



824 HURT BUILDING
TELEPHONE JA. 3-6074
ATLANTA, GEORGIA 30303

April 27, 1967

Dr. Richard C. Hackney
Suite 306, Herndon Building
239 Auburn Avenue, N. E.
Atlanta, Georgia 30303

Dear Dr. Hackney:

We regret that you feel that we may have contributed to a vacancy problem which you have in your 12-unit apartment building at 525 Ira Street, S. W. We make a particular and special effort at the time the required appraisals are made to reassure occupants of properties being appraised that there is no reason for them to be upset and that no immediate relocation will be necessary. As you probably know, it is to the advantage of tenants in a case such as this to remain on the premises until we can legally assist in their relocation by paying their moving expenses and otherwise assist them. I am enclosing a copy of the notice to occupants of the area which is a Federal requirement, and we think a good and fair one. You will notice that it urges people not to move until they have consulted our representative about relocation.

We have talked with our appraiser whom we employed to make this appraisal and he tells us that he did his best to reassure the tenants in your property that there would be no immediate change and no reason for them to contemplate moving. However, he did have to identify himself as an appraiser in order to carry out his work. With all the public hearings and public discussions which have been conducted concerning the use of this area as a school-park complex for the City, as well as the notice referred to above, we expect that there is general knowledge in the neighborhood that eventually some of this property will be acquired.

We presume and hope that the improvements which you made on your property three years ago enhanced its value in an amount which can be recognized in the appraisals so that you will recover the additional investment which you made.

C O P Y

April 27, 1967

Although we consider all appraisal reports as confidential, we feel it is appropriate to repeat some portions of it and our recent telephone talk with the appraiser to you since the question has arisen. At the time of the appraiser's visit, five of the twelve apartments were vacant and the property was littered with rubbish and garbage, in addition to being vandalized. Parts of the report state: "Subject property is in poor condition. However, it varies from other apartment facilities in that it has a poured concrete first floor, second floor and ceiling. It therefore has structural soundness and continues to rent in spite of its condition." --- "Oddly enough, this sturdily built apartment house is in poorer condition than other neighboring units not so heavily built with concrete floors, ceilings and roof deck. Rental experience poor."

In view of the general conditions which apparently existed in and around the property, and the also apparent history of difficulties in turnover and vacancies, we do not feel that the visit by the appraiser is solely responsible for the present vacancy problem. We do regret that you do have such a problem and fully appreciate the difficulty of keeping property in good condition when there is a high vacancy and vandalism rate.

Sincerely,

M. B. Satterfield
Executive Director

MBS:dm

Enclosure

✓cc: The Honorable Ivan Allen, Jr.
Mayor of the City of Atlanta