing Authority is planning the purchase and installation of 240 mobile homes which will have been manufactured in compliance with the city codes. The use of these units represents a major departure for the city and one that may signal a breakthrough in the acceptance of modular construction. The panel plans to monitor the use of these mobile homes.

The Plumbing Advisory Board has agreed to a trial of plastic piping in drain, waste and vent applications in a single family home in the city. The panel is interested in observing the reaction of the public to the progressive action of the Plumbing Advisory Board. It wishes to commend the board for being receptive to technical advances. It also reminds the users of this innovation that it is incumbent upon them to establish the consumer acceptance of this product now that the board has taken action to make its use acceptable.

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Mr. Cecil Alexander
Page 2
September 30, 1969

New Methods and Materials for Construction

The panel wishes to recognize the efforts of Urban East particularly those of Mr. Edward Benson and the volunteer staff from the various city, county and state agencies which made it possible for the city to prepare a proposal under Operation Breakthrough. The panel is also aware of two private proposals which offer interesting possibilities for the design and construction of housing in the city if they are funded by HUD. The panel plans to remain abreast of Operation Breakthrough and advise the city of ways in which it can benefit from that program.

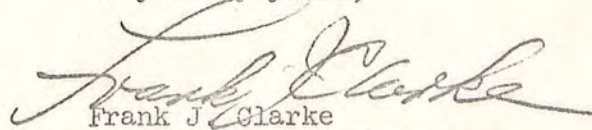
Housing in the Model Cities

The panel notes with approval the decision of Mr. Johnson to limit further studies of area problems and emphasize the construction of housing within the funding now available. After conversation with local home builders, the panel has determined that relatively little residential building is underway in the city. This means that the construction capabilities of these contractors are available for use in the Model Cities. Conversely, most of the construction is in apartment houses which require other skills. Therefore, the panel recommends that the Model Cities staff concentrate on getting individual town house, patio house and low rise construction started in the near future while contracting companies are open for competitive bidding to ensure fair use of the available funds.

The panel remains interested in the early implementation of the armature study as a means of controlling the expenditure of available funds. However, the erection of homes should not be deferred until completion of this study. It is regrettable that funding was not available at an earlier date but it is imperative that the study be completed as soon as possible, even though it is during the erection of some units recommended by the Eric Hill study. If its services are needed, the panel will assist the Model Cities in the selection of designs or construction methods suitable for the area.

In summary, the panel recommends that the work of the Housing Resources Committee be continued by the next administration. A proposed letter for Mayor Allen to deliver to his successor on this point is attached. In the interim between election and the completion of Mayor Allen's term, the committee should reappraise its charges and recommend those to be considered for continuation under the new mayor.

Very truly yours,



Frank J. Clarke
Chairman, For the Panel

FJC:cp

Dear Mr. :

As you know, our city has a large and growing demand for housing for all income groups. I am aware of the needs of all of the citizens for adequate housing at a price proportional to their ability to pay. My program to increase the supply of housing with this goal in mind is just now bearing fruit. I most earnestly recommend its continuance under your administration.

The Housing Resources Committee, made up of many volunteers who have unselfishly given me their time and effort, has been my method of keeping track of progress in the housing program. Since many of the members of the committee are free of political bias, I have found it useful to have them investigate and report to me on matters too politically delicate for my personal intervention. The committee has developed a technique for accomplishing these delicate tasks that I would hate to see the city lose. I strongly recommend that you consider continuing this method of operating when this type of problem arises.

But, specifically, I recommend that the city continue to be receptive to new ideas in design and construction of houses so that we may benefit from the technology which is available from many sources. We have architects and engineers on the committee who can advise you impartially on these matters. The problem of codes and restrictive trade practices has been minimized in Atlanta, but we are still troubled by the lack of uniformity between our codes and those of surrounding areas. This often prevents us from obtaining maximum participation in housing contracts because the contractors who might bid are unfamiliar with or won't work with Atlanta codes. I am satisfied that Mr. Wofford, once he has a firm hand on his staff of building inspectors, will be able to assist you in relieving this problem. It is not nearly as severe now as it would be in a period of frantic home building like that which has occurred in other administrations.

The Model Cities program must move ahead faster than it is presently going. You have an experienced staff in the Model Cities program and I recommend that you insist on performance from it. Many studies have been on the area's needs. It is essential that action be taken now to satisfy them.

Atlanta Housing Authority has received a great deal of criticism, much of it from people who are unaware of the total job which the authority has done. The use of relocatable homes in Bedford-Pine and the planned use of mobile homes to further ease the shortage of low-income housing during redevelopment are but two of the ideas which typify the work of this group. I recommend that you continue to urge them to consider new ideas on speeding up the job of providing a decent home to everyone under their jurisdiction.

I have enjoyed the opportunity of creating a better environment for our citizens. When I look at an area like Thomasville and contrast it with Cabbage-town I cannot help but feel that we are on right track. All we need is more speed.

Even though I shall be out of office, I don't expect to stop being concerned for our citizens. If there is any in which I can be of assistance to you in providing better housing, please feel free to call upon me.

Sincerely,

Ivan Allen

In 1922 the Secretary of Commerce Herbert Hoover reported to Congress that conflicting and antiquated building codes were substantially increasing building costs in the United States. Forty-seven years later this problem has yet to be solved. In this nation, where efficient productive investment is the key to economic growth, we see outdated laws robbing us of their efficiency. No industry feels this more than building construction, our largest activity requiring private investment funds. And no area is more hurt by this than a rapidly growing, rapidly urbanizing area such as Atlanta.

Archaic building codes can rob each homeowner of hundreds of dollars that could otherwise be used for productive investment. When this is added to the thousands wasted on public buildings, financed by the taxpayers, it is seen that millions of investment dollars are drained away from the building market through restrictive building practices. This means that fewer families are able to move into new homes and business are discouraged from making building investments. It is seen then that obsolete building codes can form a drag on the economic development of a community. Conversely, an up-to-date building code cannot only make more homes more available to more people, but it can also act as a stimulus to a community's economic development.

The harm done by an outdated building code is most easily seen in low cost, low income family housing. The several hundred dollars additional cost to build a home in a poorly coded jurisdiction means, to many families, the difference between a new house and remaining in a rat infested slum. The numerous urban renewal projects within Atlanta where public funds are spent to make adequate building codes even more important.

Our city has five different codes: Building, Plumbing, Electrical, Housing, and Heating and Ventilating which will be discussed on detail.

BUILDING

The building division has patterned its code after the National Building Code. This code is written and recommended primarily by the National Board of Fire Underwriters and its basic concern is safety. Very little attention is paid to innovative materials or advances in technology.

ELECTRICAL

The Electrical division uses the National Electrical Code with a small book of revisions to apply specifically to Atlanta. There is an Electrical Advisory Board composed of local union and non-union electricians who influence changes and interpretations of the code. There is also an Electrical Examining Board which administers the examination to become a licensed Atlanta electrician.

Through this examination the board controls the number of electricians and the level of skill required for that license.

PLUMBING

The Official Plumbing Code is written by local Atlanta plumbers. The Plumbing division also has a Plumbing Advisory Board and Examination Board whose functions parallel those of the electrical division.

HEATING and VENTILATING

The Heating and Ventilating Code is locally written by an advisory Board consisting of members of the heating and ventilating industry of Atlanta.

HOUSING

The Atlanta Housing Code sets down minimum housing standards for existing building and is not primarily concerned with any new construction.

All of the aforementioned are strictly Atlanta codes. They are approved by the Board of Aldermen and the Mayor and have the force of city ordinances. They apply only to building within the city limits.

CODES OUTSIDE OF ATLANTA

Just outside of the city limits there is a multiplicity of codes. The Fulton County Code for example, applies to all areas in Fulton County which are not also in an incorporated city such as Atlanta or Roswell. In DeKalb County on the other hand, their code applies to all unincorporated areas and to several incorporated cities who have chosen to use the county code. There are even several cities who use the county codes for building and heating, for example, and their own city codes for plumbing and electricity.

This presents a very serious problem. Many builders serve the entire five county metropolitan area and are thus faced with many different codes. To solve the problem of applying different specifications for each building erected they have devised a composite area code. This code contains the strictest provision on each point in the various area codes. In this way any house will meet the requirements of any code in any area. As is easily seen, this involves a great deal of wasted time and money, and a better house is not necessarily the result.

RESTRICTIVE TRADE PRACTICES

Unfortunately, Atlanta's only code problems are not as a result of other local codes. In spite of recent revision, there can be found numerous faults in any of Atlanta's codes. By a fault, I mean a stipulation which adds cost to a house without any improvement. These problems will be discussed with respect to the individual codes to which they apply.

PLUMBING

Considering the present technology in the trade, the Atlanta Plumbing Code appears to be overly restrictive in only two basic areas. The first concerns plastic drain, waste and vent pipe. The use of this pipe is currently under consideration by the plumbing advisory board and will hopefully be permitted in the near future. The second area concerns prefabricated plumbing trees. Though the code never specifically prohibits these trees, it does require that all plumbing to be done by authorized Atlanta Plumbers. Since most of the prefabricated trees are manufactured outside of the city, it is virtually impossible for them to comply with this provision. Another restrictive rule requires that all plumbing be left exposed for inspection on the site. This means that a prefabricated wall, which can greatly reduce costs, cannot be used because the plumbing would be inclosed within it. The problems lie in these areas then:

- a) Plastic drain, waste, and vent pipe is not considered.
- b) Not allowing even rough assembly outside of the city.
- c) No special provisions for inspection of prefabricated walls.

ELECTRICAL

Far fewer objections are voiced on the Electrical Code than either the building or the plumbing codes. The objections that are encountered concern the necessity of putting washing machines and dryers on separate circuits, and by the same token, dishwashers and garbage disposers must also be separated. The only other objection concerned the prohibition of underground feeder and branch circuits. The objections on the Electrical Code were then:

- a) Inability to put washing machines and dryers on the same circuit.
- b) Inability to put dishwashers and garbage disposers on the same circuit.
- c) Illegality of underground feeder and branch circuits.

BUILDING

At this time the Atlanta Building Code exists in two forms, the 1961 edition and its several ammendments and the totally revised edition which will go into effect on January 1, 1970. This revised edition contains many provisions that the local builders have requested and is consequently quite

up to date. There are however, two glaring items that seemed to have been overlooked. The first concerns the spacing of trusses. Prefabricated roof trusses have become a great cost reducing factor in house construction, and the generally accepted spacing is twenty-four inches. The Atlanta code, apparently failing to recognize the wide spread use of these trusses, refers to them by their individual components, that is, rafters and joists. The code cites examples where rafters may be placed twenty-four inches apart but the greatest spacing for a joist is sixteen inches. Thus requiring prefabricated trusses to be spaced at sixteen inches. The other problem concerns roof sheathing. The nationally accepted thickness for roof sheathing is 3/8 inch, whereas the Atlanta Code specifies 5/8 inch. It is in these two areas, then, that the problem lie:

- a) Sixteen instead of twenty-four inch spacing for prefabricated roof trusses.
- b) 5/8 inch instead of 3/8 inch roof sheathing.

Another very important problem which exists in all of Atlanta's codes is requiring all of the labor to be performed by craftsmen licensed in Atlanta. This greatly limits the amount of prefabrication done in factories outside of Atlanta even though prefabrication can substantially lower the cost of a house. For example, bathroom assemblies can be mass produced, not unlike an automobile, on an assembly line. These units, including lavatories, water closets, showers, tubs and electrical connections are then transported to the building site by truck. When the unit is installed in the house it is virtually impossible to tell that it was not built in the conventional manner, yet the cost is substantially lower. Atlanta's codes do not permit this technique. Since the plumbing and electrical work was not done within the city limits and by licensed Atlanta craftsmen, the unit is prohibited. It seems that if the unit were built according to a national standard that it should be allowed. By inspection at the factory it could be determined that the unit would be every bit as safe and durable as a bathroom assembled on the site. Safety and durability are intended to be the major considerations of a building code.

This example illustrates a general tendency in the Atlanta codes to discriminate against innovation. Prefabrication and plastic pipe are two money saving innovative techniques which have proven themselves safe and durable in other jurisdictions, yet, they are both prohibited. Eventually, they will both undoubtedly be accepted but in the mean time a great deal of money is spent unnecessarily. Safeguards must be maintained to protect the home buyer from any faulty or dangerous innovations but there is a need for a provision in our codes to allow for the testing of new ideas by an impartial Test and Evaluation Board. These tests would check both the performance and durability of the product. If the tests were successfully passed the object or technique would be approved and it could be put into use without the long legislative battle involved in altering a code.

The improvement of Atlanta's Code is a difficult but necessary task. It will require vigorous joint action from chambers of commerce, civic and service groups, and trade and professional associations. There is no reason for a progressive city like Atlanta to allow antiquated building codes to retard its urban construction. Admittedly there are many problems associated with any urban renewal project but the slums are a scar on Atlanta's face and new building are the stitches needed to close that scar. A Progressive set of building codes is the needle with which these stitches must be made.

HOUSING RESOURCES COMMITTEE

October 8, 1969

The Honorable George Romney
Secretary of the United State Department
of Housing and Urban Development
Washington, D. C.

Dear Mr. Secretary:

On October 8, 1969, at request of this Committee, a presentation was made to the Committee by a representative of the Housing Authority of the City of Atlanta (the City's Agent for carrying out the Urban Renewal Program) on proposed activities for 1970 in the City's Neighborhood Development Program. Copy of summary is attached (Encl. 1).

This proposed program includes rather extensive activities in the five existing NDP areas and also minimum acquisition in three additional areas. Two of these, i. e., Lightning and Plunkettown are very depressed residential areas, which this Committee has been strongly promoting for acquisition commencing in 1970, in order to rid the City of these specific pockets of very dilapidated residential slums.

The City has made a major effort in developing this proposed program and is prepared to meet the local share of the Net Project Cost, as indicated in the attached.

However, letter recently received from Region III of HUD (copy attached) indicates a drastic cut back in the anticipated Federal capital grant funds with which to finance the Federal share of Atlanta's proposed Neighborhood Development Program for 1970. This would mean a severe blow to Atlanta's 1970 NDP program and great disappointment to the Project Area Committees (PACs) and other citizens of the areas involved, with whom the Housing Authority, the City Planning Department and this Committee have been working closely for so long. A drastic cut back now in proposed activities would be disastrous to morale and neighborhood aspirations.

The Honorable George Romney

October 8, 1969

Page 2

Atlanta has previously established an enviable reputation for Urban Renewal and NDP accomplishment and can be depended upon to continue to do a creditable job in this respect.

The Housing Resources Committee itself was created by Mayor Allen in November 1966 to promote, coordinate and expedite the City's low and moderate income housing program. To date it has accomplished creditable results, as evidenced by the attached Summary - Status of Accelerated Low-Income Housing Program (Encl. 2).

Therefore on behalf of, and in accordance with formal unanimous action by the Executive Group, Housing Resources Committee, I urge that every consideration be given by your office to maintaining Federal capital grant funds to be allocated to Atlanta in support of the 1970 NDP program at or as near as possible to the proposed Net Project Cost of the 27.4 million dollars.

Sincerely,

Cecil A. Alexander, Chairman
Housing Resources Committee

CAA/mc

- Encls: 1. Summary, Atlanta's Proposed Neighborhood Development Program for 1970.
2. Summary - Status of Accelerated Low-Income Housing Program.

cc: Mr. Edward H. Baxter
Regional Administrator
Region III, HUD

CITY OF ATLANTA



Housing Program.

September 25, 1969

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

Mr. Collier B. Gladin
Planning Director
City of Atlanta
City Hall
Atlanta, Georgia 30303

Dear Collier:

Enclosed is a complete revision, dated August 15, 1969, (as of July 31, 1969) of Status Report on the Low and Moderate Income Housing program in three sections: Summary, Inventory and Index.

As you will note, the Inventory of projects has many blank spaces, which were intended for insertion of certain data, which the limited facilities and staff of this office have precluded obtaining the desired information necessary to complete the forms. The principal items needed are bedroom composition, monthly rentals or payments, estimated or actual time for completion and name and telephone number of local contacts from whom specific additional information may be obtained.

In as much as you have proposed that an element of your Department could serve as the staff research arm of the Housing Resources Committee, I am therefore submitting to you herewith the attached copy of this latest Low and Moderate Income Housing Status Report, prepared by this office, with request that your Department complete the blanks on the current Inventory dated August 15, 1969, make changes in status of development of existing projects and add such additional projects to the Inventory as are appropriate, through October 31, 1969, and return this report to me by November 10, 1969, showing the additional information, in order that this office may prepare a complete revised report as of November 15, 1969, showing comparative figures with those contained in the Second Annual Report of November 15, 1968. This information is essential and will be very much appreciated.

September 25, 1969

Mr. Collier B. Gladin
Page Two

Sally Pickett and Helen Meyers of your office are anxious to see the current enclosed report and to extract certain information from it for your files.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

Encl: Revision of complete Status Report on the
Low and Moderate Income Housing Program
dated August 15, 1969 in three sections.

cc: Mr. Cecil A. Alexander
Mr. Dan E. Sweat, Jr. ✓

MINUTES

Housing Resources Committee

September 4, 1969

The regular monthly meeting of the Housing Resources Committee was held 3:00 - 5:00 P. M., Thursday, September 4, 1969, in Committee Room 2, Second Floor, City Hall.

This meeting was devoted exclusively to responses by candidates for Mayor to questions posed by members of the HRC pertaining to the respective candidates' position on housing. Invitations to candidates were issued by the Public Relations Panel, HRC, which sponsored the meeting.

The scheduling of time of appearance, advance press releases and letters of appreciation to candidates after their appearance were all handled by the Chairman, Public Relations Panel. Copies of these, together with invitational notice, to HRC members, Agenda, with time indicated for each Candidate (Encl. 1) and other related documents are attached to the file copy of these minutes.

Chairman Cecil Alexander was out of town and could not attend the meeting, so Mr. Richard Harvey, Chairman of the Public Relations Panel conducted the meeting.

Chairmen of the respective Panels prepared and sent questions to the Housing Resources Committee Office a week before the meeting in order that the questions could be provided each Candidate in advance so that the Committee would receive more comprehensive answers. Those questions were mailed to the respective candidates on August 29, 1969. Copies of the questions are attached to these minutes (Encl. 2).

Each Candidate was given 10 minutes to express his views on housing, and a 10 minute question and answer period.

During the question and answer phase, the Chairmen of the respective Panels asked the Candidates questions pertaining to their particular Panel interests.

All Candidates were present except Mrs. Linda Jenness, who was out of town that day. Mr. John Vatava represented Mrs. Jenness.

Formal opening statements by candidates Jenness and Massell were submitted to the HRC and are attached to the file copy only of the minutes of this meeting.

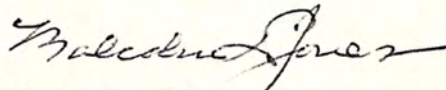
Alderman Millican's opening statement attempted answers to as many of the written questions prepared by the respective Panels, as time would permit. Alderman Cook and Mr. Tate spoke from notes only and submitted no prepared opening statements for the record.

Questions asked respective candidates were in general selected from lists previously submitted to them and notes were taken by Panel Chairmen on questions asked. Replies were so numerous and involved and stenographic assistance so limited as to preclude recording in the minutes of specific questions asked and answers given. In general, however, all candidates with the exception of Mrs. Jenness (represented by spokesman) appeared to be sympathetic with the low and moderate income housing program and offered to assist where practicable. From this standpoint, it is apparent that the meeting was beneficial and worthwhile.

Newspaper comment on the meeting is attached to the file copy of the minutes.

The meeting was adjourned at 5:00 P. M.

Respectfully submitted,



Malcolm D. Jones
Housing Coordinator

mc

Encls: Agenda
Questions by Respective Panels

HOUSING RESOURCES COMMITTEE

September 4, 3:00-5:00 P.M.

CANDIDATES FOR MAYOR

Linda Jenness (Mrs.) Socialist Workers Campaign Committee P. O. Box 7817 Atlanta, Georgia 30309	3:00
Sam Massell, Jr. 40 Pryor Street, S. W. Atlanta, Georgia 30303	3:20
Dr. Horace E. Tate Executive Director Georgia Teachers and Education Association 201 Ashby Street, N. W. Atlanta, Georgia	3:40
Rodney M. Cook 34 10th Street, N. E. Atlanta, Georgia 30309	4:00
G. Everett Millican 500 Bishop Street, N. W. Atlanta, Georgia 30318	4:20

Questions by Housing Locations Panel

Housing Resources Committee

1. (a) Would you support prompt mutual cooperation and assistance of public bodies in the Atlanta Metropolitan area in providing adequate sites for low-income housing, including Public Housing, preferably in small developments not exceeding 200-300 units each, distributed throughout the Atlanta Metropolitan area and insofar as feasible, in reasonable proximity to sources of employment for the occupants?

(b) How would you propose going about getting this done?
2. Would you support a comprehensive review and rezoning of the entire City of Atlanta to be made as soon as possible to meet the constantly expanding needs of the City?
3. What is your feeling about establishing a separate apartment zoning category for Federal assisted multi-family housing developments?
4. Would you advocate that the Housing Authority of the City of Atlanta actively seek appropriate locations, both within and outside the City Limits of Atlanta, with view to establishment and operation of Public Housing developments thereon in groups of not to exceed 200-300 units each?

Questions by Construction and Design Panel

Housing Resources Committee

To All Candidates:

1. Do you favor and will work toward a single Building Inspector with authority over all building trade inspectors? Will you insist upon this being carried out?
2. Will you support the effort to get low and medium housing built in the neighboring suburban areas?
3. Would you encourage the Building Inspector to give positive consideration to innovations?
4. Would you favor an Appeals Board be given authority to override decisions of the Building Inspector?

Questions by Legal Panel

Housing Resources Committee

1. Whether or not the entire City should be rezoned, and if so, whether they would employ the 1983 Land Use Plan as their basic guide?
2. Their position on package zoning, i. e., disbursing public housing units throughout all quadrants of the City, and, in particular, whether each candidate would favor public housing in the ward in which they presently reside, if land could be located that was feasible in cost, and if the requisite community facilities were available?
3. Should the City undertake to construct public housing units with public funds to provide for its poor, and do they feel that private enterprise is capable and willing to meet this need, should the City not continue the fostering of public housing?
4. Does a public housing unit of the caliber of the John O. Chiles Project on Ashby Street lower or improve property values and the standards of the community, if it were placed in (a) a slum neighborhood; (b) a lower middle class neighborhood; (c) a middle class neighborhood; (d) an upper class neighborhood?
5. Do you feel that the Atlanta School Board should be given the right, and should exercise the right, to lease school buildings from a private developer in order to provide the requisite community facilities in a large public housing project, as opposed to the present system of having to acquire the land in fee simple before being able to use it for school purposes?
6. Do you feel that the present Housing Resources Committee, consisting of one staff man, one secretary, with the Chairman and the rest of the Committee being engaged in private enterprise, should be abolished, expanded, or diminished?
7. What is your position on the proposal that a separate housing department be created for the City with a department head holding equal dignity with other departments, a full time staff, and sufficient secretarial assistance?
8. What would be your position on a specific grievance procedure relative to eviction and discipline in Atlanta Housing Authority projects?

Questions by the Social Aspects Panel

Housing Resources Committee

To All Candidates:

1. Do you see a need for emergency housing in Atlanta; and if so, do you see this as a responsibility of City Government?
2. In what positive ways would you work to insure Fair Housing in Atlanta?
3. Since Low-income Housing units are intended as replacements for slum dwellings, but yet slums still exist; what ideas do you have for eventually eliminating slum pockets in Atlanta?
4. How can the Mayor's Office work with the Atlanta Housing Authority to obtain better social services for families and senior citizens in Public Housing?

MODERATE AND UPPER INCOME IN-TOWN HOUSING

Housing Resources Committee

POSSIBLE QUESTIONS CONCERNING HOUSING DEVELOPMENT IN ATLANTA

- I. Much emphasis, effort and expense has been placed on low-income housing development in America's larger cities and, as you know, Atlanta is a leader in this field. However, many people are concerned that, unless some comparable emphasis is placed on the problem of middle to upper income housing, the city will eventually be inhabited primarily by the poor. What are your views as to what generally must be done to not only stem the flow of middle to upper income groups out of the city, but also to attract those who have already left to return?

- II. Many people feel that it would be senseless to initiate any large scale housing program designed to encourage middle to upper income groups to remain in the city until the crime problem in Atlanta is alleviated. Do you feel that this is indeed a significant factor in this problem and if so, what do you think generally must be done about it?

Questions by Public Relations Panel

Housing Resources Committee

1. What is your attitude toward low-income housing?
2. What do you see as the future for low-income housing in the Atlanta area?
3. What steps should be taken, if any, to reconcile the management points of view expressed by the Atlanta Housing Authority and TUFF (Tenants United For Freedom); i. e., how do you feel about self determination in the operation of housing units?
4. Much has been said about the need for single family low-income housing -- how would this be financed and where would it be built?
5. What is your attitude toward the present zoning law? Should it be changed -- if so, how?
6. What is your attitude toward the present building code? Should it be changed -- if so, how?
7. Do you envision a continuation of the Housing Resources Committee? If so, in what direction?

Questions by Chairman

August 26, 1969
Housing Resources Committee

QUESTIONS

1. Will you support the rezoning of the entire city so as to include needed areas for all types of development including low income housing?
2. Would you support the creation of a Housing Department in the City to directly handle problems of low income housing?
3. Will you vigorously pursue the enforcement of the Housing Code?
4. Do you favor a City Building Code that would allow the most advanced approved building techniques?
5. Will you support the continuation of a vigorous housing program over your term of office with the goal of eliminating all of Atlanta's slums?
6. Will you ask for the 2,000 units of public housing needed to complete the present program?
7. Will you
 - a. Continue the Housing Resources Committee
 - b. Merge it with Citizens Advisory Committee for Urban Renewal
 - c. Disband the Committee
8. Will you continue to seek all possible Federal aid in programs concerning low income housing?
9. What are your goals for housing in Atlanta?

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

September 11, 1969

Mr. Cecil A. Alexander, Chairman
Housing Resources Committee ←
Finch, Alexander, Barnes, Rothschild
and Paschall
44 Broad Street
Atlanta, Georgia

Dear Cecil:

We are delighted to have the support of the Housing Resources Committee in attempting to include "highly critical areas, such as Plunkettown and Lightning, in the 1970 NDP application for execution purposes".

As you will recall, we attempted to include these two areas in the 1969 NDP application. However, they failed to be included due to lack of local financing. We are making the same attempt again this year to include these two areas in the 1970 NDP application. As yet, we still do not know whether local financing will enable us to include them.

Relative to the last Whereas clause and item d (last paragraph of the Resolution), this is not a matter to be taken up with HUD. Under NDP this procedure of "pooling" miscellaneous derived local non-cash credits is, in fact, permissible and encouraged by HUD. Nonetheless, the Director of Finance took the position last year, and it is presumed he will do so again this year, that each area included in the NDP application should be self-supporting and be supported by a five-year financing plan. Let's assume, for example, that there were a surplus of local non-cash grants-in-aid in Bedford Pine under NDP in 1969 and 1970 and further, it was decided to use this surplus to finance and include new areas (such as Plunkettown and Lightning) in the 1970 NDP application. Further, let's assume that Bedford-Pine in 1971, 1972 and 1973 had need of using these surplus credits it had generated in prior years. The point being that by using all surplus credits there would be no reserve for future years and the city would face a cash deficit in 1973, 1974 and 1975 in financing Bedford-Pine; also, possibly a cash deficit in financing the new areas added in 1969 and 1970.


Mr. Cecil A. Alexander

-2-

September 11, 1969

While we share the concern that highly critical areas need to be included in annual NDP applications, financial stability and financial restraints do play a major role. The answer to this dilemma is one on which the Planning Department and the Finance Department concur and have recommended to a recent joint meeting of the Planning and Development Committee and the Finance Committee on this very matter. This city must make an annual, fixed appropriation of cash for NDP and Urban Renewal purposes, which sum can be counted on and used to finance future NDP applications and to get on with this matter of working in highly critical areas instead of just talking about them.

Sincerely,



Collier B. Gladin
Planning Director

CBG/ip

Copy to - Mayor Ivan Allen
Dan Sweat

295 2314 6.12.69



CITY OF ATLANTA

August 25, 1969

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

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

Dear Ivan:

Enclosed is copy of Resolution unanimously adopted by the Housing Resources Committee at its regular monthly meeting, August 14, 1969.

This Resolution represents official action by this Committee in support of item 3b. of your letter of April 3, 1969, to:

"Support the need to include highly critical areas, such as Plunkettown and Lightning, in the 1970 NDP application for execution purposes."

Copies of this Resolution have been provided each member of the Planning and Development Committee, the Planning Director and the Executive Director of the Housing Authority.

Please note the last Whereas and item d (last paragraph of the Resolution). If you think well of this idea, we will be glad to draft a letter to HUD for your signature, or you might prefer for the Planning Department to prepare the letter.

Sincerely,

Cecil A. Alexander, Chairman
Housing Resources Committee

CAA/mc

Encl: Copy of Resolution

RESOLUTION

by the

Housing Resources Committee

SUPPORTING THE NEED FOR HIGHLY CRITICAL DEPRESSED AREAS, INCLUDING LIGHTNING AND PLUNKETTOWN, IN THE NEXT NDP APPLICATION FOR EXECUTION IN 1970.

WHEREAS, There are several highly critical and relatively limited depressed areas in Atlanta of extremely substandard housing, such as PLUNKETTOWN, LIGHTNING, HUFF ROAD and SPRING AVENUE, N. W. ; and

WHEREAS, The most appropriate and feasible approach toward elimination of the substandard conditions in these areas in clearance and redevelopment of these areas through the NDP program; and

WHEREAS, Potential non-cash grants-in-aid credits for the above stated areas are very limited; and

WHEREAS, The substandard physical conditions in these areas are of such long standing with little real effort made in the past to correct them; and

WHEREAS, The City cannot eliminate its principal areas of substandard conditions and inferior dwellings until these areas have been brought under NDP treatment; and

WHEREAS, The City of Atlanta has a surplus of approximately \$2.2 million in non-cash grants-in-aid credits in the Conventional Urban Renewal program.

NOW THEREFORE, BE IT RESOLVED by the Housing Resources

Committee:

- a. That the Planning and Development Committee of the Board of Aldermen be and are hereby requested to include the specific areas listed above, in the City's NDP application for Execution in 1970; and
- b. That the Mayor and Board of Aldermen be and are hereby requested to approve the inclusion of these areas for Execution in the next NDP application of the City of Atlanta; and
- c. That although we encourage and appreciate the efforts of other neighborhoods to improve their areas through the NDP program, if we are to eliminate the worst slums in the City, additional and less deteriorated areas should not be placed in priority above the areas listed in this Resolution, for inclusion in the next NDP application for execution in 1970, but rather that special efforts be made to also include such worthy areas.
- d. That the Federal Government (HUD) be formally requested by the Mayor to authorize utilization of a reasonable portion of Atlanta's surplus credits in its conventional Urban Renewal program to help meet the local share of NDP activity in these particular areas.

*Housing Resources
Don Sweet Corn.*

Position Paper

HOUSING LOCATIONS PANEL

Housing Resources Committee

For families in the lowest income brackets, \$3,000 and below, which is generally considered poverty level, low-rent Public Housing has to date been the only current means of providing standard housing.

Other Federal assisted programs, such as the FHA 221 d(2) (Single-family home ownership); the 221 d(3) (Thus far the work horse of the multi-family low-income housing program); and the 235, 235 (j) and 236 programs authorized in the 1968 Housing Act, are all designed to provide standard housing for those families whose incomes are just above the Public Housing level but not sufficient to enable them to compete for standard housing in the private enterprise open market, as it is now constituted.

Recent survey, conducted by a private group, showed that more than 80% of the existing and projected Public Housing units in the Atlanta Metropolitan area are located within the City of Atlanta. Furthermore, the FHA 221 d(3) moderate income housing program is prohibited by Federal law from going in any area that does not have a certified Workable Program. (None of the Counties in the Atlanta Metropolitan area have certified Workable Programs.) This restriction however does not apply to the FHA 235 or 236 moderate income housing programs authorized by the 1968 Housing Act.

Since the metropolitan area outside the Atlanta City Limits provides job opportunities and employment for such a large portion of the Atlanta Metropolitan population and constitutes the primary base for the growth of the Metropolitan area, it is only just and reasonable that low-rent Public Housing units and Federally

Page Two

assisted moderate income housing be more equitably distributed beyond the City Limits of Atlanta.

At the present time, in Atlanta's current housing program, locations are needed for 2,261 Public Housing units to meet reservations already requested by the City and approved by the Housing Assistance Administration of HUD. Also, Federal reservations and sites are needed for an additional 1,936 Public Housing units in order to meet the City's 5-year goal in this important category.

Under existing Federal policies, the Housing Authority of the City of Atlanta is authorized to produce (build, buy or lease) and operate Public Housing units within 10 miles distance of Atlanta City Limits, provided the locations are not within the jurisdiction of another legally constituted Housing Authority and if the governing body of the administrative jurisdiction in which the developments are to be located consents and agrees to provide the necessary community facilities.

Since the FHA 235 and 236 housing programs do not require Workable Programs nor formal agreement by the local administrative bodies to provide community facilities, there is an opportunity under these programs for developments to be located in almost any administrative jurisdiction within the Atlanta Metropolitan area.

We, members of the Housing Locations Panel of the Housing Resources Committee, believe that adequate physical sites exist (but not without serious problems as to availability), both within the City Limits of Atlanta and in the unincorporated areas of adjacent counties, to meet current and future low-income housing needs, without detriment to any group or neighborhood. However,

many tests such as zoning, government agency approval, price, utilities, and availability must be passed. These tests greatly limit site acquisition. We also feel that not all future Public Housing units or Federally assisted moderate income housing should be located within the City of Atlanta.

We further feel that within the City of Atlanta, Public Housing should be dispersed and that Public Housing developments outside the City should be located near sources of employment for the occupants, in developments of not to exceed 200-300 units each.

We also believe that home ownership for both moderate and low-income families should be encouraged, where ever possible and that private enterprise should continually be encouraged to produce needed housing in all categories. We welcome all efforts to produce housing through private enterprise and hope that ways and means will be found to create housing through this traditional method.

We further feel that Atlanta urgently needs a comprehensive review of the Zoning Ordinance and complete rezoning of the entire City (not done since 1954) in order to best meet the City's needs in many fields, to include adequate provision for low-income housing of all categories.

Since residential construction is largely channeled cost-wise in economic strata, through requirements on minimum lot sizes authorized for respective Zoning Districts, thereby limiting upper brackets on construction costs which are practical for the various categories, it follows that apartment zoning might just as logically also have several categories, with some particular categories geared to low-rent Public Housing and to Federally assisted housing programs, such as the FHA 221 d(3), 235 and 236.

We therefore recommend and urge the following:

- a. Prompt mutual cooperation and assistance of public bodies in the Atlanta Metropolitan area in providing adequate sites for low-income housing, including Public Housing, preferably in small developments not exceeding 200-300 units each, distributed throughout the Atlanta Metropolitan area and insofar as feasible, in reasonable proximity to sources of employment for the occupants.
- b. That home ownership projects be sponsored and encouraged wherever possible for both moderate and low-income families.
- c. That private enterprise seek to enter the field of low-income housing.
- d. That a comprehensive review and rezoning of the entire City of Atlanta be made as soon as possible to meet the constantly expanding needs of the City, *and*
- e. That consideration be given to establishing separate apartment zoning categories for Federal assisted multi-family housing developments.
- f. That the Housing Authority of the City of Atlanta actively seek appropriate locations, both within and outside the City Limits of Atlanta, with view to establishment and operation of Public Housing developments thereon in groups of not to exceed 200-300 units each.
- g. That the Housing Locations Panel of the Housing Resources Committee meet and confer with County Commissioners of adjoining counties, encouraging their cooperation and active participation in locating some low-rent Public Housing units and moderate income housing developments in appropriate locations within their respective jurisdiction.

combined

SIGNED:

San Street

RESOLUTION

by the

Housing Resources Committee

SUPPORTING THE NEED FOR HIGHLY CRITICAL DEPRESSED AREAS, INCLUDING LIGHTNING AND PLUNKETTOWN, IN THE NEXT NDP APPLICATION FOR EXECUTION IN 1970.

WHEREAS, There are several highly critical and relatively limited depressed areas in Atlanta of extremely substandard housing, such as PLUNKETTOWN, LIGHTNING, HUFF ROAD and SPRING AVENUE, N. W. ; and

WHEREAS, The most appropriate and feasible approach toward elimination of the substandard conditions in these areas in clearance and redevelopment of these areas through the NDP program; and

WHEREAS, Potential non-cash grants-in-aid credits for the above stated areas are very limited; and

WHEREAS, The substandard physical conditions in these areas are of such long standing with little real effort made in the past to correct them; and

WHEREAS, The City cannot eliminate its principal areas of substandard conditions and inferior dwellings until these areas have been brought under NDP treatment; and

WHEREAS, The City of Atlanta has a surplus of approximately \$2.2 million in non-cash grants-in-aid credits in the Conventional Urban Renewal program.

NOW THEREFORE, BE IT RESOLVED by the Housing Resources

Committee:

- a. That the Planning and Development Committee of the Board of Aldermen be and are hereby requested to include the specific areas listed above, in the City's NDP application for Execution in 1970; and
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- c. That although we encourage and appreciate the efforts of other neighborhoods to improve their areas through the NDP program, if we are to eliminate the worst slums in the City, additional and less deteriorated areas should not be placed in priority above the areas listed in this Resolution, for inclusion in the next NDP application for execution in 1970, but rather that special efforts be made to also include such worthy areas.
- d. That the Federal Government (HUD) be formally requested by the Mayor to authorize utilization of a reasonable portion of Atlanta's surplus credits in its conventional Urban Renewal program to help meet the local share of NDP activity in these particular areas.

CITY OF ATLANTA



March 18, 1969

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

MEMORANDUM

TO: Mr. Dan E. Sweat, Jr.
Director of Governmental Liaison

In connection with the recent attempt to resolve an apparent impasse (requested by owner of the Chamberlain Apartments, a 30 unit 221 d(3) project, on Chamberlain Street in the Butler Street Urban Renewal area) the following situation was brought to light.

The architect submitted complete and detailed plans to the Building Department, including Heating and Ventilating, and obtained a building permit. Subsequently, the Heating and Ventilating Division declined to go along with the heating plans by insisting on an additional heating duct in the kitchen area, for which the logical location was a boxed-in channel near the ceiling, through which gas pipes had already been installed, thus preventing the addition of a heat duct. The Architect claims this was shown on the original drawings submitted to the Building Department; and, at time of issuance of the building permit, nothing was said about the Heating and Ventilating plans being unsatisfactory. This was confirmed by the Contractor and by representative of the Heating and Ventilating Division.

It developed that this situation arose because the plans, when initially submitted to the Building Department, and on which the building permit was issued, were not shown to, or coordinated with, the Heating and Ventilating Division. This appears to be a common practice and the particular controversy in this instance could have been easily avoided, if internal coordination between Divisions in the Building Department had been accomplished.

An engineer has told me that he estimates that the lack of internal lateral coordination within the Building Department on plans submitted to it, costs the Heating and Ventilating contractors alone approximately \$1,000,000 a year.

Mr. Dan E. Sweat, Jr.
March 18, 1969
Page 2

I have also been advised that on occasions similar internal coordination within the Building Department is not accomplished with the Plumbing and Electrical Divisions on plans when initially submitted. The explanation given for this is that frequently the Plumbing and Electrical plans are not completely developed at the time the building permits are applied for.

This is frequently true, however, it appears that examination of the plans by the Heating and Ventilating, Plumbing and Electrical Divisions at the time they are initially submitted and being studied by the Building Division for issuance of building permits would cause detection of most inadequancies and or major conflicts with interests of other Divisions within the Building Department.

This is a contention I made repeatedly, when in the Building Department, by specific recommendations on several occasions in an effort to get this accomplished. Such procedure appears to me to be basic and is practiced in many cities.

Recommend a positive procedure be established in the Building Department that before building permits are issued, appropriate plans be referred to the Heating and Ventilating and Air-Conditioning Divisions, Plumbing Division and Electrical Division and State Fire Marshall Representatives in the Building Department for examination and coordination and that such coordination be accomplished and recorded on such plans, or on attached routing card, showing dates and individuals responsible.

This will cause a short initial delay in issuance of building permits but will be well worth the time and effort expended by reducing conflicts, confusion, exasperating delays and costly changes later.

Sincerely,



Malcolm D. Jones
Housing Coordinator

MDJ/mc

REPORT ON RESIDENCE OF TENANTS

Total No. Families Interviewed 4,130

PROJECT NO. All

NAME Projects

	Less Than 1 yr.	1-2 yrs.	2-3 yrs.	3-4 yrs.	4-5 yrs.	Over 5 yrs.
1. How long living in city limits?	13 .31%	54 1.3%	93 2.2%	82 2.0%	115 2.8%	3,773 91.7%
2. How long living in public housing?	767 18.5%	444 10.8%	560 13.5%	540 13.1%	317 7.7%	1,502 36.0%
3. What place did tenant come from? **	In Metro*Area (Outside City)		Georgia, Outside Metro Area		Other State	
	1,017 24.6%		1,930 46.7%		623 15.1%	

*Metro area - Fulton, DeKalb, Cobb, Clayton, Gwinnett
 ** (Inside City) Balance = 3769 or 91.3%

4. Reason for coming to Atlanta?

(Regardless of primary reason, these all wound up in Public Housing)

1. To get welfare assistance
2. To get better housing
3. To get better job
4. To live with relatives
5. To get off farm
6. Other reasons (specify (below))

Number
5
688 xxx
1,104
700 xxx
61
1,145
3703

(Show number of tenants in each category in appropriate space.)

Other principal reasons: Born in Atlanta
 Health reasons
 Married and moved here

xx This computation indicates that the remainder (only 560) of the families interviewed come from within the City Limits of Atlanta (13.3%).

xxx These could involve Public Housing.

3/10/69

REPORT ON RESIDENCE OF TENANTS

PROJECT NO. GA. 6-18

NAME Leased Housing

No. Families interviewed = 20

	Less Than 1 yr.	1-2 yrs.	2-3 yrs.	3-4 yrs.	4-5 yrs.	Over 5 yrs.
1. How long living in city limits?	.39% 1	1.99% 6	5.67% 18	3.8% 12	2.8% 9	85.6% 271
2. How long living in public housing?	77.8% 248	5.9% 19	7.5% 24	1.3% 4	.9% 3	5.9% 19
3. What place did tenant come from? **	In Metro*Area (Outside City)		Georgia, Outside Metro Area		Other State	
	203	63.4%	87	24.1%	25	7.8%

*Metro area - Fulton, DeKalb, Cobb, Clayton, Gwinnett
 ** (Inside City) Balance = 5 or 1.6%

4. Reason for coming to Atlanta?
(Regardless of primary reason, these all moved up in Public Housing)

1. To get welfare assistance
2. To get better housing
3. To get better job
4. To live with relatives
5. To get off farm
6. Other reasons (specify) (below)

Number
3
5 ***
69
45 ***
9
37

168

(Show number of tenants in each category in appropriate space.)

- No Reason 10
- Family Separation 3
- Different Environment 6
- Marriage 9
- To Attend School 6
- Hospitalization 1
- To seek Companionship 1
- Retired 1

** This computation indicates that the remainder (only 5) of the families interviewed came from within the city limits of Atlanta (1.6%)
 *** These could include Public Housing

REPORT ON RESIDENCE OF TENANTS

PROJECT NO. Ga 6-16

NAME McDaniel-Glenn Apartments

No. Families interviewed 207

	Less Than 1 yr.	1-2 yrs.	2-3 yrs.	3-4 yrs.	4-5 yrs.	Over 5 yrs.
1. How long living in city limits?	.5% 1	1.0% 2	1.5% 3	1.5% 3	5.3% 11	90.3% 187
2. How long living in public housing?	86.4% 176	2.4% 5	1.4% 3	1.0% 2	1.4% 3	8.7% 18
	In Metro*Area (Outside City)		Georgia, Outside Metro Area		Other State	
3. What place did tenant come from? **	47	22.7%	103	49.8%	32	15.5%

*Metro area - Fulton, DeKalb, Cobb, Clayton, Gwinnett
 ** (Inside City) Balance = 25 or 12.1%

		Number
4. Reason for coming to Atlanta? <i>(Regardless of primary reason, these all wound up in Public Housing)</i>	1. To get welfare assistance	0
	2. To get better housing	15 ***
	3. To get better job	52
	4. To live with relatives	52 ***
	5. To get off farm	1
	6. Other reasons (specify) (below)*	49
		169

(Show number of tenants in each category in appropriate space.)

* Marriage; job transfers; opportunities in Atlanta.

xx This computation indicates that the remainder (only 25) of the families interviewed came from within the city limits of Atlanta (13.3%)

*** These could involve Public Housing.

HOUSING RESOURCES COMMITTEE

Analysis of Housing Authority

Report on Residence of Tenants (3-10-69)

1. Interviews were made in all projects.
2. 4,130 families were interviewed out of approximately 10,500 in occupancy. This should provide a fair sampling.
3. Leased Housing and McDaniel Street project reflect most recent occupancy and therefore should be indicative of current trends.
4. Percentages have been calculated on Summary Report and on Leased Housing and McDaniel Street Project (separately).
5. Question 1, indicates that Overall and in McDaniel Street project less than 10% of the families have lived within the City Limits under five years; and in Leased Housing about 15% have lived in the City Limits under five years. Additional boxes "5-10 yrs." and "10-20 yrs." and "over 20 yrs." would give greater value to Question 1.
6. Question 2 indicates that Overall, about 18% of the occupants have lived in Public Housing less than a year; in Leased Housing 78% less than a year; and in the McDaniel Street project 86% less than a year. Overall, 36% have lived in Public Housing over five years, in Leased Housing 6% over five years and in the McDaniel Street project 9% over five years.
7. Question 3, "what place did tenant come from" is somewhat vague since no period of time is indicated. Apparently at some time in their lives 3,570 tenants moved into Atlanta from other areas and 560 were lifetime residents of Atlanta.

The answer to Question 2 indicates that 3,773 or 91.3% of the 4,130 tenants interviewed have lived within the Atlanta City Limits over five years and that only 13 of the tenants have lived in Atlanta less than one year.

Question 3 should be clarified prior to any further surveys being made. Perhaps it should indicate where tenant lived 2-3 years prior to time limit of at least one year, now required for establishing residency in Atlanta, before becoming eligible for Public Housing; On next survey, Question 3 should also include a fourth box (Inside City Limits of Atlanta).

PAGE 2

8. Question 4 "Reason for coming to Atlanta" shows consistency throughout that:

"To get better jobs" - predominates.

"To live with relatives" - is second most predominant reason.

"To get better housing" - is third most predominant reason given.

However, any or all of the reasons given could involve housing, as is shown by the fact that regardless of primary reason for coming to Atlanta all of these now occupy Public Housing.



COMMUNITY RELATIONS COMMISSION

ESTABLISHED BY THE MAYOR AND THE BOARD OF ALDERMEN, NOVEMBER, 1966

1203 CITY HALL, ATLANTA GEORGIA 30303

TELEPHONE 522-4465 EXT. 433

DR. SAMUEL W. WILLIAMS, *Chairman*

THE HONORABLE SAM MASSELL, JR., *Ex-Officio*
President, Board of Aldermen

COMMISSION MEMBERS

MR. T. M. ALEXANDER, SR.
MR. R. BYRON ATTRIDGE
MRS. SARA BAKER
MISS HELEN BULLARD
MR. R. J. BUTLER
REP. JAMES E. DEAN
MR. ROBERT DOBBS
REP. C. G. EZZARD
MR. L. L. GELLERSTEDT, JR.
MR. CHARLES HART
DR. ROBERT E. LEE
MRS. F. W. PATTERSON
RABBI JACOB M. ROTHSCHILD
MR. M. O. RYAN
MR. JACK SELLS
MR. PAUL SHELDON
MR. L. D. SIMON
MRS. MARY STEPHENS
DR. J. RANDOLPH TAYLOR

MR. NAT WELCH
Executive Director

TO: Commission Members

FROM: Nat Welch *NW*

SUBJECT: Report On Washington Trip on "Welfare Freeze"

DATE: March 24, 1969

On March 20, I took four very carefully selected welfare mothers to Washington so that they could tell their stories directly to their representatives. Here are the comments made by each:

A. Senator Talmadge

1. "I don't think the Congress or the state is going to let people go hungry."
2. He said that he had voted last year to delay the "freeze" and "I see no reason why I should not do so this year."
3. Talmadge was disturbed that approximately 50% of welfare cases involved husbands who deserted their families. He strongly feels that State and Federal laws on this should be "tightened up."

B. Senator Russell. He was ill. We talked with Charles Campbell a top aid who had these comments:

1. Russell had received more mail this year on the freeze than on practically any other subject.
2. Russell believes in:
 - a. Increasing Day-Care Center programs ("we have many good federal programs that are inadequately funded").
 - b. Extending aid to help people find jobs.
3. "Those who are able to work should work; those who are unable to work should receive welfare benefits. The difficulty is to separate those in need from those who should not be on the welfare rolls."
4. If it came up for a vote, Campbell predicted that Russell would vote to extend the freeze another year.

C. Congressman Ben Blackburn

1. We talked with him for a solid hour. He described our visit as "helpful."



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MR. NAT WELCH
Executive Director

PAGE 2

TO: Commission Members

FROM: Nat Welch

- C. Congressman Ben Blackburn
2. Although he is not prepared to vote "yes" now, he predicted that the freeze would be extended.
 3. He is concerned that the situation is getting worse and the present program is not working.
 4. Although he believes in a balanced budget, he said he advocates training programs strongly enough to go into debt to pay for them.
 5. He asked for detailed information about children on welfare in Fulton and DeKalb County.
 - a. Total number of children receiving benefits ages 0 to 5, 5 to 10, 10 to 15 and so forth.
 - b. Number of one child families, two child families, 5 and above, etc.
 - c. Families with fathers who have deserted them.
 - d. Percentage of illegitimate children involved.
 - e. Federal and State statues on fathers who desert.
- D. Congressman Fletcher Thompson
1. Concerned that the Federal Government is spending more money than it is taking in.
 2. "There is practically nothing I can do. This matter is in the hands of Wilbur Mills (Chairman of the Ways and Means Committee). He rules this Committee with an iron hand."
 3. Thompson did practically all the talking and we had a chance to say very little. He spent a great deal of time talking about the welfare situation in New York City. We told him, "We had come to discuss the hungry people in Fulton County, Georgia."
 4. "This is not just an Atlanta or Georgia problem but a national problem"
 5. "The tax payers are screaming about high taxes and reducing expenditures."
 6. I asked him was there anything else I should tell the press on our visit other than his concerns. Thompson said, "I can't think of anything else."

Our visit was well reported in the Journal, Consitution, WSB-TV, WAGA-TV, and five radio stations.

Atlanta Welfare Mothers Carry Story To Washington

A bi-racial group of four Atlanta mothers who will be affected by the "welfare freeze" are going to Washington Thursday to personally tell their stories to Senator Talmadge, Senator Russell, Congressman Thompson, and Congressman Blakburn. The mothers will tell their representatives what the welfare cut-back will do to their families.

The trip is being sponsored by the Atlanta Community Relations Commission. "The four mothers are representatives of those who are trying to help themselves," stated Nat Welch, CRC's executive director who will accompany them.

The "welfare freeze" on Aid to Families with Dependent Children will go into effect July 1 unless repealed by Congress.

"The maximum \$154 monthly grant for a family is barely enough to afford sustenance. Any reduction in payments would bring about untold hardships that stagger the imagination," said Welch.

These hardships could cause further breaking up of families, more school dropouts, malnutrition and the subsequent showing down of mental processes. Remedial or rehabilitative programs, which are not always successful, are more costly than programs of prevention in the opinion of the Commission.

"The Atlanta Community Relations Commission is concerned that our nation is spending billions on sending a man to the moon and two-thirds of the national budget to pay for past, present and future wars yet unless repealed, the welfare freeze will reduce by up to 40 per cent payments to 35,000 mothers and 114,000 children in Georgia most of whom do not now have enough money for an adequate

diet.

The Commission calls on the Congress to repeal the welfare freeze before it goes into effect July 1," said Welch.

4 at D.C. Urge End Of Freeze

Four Atlanta mothers living on welfare visited the office of Georgia lawmakers in Washington Thursday to plead for elimination of the "freeze" on welfare money scheduled to take effect on July 1.

Sobbing, one mother told Sen. Herman E. Talmadge, "I'm going to have to give up because I can't survive."

Mrs. Wanna Mitchell told the senator, "I worked and I tried to take care of my kids," but said the loss of her welfare money would leave her family without enough money to live.

The welfare freeze as approved by Congress would lock the level of federal payments to state programs at their current level, a move that Georgia officials says would cause as much as a 40 per cent reduction in payments by June 1970.

The freeze was set to take effect last year, but was later delayed until July 1.

In an effort to marshal support for elimination of the freeze, the Atlanta Community Relations Commission arranged for the four mothers to go to Washington to describe their plight to the legislators.

The four also visited the offices of Representatives Fletcher Thompson, Ben Blackburn, W. S. Stuckey Jr. and Phil Landrum.

Talmadge told the women that he had voted last year to delay the freeze and is inclined to do so again. Two of the women told him they had been abandoned by their husbands, and the senator said, "We have to implement federal laws" to outlaw abandonment.

March 25, 1969

MEMORANDUM

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

Re my memo to you of February 24, 1969, (copy attached), please note the second paragraph, advising that Dan Sweet feels that the initiation of any major updating study on housing in Atlanta should be initiated by the HRC.

I agree with Dan that, because of our progress to date in the low-income housing field, in order to maintain the prestige of the HRC, any formal proposal for initiation of a major updating study as to future low and medium income housing needs in Atlanta, should come from the HRC, rather than from some other Department or Agency.

Whether or not you agree with my conclusions about the matter as summarized in the last paragraph of the attached memo, as time progresses we will definitely need updating information on housing requirements as to family incomes, type, number, size and cost of units. We simply do not have the facilities in this office, as currently set up, to attempt a study of the nature and scope required.

A very good illustration of this need is the request today from the National Urban Coalition to provide by April 3 an estimate of anticipated number of subsidized housing units to be constructed in Atlanta in the next three years which might be committed to a market assembly program (See attached news clipping from this morning's Atlanta Constitution).

I had hoped that the new direction which we as a Committee should take would be forth coming before this, but apparently it hasn't.

I feel that Eric Hill Associates is as well qualified as any firm to prepare a comprehensive updating housing study and I found little with which to disagree in their outline proposal. However, Mr. Gates feels that Eric Hill Associates

Mr. Cecil A. Alexander
March 25, 1969
Page 2

does not give recognition or credit to others for being familiar with the Federal Housing programs, which he, of course, certainly is. I think, however, that in a study all of these programs will have to be considered and analyzed in order to provide a logical basis for alternatives and conclusions reached.

I suggest that the Eric Hill proposal be placed on the Agenda of our next HRC Executive Committee meeting and formal action be taken on it by our Committee. At this stage, I would be inclined to recommend favorable action by our Committee for a request to the Mayor and Board of Aldermen for such a study.

Malcolm D. Jones
Housing Coordinator

MDJ/mc

Encls: 1. Copy Memo, Feb. 24, 1969
2. News clipping - Atlanta Constitution, March 25, 1969

Extra
CIP

February 24, 1969

MEMORANDUM

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

Attached (Encl. 1) is copy of Memo from Eric Hill Associates to Collier Gladin, entitled "Expanded Means To Lower Cost Housing". Collier has discussed this briefly with Dan Sweat with view to undertaking an updated and expanded study of the housing portion of the CIP. This would presumably be done by Eric Hill Associates.

✓ Dan feels, and so do I, that the initiation of any major updating study on housing in Atlanta should be initiated by the Housing Resources Committee.

Eric Hill Associates is perhaps the best housing, planning consultant firm I know and there is little contained in the attached proposal with which I disagree. However, it seems somewhat inappropriate to initiate another major study when we have not yet been able to implement the recommendations of the previous study, although we are fully aware of the major factors which are still holding up implementation of the previous study. The following are some of the more important of these:

- a. The number one problem of course is getting site approvals.
- b. Other difficulties which have not been adequately corrected and for which specific recommendations were made formally by the Housing Resources Committee to the Zoning and Planning and Development Committees of the Board of Aldermen, August 2, 1968, include:
 - 3. "Revision of the Ordinance governing non-conforming use of land to allow structural changes in improving dwelling units to meet requirements of the Housing Code."

4. "Accelerate the Urban Renewal program particularly in the NASH-BANS, Vine City and other areas outside the Model Cities area." (This being only partially implemented now.)
6. "Adoption of a revised district zoning map based on the new Land Use map, to include adequate areas for low-income housing."

There are several related documents which have a direct bearing on this matter. The more pertinent of these are:

1. The Second Annual Report (FUTURE DIRECTION Section) which spelled out certain recommendations for future course of action for the housing program and called for a revised statement of mission from the Mayor for the Committee. Copy of draft proposed (2-10-69) for revised mission is attached (Encl. 2). It contained, among other things, suggestion that a joint study of the housing needs of the City be conducted by the Housing Authority, Planning Department and the Housing Resources Committee. Such study might substitute for, or be absorbed in, the proposed study by Eric Hill Associates.
2. Some suggestions for a more practical approach to solving the low-income housing problems are contained in Memo to Dan Sweat, February 11, 1969, copy attached (Encl. 3).
3. Proposal for specific housing and related activities for the recently approved Urban Observatory are contained in Memo to Mr. Sweat, October 31, 1968, copy attached (Encl. 4). It is doubtful however, that all of the proposed activities can be assumed by the Urban Observatory, certainly not initially.
4. The Housing Coordinator has repeatedly pointed out the need for, and requested the services of, a Statistical Clerk to keep up-to-date and periodically reproduce the Low-Income Housing Inventory Report. That important report cannot be kept current, through existing facilities of the Housing Resources Committee office. Just recently, as frequently,

I was called upon by a City Official for current figures on units Completed, Under Construction and In Planning in the Low-income Housing Program. The best I could offer was to provide figures as of November 15, 1968. I have not been able to compile a more recent report, although, it is known that the figures have changed considerably since the November 15 report.

5. Attached (Encl. 5) are copies of recent Memos from this office to Mr. Satterfield of the Housing Authority in an effort to obtain some essential data pertaining to Public Housing and to encourage coordination efforts toward insuring rehabilitation of existing substandard units, from which occupants move into Public Housing.

In addition, the CIP contained a specific recommendation for establishment of a Housing Resources Bureau. Extract of the proposal is attached (Encl. 6). About 2 years ago, I provided Mr. Sweet with a brief concept, including tentative proposed organizational structure and personnel considered necessary to implement such an activity. If established, that organization should probably function under the guidance and as a facility of the Housing Resources Committee, with a specific Housing Committee of the Board of Aldermen designated to steer and carry the program's activities through the Board of Aldermen to fruition.

Realizing the local Administration's desire to reduce rather than add Departments and in order to avoid appearances of empire building, I have thus far refrained from recommending establishment of a Housing Bureau or Department. However, although a good start has been made in housing, I feel that we have barely scratched the surface of the overall housing needs of the City during the next 20 years; and that this problem can best be attacked through an increase in, and elevation of, Housing Resources facilities. Perhaps the time has now come when we should seriously consider expansion of such facilities and follow the recommendations of the CIP by establishing a small Housing Bureau or Department.

In summary, the proposal of Eric Hill Associates is in general practical. However, I cannot see any particular advantage of such additional study at this time, unless there is, or will be, ample organization and political structure for implementation of its findings. This does not exist now and should be a prerequisite to initiation of such a major new study. Recommendation (if made) for such organization and political structure should, in my opinion, originate with the Housing Resources Committee.

Mr. Cecil A. Alexander
February 24, 1969
Page 4

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

Encls: 1. Expanded Means To Lower Cost Housing
2. Draft dated February 10, 1968
3. Memo dated February 11, 1969
4. Memo dated October 31, 1968
5. Memos dated February 11, 1969
6. Extract from CIP

cc: Mr. Dan E. Sweat, Jr.

Constitution Mar 25

Mass-Built Housing By Industry Planned

By WARREN WEAVER JR.
(Copyright 1969 by The New York Times)

WASHINGTON — The Nixon administration is at work on a new housing program that will attempt to spur competition between giant corporations for the right to build hundreds of thousands of low-cost units all over the country.

The secretary of Housing and Urban Development, George W.

6 Die in Crash Of RAF Plane

FAIRFORD, England (UPI). A Royal Air Force transport plane crashed and burned Monday during a training exercise, and a spokesman for the British Defense Ministry said all six men aboard were killed.

The plane was a four-engine U.S.-built C130 Hercules that had been sold to the RAF.

The Defense Ministry spokesmen said the plane crashed about 200 yards short of the runway at the RAF's Fairford Base.

Romney, told reporters Monday that the key to the new experiment would be the encouragement of mass production techniques in an industry where both the laws and the customs have tended to produce buildings one at a time in the past.

By pooling the separate housing needs of the major states and cities into a single mass market, Romney indicated the nation could make profitable use of the assembly line system, originated in his former industry, automobiles, in his former city, Detroit.

Romney estimated that the plan could produce from 250,000 to 350,000 low-cost housing units a year, but he said that the first of them would probably not become available for about three years.

"You don't design an automobile in a few months, it takes a couple of years," the former president of American Motors said.

The housing secretary has talked informally with governors of a number of large states and

some leaders of the construction trades unions. He said he was encouraged by their favorable reaction.

Romney said that the proposal would not involve any federal spending beyond that already planned for the mortgage interest subsidy program voted by Congress last year. Enough money should be available even if the Vietnam war continues, he added.

He said his plan called first for federal authorities to take a kind of informal inventory of housing needs, in each major state and city.

"If we bring together sufficient volume of demand," Romney said, "then we can go to the national corporations and say: 'What can you produce for this market?'"

The corporations would be invited to submit cost figures competitively, as though they were bidding on an actual construction contract. State and city housing authorities could then contract with the lowest bidder for construction of their share of the national inventory.

MINUTES

SPECIAL MEETING

HOUSING RESOURCES COMMITTEE WITH
ZONING COMMITTEE AND
PLANNING AND DEVELOPMENT COMMITTEE
OF THE BOARD OF ALDERMEN

August 2, 1968

The Special Meeting of the Housing Resources Committee with the Zoning Committee and the Planning and Development Committee of the Board of Aldermen was held at 2:00 p.m., Friday, in the Aldermanic Chambers, Second Floor, City Hall.

Agenda, invitational notices, minutes taken by the Planning Department, resolutions, and other related documents are attached to the file copy of the minutes.

Attendance by Members of the Board of Aldermen was as follows:

Present: Rodney M. Cook, Chairman
George Cotsakis
Charles Leftwich
G. Everett Millican
Jack Summers
Q. V. Williamson
Sam Massell, Jr., President

Absent: John M. Flanigen
Richard C. Freeman
E. Gregory Griggs

Alderman Rodney M. Cook opened the meeting by telling the group the purpose of the meeting. He then introduced Mr. Cecil A. Alexander, Chairman of the Housing Resources Committee.

Mr. Alexander stated that the purpose of the Housing Resources Committee was to assist by all possible means the construction of 16,800 units of low and moderate income housing. These units were to serve as relocation for persons to be moved by urban renewal, new roads, schools and other government action.

Mr. Alexander urged the Zoning Committee and Planning and Development Committee of the Board of Aldermen to support the following (a copy of his presentation is attached to the file copy of these minutes):

1. Establishment of a Committee of Aldermen to be responsible for housing.
2. Revise the Building Codes to permit innovations in new techniques and materials, particularly in Experimental Housing in the Model Cities area.

3. Revise the Non-Conforming Use Ordinance to permit structural changes in residential units, to meet requirements of the Housing Code.
4. Stepped-up Urban Renewal program in existing slum areas.
5. 2,000 more Public Housing units. *(Sept 16, Board of Alderman authorized request be made)*
6. Updated District Zoning Map, including adequate areas for low-income housing.

Draft Resolutions for presentation to the Board of Aldermen to implement the above were presented to the Chairmen of both Aldermanic Committees (and have since been provided each member of the Board of Aldermen).

Resolutions and Letters of 29 prominent Civic, Religious and Educational organizations, supporting the Housing Resources Committee proposal, were presented and have been provided each Aldermen. (List of organizations and documents attached to file copy of these Minutes).

Mr. Alexander then called upon the attending members of supporting organizations to stand to be recognized. About 150 people responded.

Mr. Alexander then introduced Mr. Denver Gray, Vice-Chairman of the Housing and Redevelopment Committee of the Atlanta Chamber of Commerce.

Mr. Gray stated that the Housing and Redevelopment Committee is the Chamber task force for dealing with all matters pertaining to housing in our community. This includes a number of areas: The Urban Renewal Program, Public Housing, Code Enforcement, and the many other government programs related to housing; that the Committee's ultimate goal, condensed to a single phrase, is to help make available decent housing for all our people.

He stated that the Chamber's position is that immediate steps should be taken to adopt an updated Land Use Plan for the City of Atlanta, from which a new Zoning Ordinance could be evolved. Such a zoning plan, said the Chamber, should provide for adequate land for multi-family housing and open up land for increased density of housing in all quadrants of the City.

Mr. Alexander then introduced Dr. Benjamin E. Mays, Co-Chairman of the Housing Resources Committee. Dr. Mays stated that the Aldermen should update the District Zoning Map of the City and provide adequate locations for low-income housing requirements. He also stated that the people should be put in different sections of the City only where it is economically possible.

Mr. Alexander then introduced Mrs. Al Glenn Parham, Jr. President

of the League of Women Voters. She stated that it would seem mandatory to zone areas in all quadrants of the City for different types of housing - low-rent, multi-family, etc. Without this dispersal, the burden becomes too great on certain areas - as regards schools, recreational facilities, shopping complexes, etc. With dispersal some residents would be better able to secure transportation to reach jobs in outlying areas. Sound planning and judicious zoning revisions are necessary for orderly growth. Delay in acting upon a new zoning plan will compound the problems. She urged that careful attention to be given to design (beauty and living quality) - open spaces and park land - supportive community services to reduce danger of isolation and in securing cooperation of both new and old residents.

Mr. Alexander then asked for comments from the different organizations on the HRC proposal.

Mr. Otis Thorpe, President of the Empire Real Estate Board said that the Empire Real Estate Board supports well planned and proper zoning to meet the housing needs of Atlanta. We firmly believe that better housing generates more jobs, economic growth, resulting in citizen participation in raising the standard of living of all Atlantans. We respectfully request your support on this proposal.

Mr. Bob Flanigen, Executive Secretary, Atlanta Branch of the National Association for Advancement of Colored People (NAACP) stated that the NAACP feels that the West of Atlanta already has too many low-income housing units. He said that the NAACP does not want any more housing units in the West area, but perhaps in other sectors of the City, and wants assurance that additional developments will not be approved in the western part of the City until other sectors get their equitable share.

Mr. John Steinichen, III, Chairman of Interfaith, Inc., stated that immediate steps should be taken by the City of Atlanta, through its Planning Department and the Board of Aldermen, to adopt an updated Land Use Plan, and that a new Zoning Ordinance, based on the Land Use Plan, should be prepared for submission to the Board of Aldermen at the earliest possible time. He also stated that equal recommendation should be given to the Zoning Text, because of the flood plain and other considerations.

Mr. Milton C. Foster, President, Home Builders Association of Metropolitan Atlanta, Inc. stated that the Home Builders Association calls upon the Board of Aldermen to move immediately toward study, implementation and development of a modern ordinance of land use controls, giving due regard and priority to the necessity for increased and flexible density in all residential categories, which will encourage the production of architectural types known as multi-family buildings, town houses, row houses, and condominium home ownership of any or all of such properties.

Mr. Duane Beck, Executive Director of the Community Council of the Atlanta Area, Inc. stated that the City of Atlanta should adopt immediately an updated Land Use Plan and a new Zoning Ordinance, permitting the development of low-income housing on several sites in all quadrants of the City of Atlanta.

Mr. George Rice, a private citizen, talked about the Railroad Avenue site. He said that he was in favor of developing this area, but that the area was more suitable to single-family housing or garden type apartments rather than high-rise for the elderly.

Mr. C. D. LeBey from the Atlanta Real Estate Board stated that the Atlanta Real Estate Board supports a new Zoning Ordinance for the City, which would update and acknowledge the tremendous changes that have occurred since 1954, and which would stabilize land uses for the future; that it is not only essential but long overdue; that immediate steps should be taken by the City of Atlanta, through its Planning Department and Board of Aldermen, to adopt an updated Land Use Plan.

Alderman Rodney M. Cook then introduced Mr. Collier Gladin, Planning Director. He stated that 16,800 units are needed for relocation; that the first year's housing needs have been met, but all the problems have not been solved. He also stated that Public Housing resources needed to be increased. The proposed plan suggests ideas of continuing efforts for dispersal for the City and region around the City. He said that the Federal surplus land should be used for relocation of families; that timing of building of new housing units should coincide with the displacement of people because of Urban Renewal, roads, etc.; that the Planning Department is ready to assist and support the Housing Resources Committee in its effort. He stated that the Land Use Plan should be set up with an adequate amount of land that will meet the density of people in the next 15 years; that changing of the Zoning District Map is a good sound planning principle.

Mr. Alexander recognized the presence of both Co-chairmen of the Housing Resources Committee, Dr. Sanford S. Atwood, President of Emory University and Dr. Benjamin E. Mays, President Emeritus of Morehouse College (who had already spoken).

Alderman G. Everett Millican questioned Mr. Alexander on several points of the proposal and stated that enough housing units should be built to take care of displacement and gave his views on several aspects of the program.

Mr. Alexander stated that between November 1, 1967 and June 30, 1968, 2,903 people applied for Public Housing in Atlanta and 141 outsiders were turned down because of the residential requirement put on Public Housing.

Alderman Rodney M. Cook stated that time is of the essence.
It is time to do something about this problem now.

Meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Malcolm D. Jones
Malcolm D. Jones
Housing Coordinator

mc

Encls: As Listed (with file copy only)

April 1, 1969

Mr. Herbert M. Franklin, Executive Associate
Urban Coalition
1819 H Street, N.W.
Washington, D. C. 20006

Dear Mr. Franklin:

Re your letter of March 18 to Mr. Cecil A. Alexander, he asked me to provide you with Atlanta's estimate for your April 3 meeting, which I am informed Mr. Alexander has notified you he cannot attend.

Estimate of anticipated subsidized housing units to be constructed in Atlanta over the next three (3) years which might be committed to a market assembly program is as follows:

2,000 units of Public Housing (on small scattered sites)
3,000 units of Home-Ownership Housing
(Townhouses or Single-Family, Sales Housing under
FHA 221 d(2) or 235)
1,500 units of Rental Apartments
_____ (under FHA 221 d(3) or 236)

Total 6,500 under the market assembly program

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

cc: Mr. Cecil A. Alexander
Mr. Dan E. Sweat, Jr. ✓
Mr. George Aldridge



1819 H Street, N.W.
Washington, D. C. 20006
Telephone: (202) 223-9500

CHAIRMAN: John W. Gardner
CO-CHAIRMEN: Andrew Heiskeli / A. Philip Randolph

RECEIVED

MAR 21 1969

March 18, 1969

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

Cecil A. Alexander, F.A.I.A.,
Finch, Alexander, Barnes,
Rothschild & Paschal
44 Broad Street
Atlanta, Georgia 30303

Dear Cecil:

In my letter to you of March 4, I mentioned that we would be making plans to follow up on the February 26 meeting with those representatives of cities and states who expressed an interest in the market assembly program.

Accordingly, we are presently at work refining our proposal for your review and comment. We hope to send this proposal to you shortly and to meet again to discuss it in detail. A tentative date of April 3 has been chosen for the meeting, which will be held from 10:00 a.m. to 3:30 p.m. in the Lawyers' Club, at 1815 H Street, N.W., Washington. I hope that you can clear your calendar to attend.

*7/18
cannot attend*

It would be helpful if in the meantime you could make some estimate of that portion of anticipated subsidized housing units to be constructed in your city over the next three years which might be committed to a market assembly program. This estimate will enable us to conduct a realistic discussion on the 3rd,

Take up with Jones

I would appreciate your letting me know at your earliest convenience whether you can attend the meeting.

Cordially,

Herbert M. Franklin
Executive Associate

HMF:sc



March 27, 1969

MEMORANDUM

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

At the March 25 meeting of the Mayor with Department Heads and Agencies responsible for carrying out Atlanta's Summer Program in the six core areas. I presented the HRC plan dated 3-20-69, copy of which has been furnished you.

Item 11, Promotion of Emergency Housing, struck a very responsive chord with Ann Moses, who has suggested I discuss the matter further with Al Bows.

It has occurred to me that perhaps it might be well for you to appoint an Ad Hoc Committee of about 3 members of the HRC to look into this proposal and to come up with a report of findings and recommendations on the matter, at our May meeting. I suggest that the report include such items as:

- a. Need for such housing.
- b. Extent - number and bedroom composition of units.
- c. Whether new or existing structures should be considered

(I favor using existing structures with minimum alterations. Perhaps VA Hospital 48 would be practical.)

- d. Maximum period of occupancy by any one family (Perhaps 3 months)
- e. Who would administer? (Maybe the Salvation Army could do it.)
- f. Tentative rentals to be charged and method of payment, etc.

In this connection we might create more interest and get more assistance and better results from our Committee members if we would assign various projects of our summer and other programs to small Ad Hoc Committees to work on, report and follow through.

Mr. Cecil A. Alexander
March 27, 1969
Page 2

Examples from our Summer Program items might include:

3. Work for rezoning for Browntown Road Turnkey Project.
7. Encourage home ownership.
6. Encourage smaller developments of mixed type Public Housing.
8. Strive for tangible evidence of physical improvements in Vine City during 1969.
9. Work with Model Cities staff in expediting physical evidence of experimental housing this year.
10. Push early rezoning of entire City.
11. Work for elimination of slum pockets through NDP or by Private Enterprise.

From time to time other projects such as study of future housing needs; profitable utilization of the Urban Observatory to best serve needs of the HRC and utilization of City owned property for Public Housing (Such areas as undeveloped portions of Lakewood Park, the City Prison Farm, etc.) would be appropriate for appointment of small Ad Hoc Committees to work on. I believe that such assignments would develop good results, be welcomed by our Committee members and would give them a feeling of worthwhile participation and accomplishment.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc



National Academy of Public Administration

1225 Connecticut Avenue, N.W., Washington, D.C. 20036

Phone: (202) 659-9165

March 27, 1969

Mr. Moreland Smith
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Smith:

This letter is to appoint you to the Atlanta panel formed by the Academy to function with respect to our research contract with the U.S. Department of Housing and Urban Development. Enclosure "A" is a copy of the HUD announcement regarding this project.

The contract calls for us to study the critical decisional and administrative aspects, primarily from the local point of view, of four HUD-assisted urban programs: 1 turnkey housing, 2 inner-city open space, 3 basic sewer and water facilities grants, and 4 non-profit sponsored new housing under Section 221(d)(3)--a replacement for study of 221(h). These programs will be analysed from point of origin to point of impact in six (or seven) cities, with Atlanta serving as the pilot study.

The project will tie in with related HUD contracts awarded to the National League of Cities to evolve a system of urban observatories (in addition to Atlanta, four other designated observatory cities are among those cities which we have recommended to HUD for inclusion in our study), and to Rutgers University to study ways of achieving a more effective state role in urban programs.

Dr. Morris W. Collins, Jr., Director of the Institute of Government, University of Georgia, is convenor of the Atlanta panel. Other panelists are listed on Enclosure "B". One or two additional members may be appointed.

As knowledgeable Atlantans, the panel will be asked to orient, inform, advise, and help direct the three-man team which will be in Atlanta from March 31st through April 11th. In addition to myself, this team is composed of Messrs. Elias B. Silverman and Charles R. Warren.

There will be two panel meetings, to each of which this letter of appointment is an invitation. These meetings will be held at Georgia State College on:

Wednesday, April 2nd, from Noon until about 3:00 P.M.
(luncheon in the Assembly Room, 2nd Floor of Student Activities Building, with the meeting continuing in the Faculty Lounge of the Business Administration Building); and

Thursday, April 10th, from 9:00 A.M. until middle or late afternoon in the President's Conference Room, with luncheon in the Assembly Room.

At the April 2nd meeting, the panel will be asked to review and comment upon our Pilot Research Design (Enclosure "C") and Tentative Interview Schedule (Enclosure "D"), to suggest ways in which we might most productively proceed, and in general to guide our efforts in Atlanta. We have also developed a Program Summarization and Status Report on the selected programs (Enclosure "E").

The April 10th meeting will be devoted to an analysis and interpretation of our data and to the formulation of findings and conclusions.

An honorarium of \$25 per meeting attended will be provided to you as a member of the Atlanta panel.

A national panel has been appointed to further guide and evaluate our efforts in all selected study cities. This panel is composed of:

Mr. William G. Colman, Executive Director, Advisory Commission on Intergovernmental Relations

Mr. Porter W. Homer, County Manager, Dade County, Florida

The Honorable Arthur Naftalin, Mayor of Minneapolis

Professor Ernest C. Reock, Jr., Director, Bureau of Government Research, Rutgers University

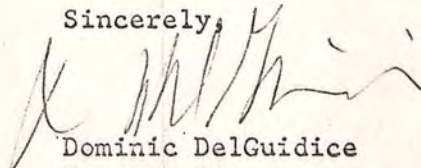
Professor Wallace S. Sayre, Eaton Professor of Public Administration, Department of Political Science, Columbia University

Professor Carleton F. Sharpe, Visiting Research Professor and Consultant, University of Hartford

Dr. Gilbert Y. Steiner, Director of Governmental Studies, The Brookings Institution

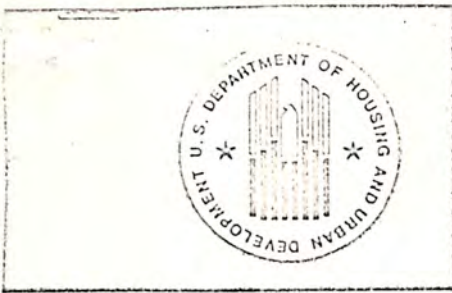
On behalf of the Academy and the national panel, I wish to express our appreciation for your willingness to participate in this important project.

Sincerely,



Dominic DelGuidice
Project Director

Enclosures (4)



HUD NEWS

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 69-0008
Phone (202) 755-6990

FOR RELEASE:
Thursday,
January 2, 1969

IMPACT OF HUD PROGRAMS TO BE STUDIED

Improving the effectiveness of major Federal programs is the aim of a research contract announced today by the U. S. Department of Housing and Urban Development.

T. F. Rogers, Director of HUD's Office of Urban Technology and Research, announced the award of a \$100,000 contract to the American Society for Public Administration. The project will study several of HUD's programs in terms of their operation in a number of selected cities.

Mr. Rogers noted that "it is one of HUD's prime responsibilities to insure that states, cities and localities use its assistance programs to maximum advantage. The conclusions of this study are expected to aid both HUD and the cities in improving the results of such Federal programs as public housing, urban renewal, water and sewer facilities, and open space."

The National Academy of Public Administration, working with its parent organization, the American Society for Public Administration, will establish a national panel and individual city panels to conduct the study. These panels will develop a pattern describing the activities related to the administration of each program surveyed in a city, and analyze the principal local critical decisions and actions. The panel members will include members of the Academy and residents of each city to be surveyed who are knowledgeable in public administration matters.

-more-

Among the questions to be studied will be the local reaction to the initiation of a program; the nature of Federal, State and local initiative; how the problem to be solved was perceived by various groups within the community; whether skilled personnel were available to carry out the program, and what the performance rate and effectiveness has been in the light of local circumstances.

When the individual city studies are completed, the results will be assessed on a national scale and general conclusions drawn.

Further information can be obtained from George Graham, Director, National Academy of Public Administration, 1225 Connecticut Ave., N. W., Washington, D. C. 20036.

#

ATLANTA PANEL*

Convenor

Dr. Morris W.H. Collins, Jr.
Director, Institute of Government
University of Georgia
Terrell Hall
Athens, Georgia 30601

Members

Mr. Cecil A. Alexander
14 Broad St., N.W.
Atlanta, Georgia 30303

Mr. Glenn E. Bennett
Executive Director
Atlanta Region Metropolitan
Planning Commission
900 Glenn Building
Atlanta, Georgia 30303

Mrs. Henrietta Cantry
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Atlanta, Georgia 30311

Prof. Tobe Johnson
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Atlanta, Georgia 30311

Dean Alex Lacey
Urban Life Center
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Mrs. Alexander McPhedran
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Mr. Howard K. Menhinick
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Mr. Moreland Smith
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Dean Robert E. Steimke
Georgia Institute of Technology
Atlanta, Georgia 30332

Mr. Herbert L. Wiltsee
Director, Southern Office
Council of State Governments
830 Peachtree St., N.W.
Atlanta, Georgia 30308

* One or two additional members may be appointed.

PILOT RESEARCH DESIGN FOR HUD PROJECT

Introduction

The National Academy of Public Administration is undertaking, for the Department of Housing and Urban Development, a study intended to uncover concrete factors and relationships which facilitate or hinder urban program performance. The objective is to identify the critical elements in decision making and action systems by which HUD programs for local governments are put into effect, and to suggest ways of maximizing the favorable and minimizing the unfavorable elements. This study is a reflection of the concern of HUD and others with the difficulties of implementing national programs which have their impact at the local level. The links between program origin and program performance have appeared long and tortuous.

This study design represents one approach for the analysis of program performance from the perspective of the local level. The Academy will study four HUD programs — non-profit sponsored new housing under 221(d)(3), turnkey housing, basic water and sewer facilities grants, and inner-city open space — in six or seven cities.

The Approach

Although substantive questions and information will vary from city to city, there are certain conceptual items which must be considered in analyzing the programs in each of the cities studied. The assumption

is that there are multiple forces and factors which impinge on critical decision-making in regard to particular programs in particular cities. What we are viewing is the allocation and mobilization of city and other resources which are directed toward definite urban programs. The reason why resources are more successfully mobilized in one city as opposed to another, or in one program as opposed to another, leads us to investigate these factors.

In brief, the first assumption is that the basic item to be viewed is program performance, and the second assumption is that in analyzing program performance, one must look at the relationships of certain factors to program performance.

The multiple factors which impinge on the mobilization of resources for program performance may be best viewed by means of an action (or inaction) system for each program for each city. The action system can be viewed as a process which responds to and, in turn, influences other factors.

The Action System

In brief, the action process includes several critical points: (1) the definition of the issue; (2) the identification and gathering of resources and the involvement of the community; (3) development of a plan of action and program administration; (4) assignment of management and operation of programs; (5) coordination with other levels of government; and (6) evaluation of the program and feedback.

This brief statement of the action system can gain added meaning by now asking questions which relate to each step in the action system. These questions will reflect two types of phenomena. The first type concerns factors which are reflective of the intergovernmental nature of these HUD grant-in-aid programs.

The second type of questions which are incorporated concern characteristics of the city which may impinge on the action system for urban program performance. These questions concern the following types of city characteristics: (1) jurisdictional adequacy; (2) legal authority; (3) financial resources; (4) trained manpower; (5) public concern; (6) leadership; (7) bureaucratic rivalries; (8) governmental form (including pluralism and fragmentation); (9) concurrent problems and programs; (10) demographic characteristics; and (11) indices of problem areas.

Questions Concerning the Steps in the Action System

1. Identifying and defining the issue and problem:

- (a) What critical events led to recognition of the problem?
- (b) Who participated?
- (c) How much participation in this step was there on the local/ state/federal level?
- (d) What was the nature of the federal, state, and/or local initiative?
- (e) What was the nature of the official interest in and support for the program in the embryonic phase?
- (f) How much involvement was there from the private sector?
- (g) What bearing did the favorable, apathetic, or unfavorable attitudes of identifiable segments of the public have upon initiating action?
- (h) Did the presence or absence of personal leadership affect the initiation of action?
- (i) What type of technical information and general information was available about the problem and programs?

- (j) From whom was it available?
- (k) How available?
- (l) Was it clear or obscure?

- (m) How was the problem and the program perceived by the various parties?
- (n) Was there any divergence here?
- (o) Did these perceptions change during the various stages of the programs?
- (p) Was there any divergence?

2. The Identification and Gathering of Resources and the Involvement of the Community:

- (a) Were interested and qualified personnel available to initiate, plan, and carry on the action?
- (b) Political or professional and technical personnel — were they available?
- (c) In reference to certain programs, were civic, industrial and commercial groups available?
- (d) And other parts of the community?

- (e) How were participants persuaded as to the rightness of the goals of particular programs?
- (f) Were other segments of the community opposed to the program?
- (g) How did this affect the mobilization of resources and the eventual program performance?

- (h) How was a determination made in regard to the technical requirements for preparing proposals?

- (i) How were attention and interest built up to make the problem an action issue?
- (j) Who made this an issue — private citizens, interested organizations, political parties, public officials, local/state/federal officials?
- (k) At what stage, and how, did the Mayor and other executives and council become involved?

3. Development of a Plan of Action and Program Administration:

- (a) How much federal (including regional administration of HUD), state, or local contribution was there in the development of ideas concerning a plan of action?
- (b) Who contributed how much to the decision?
- (c) Was it a single individual or a small group within the community?

- (d) How much general public discussion and participation was there?

- (e) How much were interest groups, private sectors, and political parties responsible for the decision?

- (f) What alternatives were considered?
- (g) How was the choice among alternative policies made?
- (h) Was there, in fact, any real alternatives given characteristics of the city and other factors?
- (i) Was the decision viewed the same by all parties to the decision, or was it viewed as the same program with different goals and allocating various rates of benefits to different groups?
- (j) How clear was the decision made not only within the city but to other levels of government?
- (k) How difficult was it to gather data concerning the program?
- (l) Where does this data come from?
- (m) How much did the data influence the development of the program and the program administration?
- (n) How was it handled?
- (o) What were the factors in deciding the significant elements of discretion such as choice of site, timing, schedule, and magnitude of the program?
- (p) How were these decisions made and over what type of time span were they made?
- (q) Did the city government have the technically qualified personnel to proceed?
- (r) Was this a limiting factor?
- (s) If so, how was it overcome, or was it?
- (t) Did the city government have the financial resources to support the program?
- (u) Did the city have the jurisdictional adequacy and the legal authority to perform the program?
- (v) How long did it take to formulate the program?

4. Assignment of Management and Operation of Program:

- (a) What factors were responsible for the decision as to where to place responsibility for administration and operation of the program?
- (b) How was this decision made?
- (c) Did the city government have the technically qualified personnel to proceed?
- (d) How long did it take from program approval to first action in project construction?
- (e) How long did it take to full scale effort?
- (f) What accounts for length of time such as fast or slow start?
- (g) Were there especially difficult organizational or technical problems?

- (h) Did the program keep on schedule?
- (i) What accounts for deviation?
- (j) Was the effort large or small as related to the size and seriousness of the problem?
- (k) Was there continuing official and public interest in the program?
- (l) Was the change of personnel and elected officials relevant to the program?
- (m) How available were qualified personnel throughout the program?

5. Coordination With Other Levels of Government:

- (a) What were identifiable difficulties in securing state and/or federal approval (in the regional office or at headquarters)?
- (b) What type of action was initiated to secure approval?
- (c) Was it chiefly through administrative channels or was it at professional levels or political executive levels?
- (d) Did party officials get involved, such as members of the Senate or House?
- (e) How long did it take to secure approval?
- (f) What consideration was given to other related programs in the process of program building and approval?
- (g) Was revision of the program required by state or federal officials?
- (h) Was the need for coordination perceived?
- (i) By whom?
- (j) What steps to coordinate were taken?
- (k) Were the stipulated procedures clear, simple, direct and functional, or were they neutral or dysfunctional?
- (l) Did the procedures change during the life of the program?
- (m) What was the nature and effect of the change?
- (n) Were direct personal interdepartmental and intergovernmental lines of communication open?
- (o) Were they used and how effectively?
- (p) When decisions or clearances consumed much time, to what extent was the time cost attributable to high volume of paperwork, shortage, of qualified personnel, internal opposition, and/or outside pressures, indecisiveness or unknown causes?
- (q) When programs were formulated and approved, was there delay in funding?
- (r) What were the limiting factors in funding?
- (s) What sources were considered?

6. Evaluating the Program and Feedback:

- (a) Were activities routinized?
- (b) Were performance standards devised by which the level of routine activities could be measured?
- (c) Was a formal reporting procedure developed?
- (d) Was there adequate feedback from operating experience to program review and revision?
- (e) What had been the achievements of the program measured by the basic problem as now perceived?
- (f) Have there been any beneficial or detrimental byproducts of the program?
- (g) What are the principal judgments about the program by local officials, state officials, federal officials, and others?
- (h) What is the private judgment?
- (i) Has opposition to the program continued, increased, or decreased?
- (j) Looking back on the effort, would city officials undertake it again in the same way or differently?

March 24, 1969

TENTATIVE INTERVIEW SCHEDULE

Atlanta, Georgia

- A. Federal — HUD Regional Office
Peachtree — Seventh Building
1. Regional Administrator.
 2. Assistant Regional Administrators for:
 - a. Federal Housing Administration (221(A)(3));
 - b. Housing Assistance (Turnkey);
 - c. Metropolitan Development (Open Space and Water & Sewer).
 3. Other key staff at Regional Headquarters.
 4. FHA Insuring Office, 230 Peachtree Street, Atlanta.
 - a. Director
 - b. Key staff
- B. State
1. Office of the Governor
 2. State Planning Agency
 3. State Department of Health (Water & Sewer)
 4. Department of Natural Resources
Bureau of Outdoor Recreation (Open Space)
- C. Local - City of Atlanta
1. Office of the Mayor
 - a. Mayor
 - b. Assistant to the Mayor
 - c. Director of Governmental Liaison

Tentative Interview Schedule
Atlanta, Georgia

2. Members of City Council
 3. Department of Public Works (Water & Sewer)
Director
 4. Department of Parks and Recreation (Open Space)
Director
 5. Redevelopment or Renewal Agency
Director
 6. City Planning Agency
Director
 7. Citizen's Advisory Committee for Urban Renewal (221(a)(3))
 8. Atlanta Housing Authority (Turnkey)
Director
 9. Atlanta Housing Development Corporation
- D. Local — Fulton County, Regional
1. County Officials
 2. Metropolitan Atlanta Council of Local Governments
900 Glenn Building, Atlanta
 3. Atlanta Region Metropolitan Planning Commission
900 Glenn Building, Atlanta
- E. Local — Citizens Groups/Associations
1. Georgia Municipal League, 506 Fulton Federal Building, Atlanta
 2. Association of County Commissioners of Georgia, 205 Forsythe Building
 3. Model Neighborhood, Inc.)
 4. Interfaith, Inc.) (3,4,5 are possible Housing Sponsors)
 5. Wheat Street Baptist)
 6. Atlanta Chamber of Commerce, 1301 Commerce Building, Atlanta
 7. Other Business/Industrial Groups
 8. Housing Tenant Groups
 9. Community Action Groups

March 27, 1969

PROGRAM SUMMARIES AND STATUS

This is designed to serve as a working document for the study of HUD programs.

Attached are five appendices:

- Appendix A - Turnkey Housing — Program Steps and Processing Procedures
- Appendix B - Basic Water and Sewer Grants — Program Steps and Processing Procedures
- Appendix C - Open Space - Extracts from HUD Procedure Handbook
- Appendix D - Non-Profit Sponsored New Housing under 221(d)(3)
- Appendix E - Status of Selected HUD Programs

The first four appendices provide a brief explanation of the programs and a breakdown of the processing steps and procedures under each program. Appendix E gives an indication of the nature and status of those programs currently underway in the city(ies).

March 18, 1969

TURNKEY HOUSING
PROGRAM STEPS AND PROCESSING PROCEDURES

The Turnkey program was started by HUD on an experimental basis in January of 1966. Its basic purpose is to permit better utilization of the means and knowledge of private enterprise in producing public housing.

Under the Turnkey method, a developer or builder who owns a site or an option, or can obtain one, may submit, in response to an invitation from a Local Housing Authority (LHA), a proposal to build housing ... for low income families. If the developer's proposal is acceptable to the LHA and HUD, the LHA will enter into a Contract of Sale under which the LHA agrees to purchase the completed development. This contract will be backed up by the financial assistance commitment of the United States of America, acting through HUD, to the LHA, and it will enable the developer to secure commercial construction financing in his usual way.

At the National level, responsibility for this program is under the Assistant Secretary for Renewal and Housing Assistance of HUD. Program responsibility is further delegated to the Deputy Assistant Secretary for Housing Assistance, the Head of the Housing Assistance Administration. The Turnkey Program is administered by the Director of the Production Division. There are three program managers within this Division who serve as liaison officers between the HUD Regions and Headquarters for this and other public housing programs administered by HUD.

At the Local level, there are generally only two participants: The Local Housing Authority and the private developer. The LHA's vary in powers and structure as they are established under the authority of State enabling legislation.

The Turnkey method encompasses only the construction phase of a low rent housing project. It has no direct bearing on the initial application made by a community for low rent housing or the management and operation of a low rent housing project.

The processing steps outlined below for a turnkey project follow the approval by HUD of a LHA's application for a low rent housing program:

1. The LHA makes the initial decision to construct proposed low rent housing by the Turnkey method.
2. If not already versed in the application of the Turnkey method, the LHA consults with regional officials, obtains sufficient information on requirements and procedures, and decides to proceed by that method.
3. The LHA may request a preliminary loan from HUD to cover turnkey expenses; if approved by HUD, a loan contract is negotiated between HUD and the LHA.
4. The LHA invites proposals from private developers for participation in a Turnkey project. This must be done by public advertisement stating type of project desired, number of units, and other details of the proposed project. The notice also must specify the federal requirements that must be complied with.
5. The private developer(s) submits 3 copies of a proposal in response to the LHA's solicitation.
6. The LHA sends two copies of all the proposals received to the Regional Housing Assistance Office (HAO).
7. The LHA and HAO evaluate the proposals and come to a mutual agreement of the developer to be chosen. This involves, among other things, site evaluations made by the HAO Realty Officer.
8. The LHA notifies the developer of his tentative selection by letter.
9. The LHA contracts for two independent appraisals of the site.
10. A Feasibility Conference is held in the HAO with the following participants: the LHA representatives, the developer, his architect and other associates, and HAO staff.
This conference has three primary purposes:
 - (1) to negotiate the purchase price of the land;

- (2) to discuss project design and HUD requirements;
- (3) to set dates for:
 - (a) submission and review in the HAO of the preliminary drawings and other dates required for the Letter of Intent;
 - (b) a Negotiation Conference;
 - (c) execution of the Letter of Intent;
 - (d) submission and review by LHA and HAO of working drawings and specifications; and
 - (e) execution of Contract of Sale.

11. After the Feasibility Conference has been held and an understanding reached, the developer proceeds with the preparation of the material required for the Negotiation Conference.

12. The developer submits his preliminary plans which are reviewed by the LHA and HAO. The plans are discussed with the developer and his architect and any necessary changes are made.

13. The preliminary plans are submitted to two individual cost estimators employed for this purpose by the LHA.

14. The approved cost estimates are evaluated and considered by the LHA and the HAO.

15. The Negotiation Conference is held in the HAO with the developer and his associates, and LHA and HAO staffs participating. The purpose of the conference is to negotiate a price for the improvements (the price of the land is already settled, step 10).

16. Following agreement at the Negotiation Conference, the LHA prepares a Development Program on Form HUD-5080 and submits an original and four copies to the HAO. The Development Program is a statement of the developer's proposal and price as agreed upon and approved at the Negotiation Conference.

17. The HAO approves the LHA Development Program and sends an annual Contribution Contract List to the Central Office for its approval.

18. The Central Office approves the HAO submission authorizing HUD execution of an Annual Contributions Contract with the LHA and approval of the Letter of Intent between the LHA and the Developer.

19. Following the HAO approval and LHA issuance of the Letter of Intent, the developer prepares and submits working drawings and specifications to the LHA.

20. The LHA reviews and approves the working drawings and submits them to the HAO.

21. The HAO reviews the working drawings, discusses them with them, the LHA, and developer, and, if necessary, schedules a meeting at which the LHA, the developer and his associates will be present.

22. After approval of the working drawings and specifications, the LHA shall obtain two updated cost estimates, review and evaluate them in the same manner as the first estimates, and submit two copies with the results of its evaluation to the HAO for review and approval.

23. On the basis of their review and evaluation of the approved, updated cost estimates, the LHA and HAO agree on a price to be offered to the developer for inclusion in the Contract of Sale, and negotiate that price with the developer.

24. Upon agreement as to the price to be included in the Contract of Sale, the LHA and HAO shall confer and prepare the Contract of Sale, which is then executed by the developer, the LHA, and HUD.

25. The LHA selects an architect who is to perform inspection services for the LHA in connection with the project and executes a contract with him.

26. The LHA notifies the general public by newspaper advertisement of the award of the Contract of Sale to the named developer, including the price he is to receive and a description of the project.

27. The Construction of the Turnkey project begins with sale to the LHA upon completion.

If required, plans for the relocation of ^{those residents} occupying the site are prepared, and relocation assistance payments are made.

During construction of the project, the HAO observes and reviews the activities of the LHA and its architect to ensure compliance in administration and in inspection under the pertinent contracts. The HAO also reviews construction operations and visits the site periodically to insure compliant performance.

LHA's are encouraged by HUD to use Urban Renewal project land for a Turnkey site. In this case, the Local Public Agency may sell such land to a private developer.

Where it is economically feasible, the projects should be so designed that individual units or groups of units could be sold to individuals, or to groups under some form of condominium or cooperative ownership.

March 18, 1969

Appendix B

BASIC WATER AND SEWER GRANTS
PROGRAM STEPS AND PROCESSING PROCEDURES

"The purpose of the Water and Sewer Facilities Grant program is to assist local public bodies and agencies in constructing adequate basic water and sewer facilities needed to promote the efficient and orderly growth and development of our communities."

"To be eligible for grant assistance under this program, the applicant must be a local public body or agency established by the action of one or more States or entities thereof, with legal authority to plan, finance, construct, maintain and operate the proposed project."

"Grant assistance is available to help finance specific projects for basic water and sewer facilities. Water facilities include works to store, supply, treat, purify, or distribute water of sufficient quality and quantity for domestic, commercial and industrial use. Sewer facilities include sanitary sewer systems for the collection, transmission, and discharge of liquid wastes; and storm sewer systems for the collection, transmission, and discharge of storm water caused by rainfall or ground water runoff."

"The amount of the grant-in-aid may not exceed 50 percent of the cost of constructing the basic parts of the water or sewer facility project and of acquiring the land on which it is located, including site improvements necessary to make the land usable as a site for the project."

"No grant may be made to assist in constructing a sewer project unless the Secretary of Health, Education, and Welfare certifies that the waste carried by the facility is adequately treated before being discharged

into any public waterway. The request for certification, together with relevant project data, shall be sent to the DHEW Regional office by the Regional Director upon receipt of an application for assistance in constructing a sewer project."

Program Steps:

1. A Local Public Agency (LPA) makes initial inquiry to HUD Regional Office. HUD office mails LPA printed material and four copies of SF-101, Preliminary Inquiry Concerning Federal Assistance for Water Projects, Sewer Projects and Waste Treatment Plants.
2. LPA completes and submits SF-101 to HUD Regional Office.
3. HUD acknowledges receipt of SF-101 by letter to LPA.
4. HUD reviews SF-101 for completeness, requests further information if necessary, and determines if project is applicable to the HUD grant program. (This may involve referring SF-101 to EDA, FHA, or DHEW for comment and consideration. HUD also receives SF-101 forms from these other agencies for action.)
5. After referral and determination, HUD notifies LPA of decision to process the inquiry under the HUD program.
6. Following a determination by the Regional Director and his staff that the preliminary inquiry will lead to an acceptable application, the Regional Director invites the prospective applicant to attend a pre-application conference. The conference discussion concluded with an understanding as to whether an application may be submitted for consideration. In favorable cases, the applicant is furnished with the application forms and asked to submit.
7. Following the meeting, a letter to the applicant is sent by the Regional Director confirming the understandings reached during the conference, with particular reference to any actions agreed upon.
8. The LPA submits a formal application for a Basic Water and Sewer Grant. After receipt of the application, the HUD Regional Office sends the applicant a letter acknowledging the application.
9. HUD begins its review of the application and sends a request for certification to the HEW Regional Office. This request is accompanied by certain materials, including copies of letters of comment, clearance or approval from local, state, and inter-state agencies having authority over design and construction of the project. At this same time, HUD may send notices of the application to other Federal Agencies as appropriate.

10. Preliminary review of the application is made by the staff of the Regional Office, usually in the following order — Planning Requirements, Engineering, Finance, Legal and Program Officer.
11. Upon satisfactory completion of the preliminary review, a project summary is prepared for signature by the Regional Administrator and sent to the Community Facilities Division, HUD, Washington, D. C., to request a fund reservation for the project.
12. After a fund reservation is made, the Community Facilities Division arranges for a press release and release date, notification of interested members of Congress, and notifies the regional office of the reservation by teletype.
13. Following receipt of the teletype advising of the fund reservation and at the release time specified, the Regional Director advises the applicant of such reservation of funds.
14. Upon approval of the project and grant, the project file is forwarded to the Legal Division of the Regional Office for preparation of the Grant Agreement.
15. The Grant Agreement is forwarded to the applicant ^{for signature} and return to the Regional Office.

Following the execution of the Grant Agreement, the LPA lets the contract for the project through competitive bidding. The LPA must meet certain other requirements including submission of material to the HUD Regional Office during the pre-construction and construction phases of the project. (Procedures during these phases are contained in section 20-1-1 of the Handbook — this section has not been furnished to the Academy staff.)

SUMMARY

The Open Space Land Program assists local governments and States in purchasing and developing land in urban areas for park, recreation, scenic, historic, and conservation purposes. The objectives of the program are to prevent the spread of urban blight, deterioration, and sprawl; to encourage more economic and desirable urban development; and to meet the open space needs of people in the city.

Open Space grants can cover up to 50 percent of the cost of acquiring land. Grants may be made only to public bodies; private organizations are not eligible. The matching funds furnished by the local government may come from any non-Federal source, including private philanthropy. However, donations of land cannot count toward the local share. A project must be based on an open space plan for the community and must be in conformance with areawide comprehensive planning for the entire metropolitan area. The land must be located in an urban area. However, there is no minimum population limitation.

The Department places high priority on land acquisition when it involves undeveloped land, but limited grant-in-aid assistance toward the development of parks and other open space areas is also available. In general, all development activities in central cities and low-income neighborhoods can be assisted with a full 50 percent grant.

The Department places high priority on the development of land for open space use when it involves developed land, and there is no reduction on the 50 percent grant level of assistance for such purposes.

Land for open space may be either vacant and undeveloped or, where no vacant land is available, assistance may be obtained for purchasing already developed land, for demolishing the existing structures on it, and for developing it for park or recreational uses. Demolition expenses are an eligible project cost when developed land is acquired.

In order for a community to obtain an Open Space grant, it must file an application with HUD. The application should be based on local open space plans and priorities and official action by the responsible local government body to authorize the project. Applications cannot retroactively cover land already acquired. Applications may include a number of sites or projects. The Department encourages communities to include the acquisition and development program for a whole year in a single application. Such action reduces everybody's paperwork.

As soon as an application is filed, the Department will acknowledge it and issue a "letter of consent" under which it is possible for a community to go ahead and acquire the open space land at its own risk, even without approval of a grant application. The "letter of consent" does not imply approval, but merely provides that HUD may reimburse the applicant for expenses incurred after the letter of consent is authorized, if the project is approved. Applicants who find it necessary or desirable to go ahead on their own, do so entirely at their own risk.

After an application has been filed with one of the Department's Regional Offices, HUD will review the application and make a decision on whether it can be funded, in terms of priorities and competing applications. A funding analysis process is used to evaluate systematically all applications received. Projects approved for funding then undergo detailed reviews for compliance with all technical program requirements. If a project cannot be approved for funding, HUD will notify the community as soon as possible.

When a grant is approved, the Department's Regional Office promptly advises the community, after which a formal Federal contract is issued. The contract spells out the requirements with which the grantee must comply in order subsequently to receive the authorized grant. Usually the grantee must spend the money within 12 months; exceptions are made for cases involving court actions.

The Federal grant will be paid as a reimbursement after the land is actually purchased or the proposed development completed. Therefore, applicants must be prepared to finance acquisition or development entirely on their own prior to receiving reimbursement for the Federal share. The amount of the Open Space grant will be based on two professional land appraisals. The cost of appraisals will be eligible items in grant computation.

Land acquisition and development must meet Federal standards covering wage rates, non-discrimination, price negotiations, and so forth. Most of these requirements are similar to those of other Federally assisted programs.

HUD has special relocation requirements to assure that anyone displaced by an Open Space project has available good alternative housing. Certain relocation grant payments are made to the displacees. These payments are eligible for 100 percent reimbursement by the Federal Government in addition to the approved grant.

Local communities may buy the entire title to land (fee simple) or they may acquire some limited interest in an open space project site. Easements and life estates are eligible. The Department encourages multiple land uses, including school-park complexes.

air-rights developments, parks in flood plain protection zones, parks in high noise areas near airports, and so forth.

Assistance is not available for the purchase of already developed open space areas, such as golf courses.

Development provided for in an open space project normally is limited to minor construction, landscaping, playground equipment, utilities, grading, and similar activities. Major buildings, swimming pools, golf courses, amphitheaters and other "major construction" are not eligible. Development assistance is available only for lands acquired under the program. Other assistance is available for lands already in public ownership through the HUD Urban Beautification and Improvement Program.

Land acquired with HUD assistance must remain as open space in perpetuity. Strong protections are given by the law on open space projects to discourage intrusions by incompatible land uses. When it is in the public interest to convert all or part of an open space project to another use, approval by the Secretary of HUD must be obtained, and the community must substitute land of equal value and quality serving generally the same people.

Departmental funding priorities stress "putting open space money where the people are." It also stresses meeting urgent needs, especially those of low-income neighborhoods and communities. The Department also encourages projects that will have a demonstrable impact on new urban growth. Large scale projects far from urban centers have, in general, little likelihood of being funded.

The Open Space Land Program has already helped hundreds of communities work toward meeting park, recreation and conservation needs. The program can have special value in helping cities meet the needs of people in inner city and low-income neighborhoods, often related to special summer programs to ease tensions. Many communities have used open space development activities as a source of local employment and training for neighborhood youth and the hard-core unemployed. The Department encourages such programs.

The Department also encourages communities to involve local neighborhood residents in all phases of the planning process -- locating the site, designing the facilities, construction, operation and maintenance. Citizen participation can assure that projects will meet neighborhood needs and be a source of pride to the community.

Outright full fee acquisition of open space land is not always feasible, nor is it always necessary for the Public Body to obtain ownership of land to maintain its open space character. In

developing urban areas, communities can carry out the open space element of the comprehensive plan by preserving open space, where needed, through the use of numerous administrative and legal tools. Good zoning practices, subdivision regulations that encourage clustering, and require builders of new neighborhoods to dedicate land for park and recreation purposes. -- all can do much to assure the availability of open space.

The Department gives special attention to projects designed to meet emergency needs and to serve coordinated programs for improving the urban environment and thereby the lives of people. An example would be small park developments in Model Cities or other small parks in built-up inner city neighborhoods.

Communities should make use of open space standards, either by adopting suggested national standards or by developing their own. The standards should help define priorities and set goals to assure an equality of diverse open space opportunity for all citizens.

Open Space planning and programs should provide for sites, facilities and activities from the block and neighborhood scale, to city-wide areas, and to regional facilities serving several counties or the entire metropolitan area.

Effective open space programs also require intergovernmental coordination between park and recreation agencies, school systems, public utility commissions, cultural agencies, water companies, and other public agencies that own or manage land and facilities having open space and recreational values.

Detailed program requirements are explained in the following pages. Special cases or situations not covered in this guide should be brought to the attention of the appropriate Regional Office.

CHECKLIST FOR APPLICATION FOR GRANT TO ACQUIRE LAND FOR OPEN-SPACE PURPOSES

Code No.	Item To Be Submitted	Refer to
<u>General Information</u>		
OS 101	<p>Form H-6600, <u>Application for Grant To Acquire Open-Space Land</u>. Include 3 copies of Form H-6600 in Binder No. 1 and 1 copy each in Binders No. 2 and 3.</p> <p>Modify Block F, "Computation of Grant Amount," as shown in Attachment B.</p>	<p>OSLP Guide Exhibit A</p> <p>Attachment B.</p>
OS 102	<p>Map of urban area showing location of land to be acquired or, if proposed acquisition relates only to land of local significance, map of locality showing sites to be acquired. A standard city or county street or road map may be used. Include 3 copies of the map in Binder No. 1 and 1 copy each in Binders No. 2 and 3.</p>	<p>OSLP Guide Chapter 3</p>
OS 103	<p>Statement describing <u>specific</u> open-space uses proposed for the land covered by the application. (A phrase such as "park and recreational" is not acceptable.) Show proposed use for each individual site in the application, indicating whether it is a local or regional use. If any existing structure will be retained on land acquired, describe use to be made of the structure.</p>	<p>OSLP Guide Chapter 1</p>
OS 104	<p>Statement explaining nature, source, and amount of non-Federal funds available for the acquisition of land for open-space use, including the date that such funds will be available. Explain any special types of mortgage, installment-payment purchase, or other financial arrangement involving land included in the program. If State assistance will be obtained, indicate the date application for State assistance was submitted and the present status of the application. If funds will be derived from bonds, indicate the length of time required to redeem the bonds. If private or foundation funds are involved, indicate the source, amount, and date funds will be available.</p>	<p>OSLP Guide Chapter 1</p> <p>Letter No. OS-5 Page 9</p>

Code No.	Item To Be Submitted	Refer To
<u>Planning Data</u>		
OS 111	Statement indicating that comprehensive planning for urban area is underway, describing scope of planning, identifying agency or instrumentality carrying on the planning, and indicating nature and extent of local participation and representation in the planning.	Letter No. OS-5 Pages 4, 5
OS 112	Statement describing open-space acquisition and development program for urban area, including (a) standards and criteria, (b) listing of proposed activities for next 5 to 10 years, (c) cost estimate, priority schedule, and financing proposals, (d) coordination procedures, and (e) identification of agency or agencies responsible for preparing program. A copy of the open-space acquisition and development program should be submitted as an exhibit. If an intergovernmental agreement is being or will be used as the coordinating mechanism for the open-space acquisition and development program, include a copy of the executed or proposed agreement. If an agreement previously submitted to EEFA is still current, reference may be made to the previous submission which includes the agreement.	Letter No. OS-5 Pages 5, 6
OS 113	Statement indicating when application was reviewed by other agencies, identifying the agencies, and summarizing their comments.	Letter No. OS-5 Page 7
OS 114	Statement describing present and proposed activities of local governing bodies to preserve open-space land in urban area and citing appropriate portions of any tax provisions or zoning, subdivision, and other regulations.	Letter No. OS-5 Page 6 OSLP Guide Chapter 1
<u>Land Acquisition Data</u>		
OS 121	Plat of each site to be acquired or detailed map of each taking area covered by the application. Plat should clearly identify all structures and improvements on the land being acquired, and indicate any to be retained in accordance with proposed site plan.	

Code No.	Item To Be Submitted	Refer To
OS 121 (con.)	<p>If partial takings are involved, show which areas of total parcel will remain in former owner's possession. If taking areas are involved and legal descriptions are lacking, describe taking area in terms of natural physical boundaries such as roads, rivers, or similar features.</p> <p>If developed land is to be acquired, (a) detailed plat or photograph of each site to be acquired, in sufficient detail to provide a basis for determining that the land is "developed" (i.e., more than 10 percent of the area includes buildings or other structures) and that it is located in a built-up portion of the urban area; and (b) if any standard structure will be acquired and demolished, statement justifying its acquisition and demolition.</p>	Letter No. OS-5 Pages 3, 15
OS 122	Statement indicating the amount, basis, and source of cost of real estate services.	Letter No. OS-5 Pages 8, 12
OS 123	Statement indicating the amount, basis, and source of estimate of acquisition cost of each parcel or group of parcels covered by the application.	Letter No. OS-5 Page 12
OS 124	Land Acquisition Policy Statement	Letter No. OS-5 Pages 13-15
OS 125	Copies of any options or proposed purchase agreements with respect to land proposed to be acquired.	
OS 126	If developed land is to be acquired, statement indicating amount, basis, and source of estimated cost of demolition and removal of structures on the land. If applicable, include (a) description of proposals for relocating structures off site, and costs involved; and (b) copies of bids requested or estimates received from demolition contractors.	Letter No. OS-5 Page 16
OS 127	If historic site will be acquired, statement describing basis for determining that site is of historical significance and proposals for preserving site.	Letter No. OS-5 Page 13

Code No.	Item To Be Submitted	Refer To
<p style="text-align: center;"><u>Relocation Data</u> (Submit if application covers acquisition of property from which site occupants will be displaced)</p>		
OS 131	Estimate of number of individuals, families, and business concerns to be displaced from property to be acquired. For individuals and families, include breakdown by race.	Letter No. OS-5 Page 10
OS 132	Statement indicating that adequate relocation housing is or will be available, including basis for determining adequacy of relocation housing.	Letter No. OS-5 Page 10
OS 133	Statement outlining relocation services to be provided, identifying the agency or organization to be responsible, and describing the qualifications of the personnel and/or agency to perform the services. If applicable, include copies of contracts or other agreements with local renewal agency, city relocation staff, or other agency.	Letter No. OS-5 Pages 11, 12
OS 134	Estimate of total amount of relocation payments to be made, in tabular form as shown in Attachment B.	Attachment B Letter No. OS-5 Pages 10, 11
OS 135	Statement indicating the amount, basis, and source of estimated cost of relocation services, excluding relocation payments, which will be included in computing the amount of the grant. If a per capita figure is used, indicate how per capita estimate was derived.	Letter No. OS-5 Pages 11, 12

Code No.	Item To Be Submitted	Refer To
OS 141, et seq.	<p style="text-align: center;"><u>Development Data</u></p> <p>(Submit if application covers development of land)</p> <p style="text-align: center;">[See Letter No. OS-6]</p>	Letter No. OS-5 Page 17
	<p style="text-align: center;"><u>Legal Data</u></p>	
OS 151	Resolution of applicant authorizing filing of application.	Attachment C
OS 152	Opinion of counsel and authenticated copies of all laws and charters referred to in the opinion not available in printed compilation.	Attachment D
OS 153	If developed land is to be acquired and the applicant is not the governing body of the locality, resolution of local governing body that undeveloped or predominantly undeveloped land is not available in the locality for the open-space uses proposed for the land to be acquired.	Attachment C

NON-PROFIT SPONSORED NEW HOUSING UNDER 221(d)(3)

This program was authorized by section 221(d)(3) of the Housing Act of 1961. It was intended to produce housing for those who are too poor to rent or buy standard housing but not poor enough to be admitted to public housing.

The non-profit sponsor of a 221(d)(3) project obtains FHA approval of the project, including a land appraisal and approval of the building plans. The FHA agrees to insure the construction advance at 100 percent of value for non-profit associations.

The sponsor obtains a commitment from the Governmental National Mortgage Association (GNMA) to provide permanent mortgage financing for the completed project. The sponsor pays a one percent fee to GNMA for this commitment.

The sponsor borrows money from a private financial institution to pay for the construction of the project. The construction loan is short-term and bears interest at the market rate.

When construction is completed, GNMA pays off the construction loan of the private lender and issues a mortgage to the sponsor with a term up to forty years and an interest rate of 3 percent. The sponsor makes mortgage payments directly to GNMA.

"This interest subsidy cuts the costs of mortgage debt service by approximately 40 percent, and permits rent reduction of about 25 percent."

Program Requirements:

Upper income limits for eligibility are set by HUD and depend upon family size and geographic area. Usually the upper limit is set at the median income level of families in the area.

221(d)(3) projects must be located in communities which have workable programs.

Results:

"By July, 1967, FHA had given commitments to proceed with a total of 73,000 units in 569 projects." 33,300 or 46 percent of the units were under the sponsorship of limited-dividend corporations.

Problems:

- A. Lack of technical experience and know-how on part of non-profit sponsors.
- B. Complexities and bottlenecks in processing applications by FHA. Processing time to start of construction estimated at 376 working days.
- C. Upper income eligibility limits claimed to be too restrictive.

Administration:

Most of the program administration is handled by the local FHA Insuring Office. The Regional Offices of HUD play a minimal role in this program. At the HUD National level, program responsibility is with the Assistant Secretary for Mortgage Credit, Federal Housing Commissioner. Responsibility is further delegated to the Assistant Commissioner of Multifamily Housing of FHA.

The 221(d)(3) program is currently being phased out and brought under section 236 of the Housing and Urban Development Act of 1968. The program remains basically the same with the primary difference being that the permanent mortgage is held by the private lender and mortgage subsidy payments are made to the financial institution by the Federal government. Under 221(d)(3), the mortgage is held by GNMA and mortgage payments are made directly to GNMA.

STATUS OF SELECTED HUD PROGRAMS

Atlanta, Georgia

1. Open Space (702): 13 Projects

Projects range in size from 8 acres to 159 acres.

5 projects are completed.

Open Space (705): 2 Projects

	<u>Approval date</u>	<u>Federal Grants Approvals</u>	<u>Disbursements</u>
OSA - 23	2/67	\$784,544	\$729,481
OSA - 24	3/68	167,966	

2. Basic Water and Sewer Grants: 2 Projects

WS - 0014 Total Cost = \$2,689,000 Construction Started - 08/27/68

WS - 0025 Total Cost = \$3,407,600 Construction Complete- 09/20/68

3. Turnkey Housing: 8 Projects

GA - 6 - 19 584 units

2nd approval
delay due to rezoning

GA - 6 - 20 202 units

under construction
Hollywood Road site

GA - 6 - 21 220 units

under construction
Gilbert Road

GA - 6 - 23 324 units
 letter of intent
 Wallswood Apartment site

GA - 6 - 28 500 units
 completion date est. on 4/30/70
 4 stages — one 90 percent complete

GA - 6 - 29 175 units
 under construction
 Prison Creek - Leslie Lane

GA - 6 - 30 800 units
 construction document approval stage
 East Lake Golf Course

GA - 6 - 31 160 units
 development program approved
 Annual Contribution Contract
 Jonesboro Road and Adkinson Road

4. Non-Profit Sponsored New Housing Under 221(d)(3): 10 Projects

<u>Project No.</u>	<u>Name and Sponsor</u>	<u>Mortgage</u>	<u>Units</u>	<u>Stage of Construction*</u>
061-55001	Wheat Street Gardens Wheat St. Baptist Church	\$2,975,000	280	4
061-55007	Allen Temple Dev. Inc., Allen Temple AME Church	\$1,419,650	151	4
061-55016	Allen Temple Dev. Inc., Sec. 2., Allen Temple AME Church	\$2,372,000	222	4
061-55024	Allen Temple Dev. Inc., Sec. 3., Allen Temple AME Church	\$2,405,700	208	1
061-55023	Wheat Street Gardens #2, Wheat St. Baptist Ch.	916,600	84	1

<u>Project No.</u>	<u>Name and Sponsor</u>	<u>Mortgage</u>	<u>Units</u>	<u>Stage of Construction*</u>
061-55037	Friendship Center Friendship Baptist Church	\$2,535,000	208	1
061-55052	Flipper Temple Homes Flipper Temple AME Church	\$1,712,000	156	0
061-55056	Martin Luther King Village Ebenezer Baptist Church	\$2,975,000	193	0
061-55053	Central Methodist Homes Central Methodist Church	\$1,370,000	120	0
061-55057	Butler Street YMCA Apts. Butler Street YMCA	\$2,484,000	216	0

* Key of Construction
Status of Project

- 0 - not started
- 1 - started
- 2 - first units ready
- 3 - all units ready
- 4 - final endorsement