

**Excellent
Commercial
Sites.**
with "built-in" customers...

Parcels B-10b and B-14

in the Rawson-Washington Street
Urban Redevelopment Area

FOR SALE

ON A COMPETITIVE BASIS . . .
MAKE PROPOSAL ON ONE OR BOTH

PROPOSALS TO BE OPENED
JULY 26, 1967, AT 10:00 A.M.

ATLANTA HOUSING AUTHORITY
824 Hurt Building
Atlanta, Georgia 30303
404/523-6074

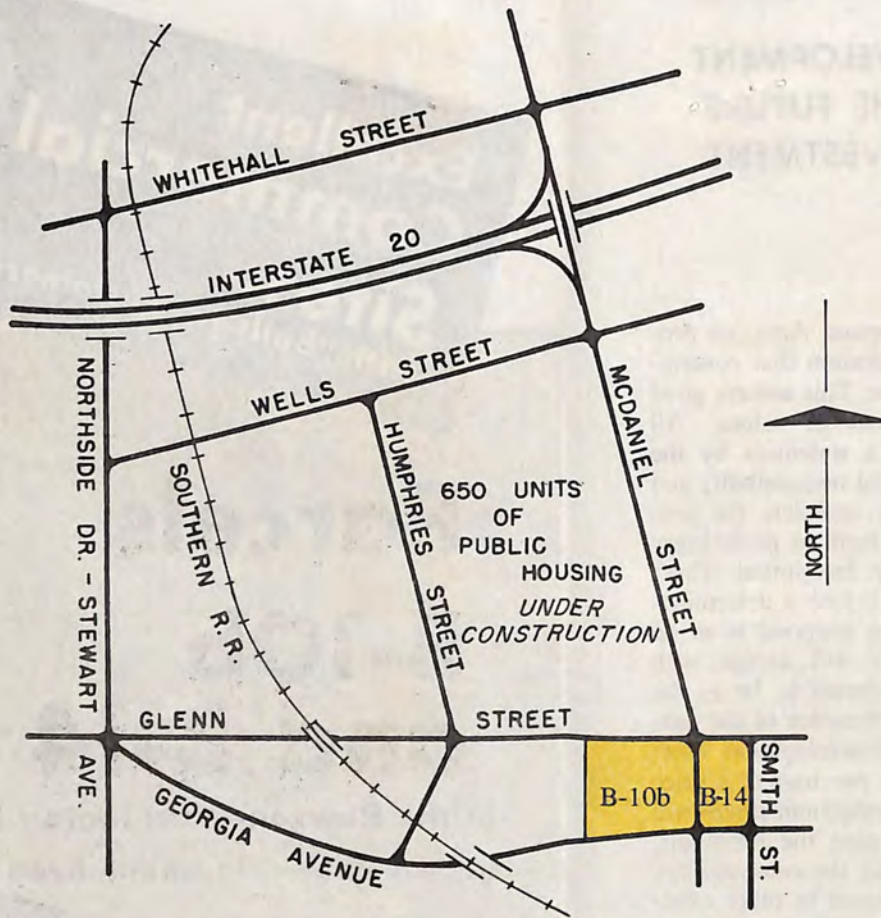
CHOICE Commercial Sites.

WITH "BUILT IN" CUSTOMERS . . .

PLUS EXCELLENT TRAFFIC EXPOSURES

Here are two parcels, with frontage on Georgia Avenue, Glenn and McDaniel Streets. Situated directly across Glenn Street from a large area where 650 new Public Housing Units are being built; occupancy on some of the units is scheduled by the end of this year.

Although these parcels of land are being developed to serve the residents of this new Public Housing Project, the trading area is by no means so limited. Many other potential customers reside in nearby areas. Well suited for a number of uses . . . Retail store. Personal service facility, including but not limited to barber shop, beauty shop, laundromat, tailor shop, shoe repair shop or photographer. Food service facility, including but not limited to restaurant, bakery, beer store or liquor store. Office, including but not limited to bank, professional offices or clinic. Amusement place, theatre or private club. Private school, including but not limited to music, dancing or art. Automotive or equipment sales or service. Commercial parking. Church or Temple. Library. Mortuary. Motel . . . Accessory building or use customarily incidental to the above uses.

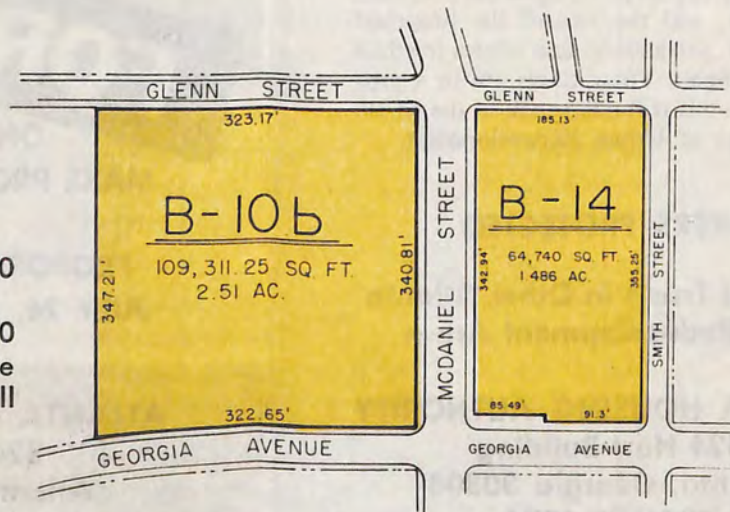


PRE-ESTABLISHED MINIMUM PRICES FOR THESE PROPERTIES

PARCEL B-10b . . . \$131,000

PARCEL B-14 . . . \$ 85,500
Proposals for less than these established minimums will not be considered.

ZONED C-2



1

LOCATION: These two parcels are between Glenn Street and Georgia Avenue, with frontage on both streets. McDaniel Street separates them. Very conveniently located . . . near expressways and across from new Public Housing Project.

2

SIZE: Parcel B-10b consists of 2.51 acres (109,311 square feet) Parcel B-14 consists of 1.486 acres (64,740 square feet)

3

IMPROVEMENTS: Paved streets, sanitary sewer, storm drainage, water, natural gas, electricity.

4

ZONING: Zoned C-2. For potential and permitted uses, see information on inside of this folder.

PROPOSALS ARE NOT COMPLICATED:

The Atlanta Housing Authority will supply all necessary proposal forms, and will gladly answer questions concerning the method of making your proposal. Redeveloper may make proposals on either or both of these parcels.

Minimum prices have been established on these parcels and no proposals with a purchase price of less than established minimums will be considered.

Proposals are to be opened in the office of the Atlanta Housing Authority on July 26, 1967 at 10:00 A.M. If acceptable proposals are not received, the Authority will continue to receive proposals and to open them as received for a period of twelve months or until proposals for both parcels of land have been accepted by the Agency, whichever shall first occur. Proposal forms, survey plats, and complete details are available on request.

URBAN REDEVELOPMENT PROTECTS THE FUTURE OF YOUR INVESTMENT

In any Urban Redevelopment Area, no proposal can receive consideration that contemplates an unpermitted use. This assures good neighbors and permanence of values. All proposals must include a statement by the developer showing financial responsibility and capability to successfully complete the proposed improvements set forth in preliminary drawings and a narrative description. These are carefully considered before a determination is made as to which proposal is to be accepted. The Authority will accept such proposals, if any, as it deems to be in the public interest and in furtherance of the purposes of the Georgia Redevelopment Law; however, no proposal for purchase at a price less than the established minimum prices will be considered. In evaluating the proposals, the Authority will consider the compatibility of the proposed development to other existing and planned improvements in the area; the excellence of the proposed design and the quality of the overall planning of the proposed development; and the size of the proposed development, particularly as it relates to effect on the tax digest. These tracts are in a protected area—this is fundamental to the whole basic concept of Urban Redevelopment.

BROKERS PROTECTED

**Ask About Tracts in Other Atlanta
Urban Redevelopment Areas**

**ATLANTA HOUSING AUTHORITY
824 Hurt Building
Atlanta, Georgia 30303
404/523-6074**

The contract signing by AHA
& Ebenezer Baptist Church
has been delayed from July 20
due to the illness of the Rev.
Martin L. King, Sr.

We will be notified when it is
rescheduled.

7/18 - Bea (per WSH)

Ann - He's better - & is out
of town attending Christian
Education Conference -

Do you want me to regret
on attached?
Betty

**FOR
SALE**

**COMMERCIAL
SITE...**

PARCEL 10

**in the UNIVERSITY CENTER
URBAN REDEVELOPMENT AREA**

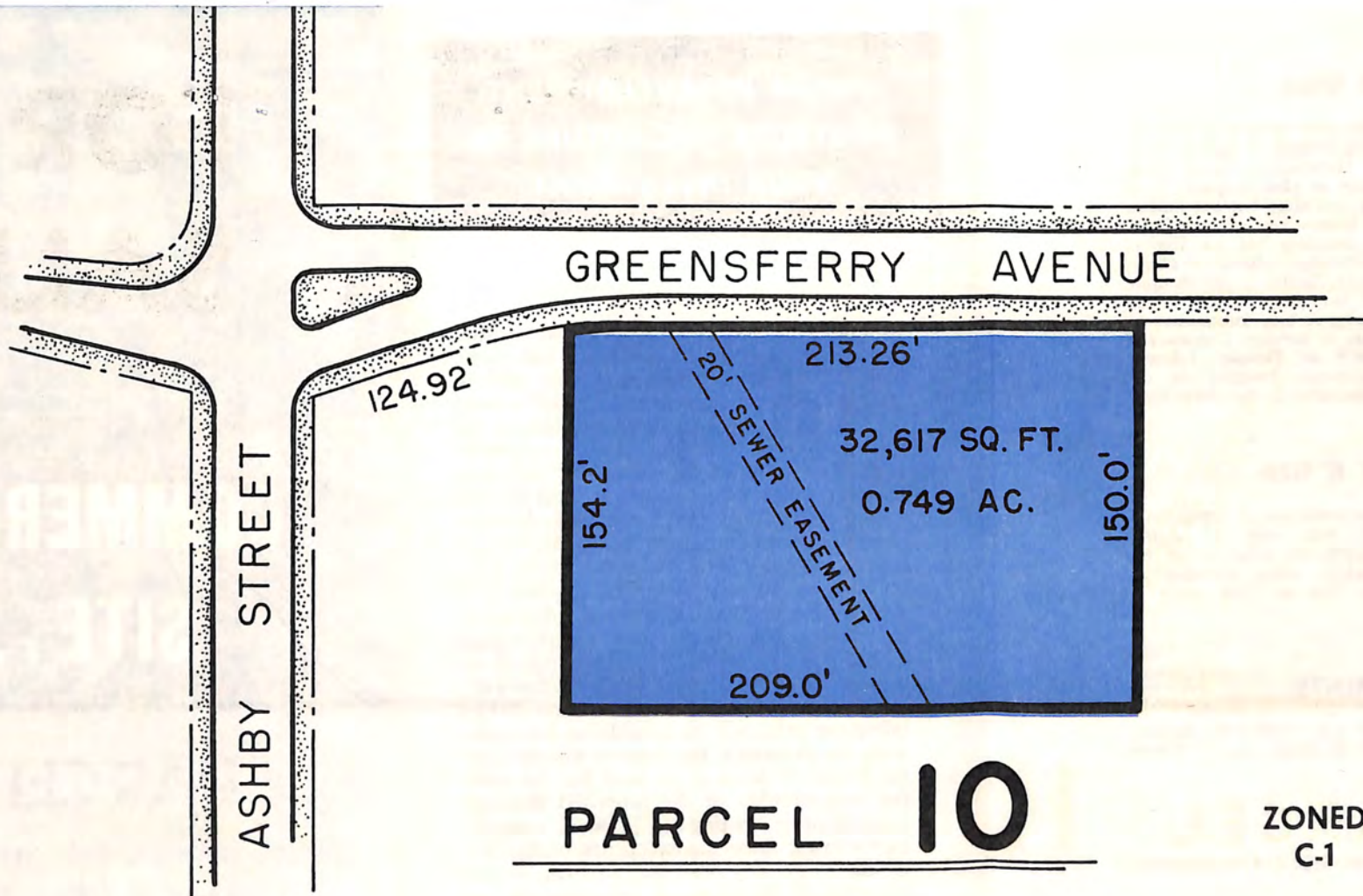
**PROPOSALS WILL BE OPENED
JULY 19, 1967, at 10:00 A.M.**

ATLANTA HOUSING AUTHORITY

824 Hurt Building

Atlanta 3, Georgia

Phone 523-6074



PARCEL 10

ZONED C-1

**EXCELLENT COMMERCIAL SITE
SUITABLE FOR MANY USES**

Parcel 10 has 213.26 feet of frontage on Greensferry Avenue and is only 125 feet from the high traffic intersection of Westview Drive and Ashby Streets. Located near the campus of Morehouse College . . . Check the location map and you will see the convenience and accessibility of this property. It has many features that make it desirable for many commercial purposes.

**PRE-ESTABLISHED MINIMUM
PRICE FOR THIS PROPERTY**

\$44,000.00

Proposals for less than this amount cannot be considered.

● PERMITTED USES:

Retail store; Personal service facility, including but not limited to barber shop, beauty shop, laundromat, tailor shop, shoe repair shop or photographer; Food service facility, including but not limited to restaurant, bakery, beer store or liquor store; Office, including but not limited to bank, professional office or clinic; Amusement place, theatre or private club; Private school, including but not limited to music, dancing or art; Automotive or equipment sales or service; Commercial parking; Church or Temple; Library; Mortuary; Accessory building or use customarily incidental to the above uses.

● LOCATION & SIZE:

Located on the south side of Greensferry Avenue, 125 feet east of Ashby Streets. .in Southwest Atlanta. .in the University Center area. Consists of 32,617 square feet or .749 acres of land.

● IMPROVEMENTS:

Water, natural gas, electricity, sanitary sewage, storm drainage, paved streets.

● ZONING:

This property is zoned C-1, Commercial.

● PROPOSALS ARE NOT COMPLICATED:

The Atlanta Housing Authority will supply all necessary proposal forms, and will gladly answer questions concerning the method of making your proposal. A minimum price of \$44,000.00 has been established for this property and no proposal with a purchase price less than that will be considered.

Proposals are to be opened in the office of the Atlanta Housing Authority on July 19, 1967, at 10:00 A.M. If an acceptable proposal is not received, the Authority will continue to receive proposals and to open them as received for a period of twelve months or until the tract is sold.

**URBAN REDEVELOPMENT
PROTECTS THE FUTURE OF
YOUR INVESTMENT**

In any Urban Redevelopment Area, no proposal can receive consideration that contemplates an unpermitted use. This assures good neighbors and permanence of values. All proposals must include a statement by the redeveloper showing financial responsibility and capability to successfully complete the proposed improvements set forth in preliminary drawings and a narrative description. These are carefully considered before a determination is made as to which proposal is to be accepted. The Agency will accept such proposal, if any, as it deems to be in the public interest and in furtherance of the purposes of the Georgia Redevelopment Law; however, no proposal for purchase at a price less than the established minimum price will be considered. In evaluating the proposals, the Agency will consider the proposed price to be paid for the land; the compatibility of the proposed development to other existing and planned improvements in the area; the excellence of the proposed design and the quality of the overall planning of the proposed development; and the size of the proposed development, particularly as it relates to effect on the tax digest. These tracts are in a protected area—this is fundamental to the whole basic concept of Urban Redevelopment.

BROKERS

PROTECTED

*Ask about tracts in other
Atlanta Urban Redevelopment Areas.*

Office of the Mayor

ROUTE SLIP

TO: Mr. Bill Howland

FROM: Ivan Allen, Jr.

- For your information
- Please refer to the attached correspondence and make the necessary reply.
- Advise me the status of the attached.

Margaret Ross, P.T. director
for UHA, has information

6-12-67



SENIOR
CITIZEN
SERVICES

OF
METROPOLITAN
ATLANTA
INC.

WHAT IS SENIOR CITIZEN SERVICES

SCS, a voluntary, non-profit agency incorporated in 1965, works with all interested groups and individuals to develop and coordinate programs to meet the needs of the elderly in the Metropolitan Atlanta area.

HOW DOES IT FUNCTION

SCS has a Board of Trustees composed of community leaders representing Fulton, DeKalb, Clayton, Gwinnett and Cobb counties. A professional advisory committee consults and makes recommendations to the Board of Trustees and staff. An advisory council of agencies serves as a clearing house and a means of education for everyone concerned with the problems and opportunities associated with aging.

WHAT ARE THE OBJECTIVES

In addition to assessing problems and developing needed resources, SCS acts as a central agency, providing consultation and referrals to churches, health and welfare agencies, and civic groups which may already have established programs or may wish to initiate new ones. SCS strives to integrate services for the elderly with those of other groups, and works continuously for wider understanding of the problems and potentials of aging citizens.

WHAT ARE ITS SPECIAL PROJECTS

Special projects already under way include: 1) Day Care Center. Provides a semi-protective environment during daytime hours and postpones full-time nursing home care; 2) Foster Grandparent Employment; 3) Operation and staffing of programs in three high rise apartment units constructed by the Atlanta Housing Authority. Known as Multi-Service Senior Centers, these include the John O. Chiles Homes, the Antoine Graves Homes and the Palmer House. 4) Senior Citizens Exchange. An information center and gift shop featuring articles created by senior citizens.

WHO FINANCES SCS

SCS is supported by funds from Economic Opportunity Atlanta, Inc.; the Georgia Commission on Aging through the Older Americans Act; private foundations; individual contributions.



Residents of the Antoine Graves Homes, and others living in the neighborhood, board SCS buses headed for grocery stores, doctors' offices, Grady Memorial Hospital Clinics and Surplus Commodity Distribution Centers.



The John O. Chiles Home is one of the three Multi-Service Senior Centers in Atlanta's low income areas. Residents and older persons living in nearby housing communities are taught new skills, assisted with personal problems, encouraged to use community resources, given health maintenance, and provided with opportunities to participate in wider community life.

WHERE TO GET INFORMATION

Central Office

719 Glenn Building
120 Marietta Street, N.W. 577-3828 or 577-2474
Albert E. Horvath, Executive Director
Mrs. Carolyn J. French, Foster Grandparent Project
Director
Robert M. Murray, Jr., Research Project Director
Cecil D. Rathel, Day Care Project Director

John O. Chiles Center

435 Ashby Street, S.W. 755-5771
Miss Gwen O'Neal, Program Director

Antoine Graves Center

126 Hilliard Street, S.E. 577-1793
Mrs. Naomi Ernst, Program Director

Palmer House Center

430 Techwood Drive, N.W. 873-3453
Mrs. Carolyn J. French, Acting Program Director

Senior Citizens Exchange

84 Linden Avenue, N.E. 876-2258



Nighttime view of the Palmer House, where multiple services are extended to the residents and to other senior citizens living in the adjacent Techwood-Clark Howell Homes.



A group of SCS officials and interested citizens examine a blueprint prior to completion of the Palmer House, last of the three Multi-Service Senior Centers to be constructed. Left to right: J. Ray Efird, Vice Chairman of the SCS Board of Trustees; Gilbert Boggs, Director of Housing for the Atlanta Housing Authority; John Izard, President of the SCS Board of Trustees; T. M. Alexander, Sr., Treasurer; Albert E. Horvath, Executive Director.

WHAT IS THE ULTIMATE GOAL

Independence is the very touchstone of self respect and dignity for older persons. It is the measure they use for deciding their importance to others, and it is their source of strength for helping those around them. Good health, independence and freedom from poverty for persons of any age, but especially for the elderly, depend upon these necessities of daily living:

- | | |
|-------------------------|-----------------------|
| Adequate income | Recreation |
| Satisfactory housing | Useful service |
| Nutritious diet | Continuing education |
| Adequate rest | Citizen participation |
| Sufficient exercise | Friends |
| Regular health checkups | |

Community leaders discuss needs and help develop programs for the elderly, working closely with church, civic, health, welfare and recreation agencies to assure coordination of services.



"We are trying to meet the needs of older people at the 'community' level", said one SCS official. "We want to give them a place to live, something to do, something to do with, someone to do for, and someone to care."



Vital information regarding needs and interests of the elderly is obtained from older persons themselves, as well as from representatives of agencies cooperating in the SCS program.



Day Care is given to many who, though living in their own homes, require some degree of supervision. This phase of SCS effort provides personal, part-time care at Day Care Centers, relieves the pressing shortage of low-cost nursing home beds, and frees younger family members for productive employment.

Arts and crafts at SCS Hobby Show are examined by senior citizens.



Counseling and personal services are an integral part of the SCS organization.



Dr. Martin Luther King, Sr. congratulates a group of graduates from the first class to complete the educational course given at the Antoine Graves Center.

The Foster Grandparent Project provides employment to needy older persons able to offer affectionate care to institutionalized children up to 16 years of age. The project is designed to benefit both the old and young; the old by providing employment and the development of skills; the young by providing emotional satisfaction, the learning of social graces, and the development of self identity and self confidence.



BOARD OF TRUSTEES

John Izard, Chairman

J. Ray Efird, Vice Chairman

Mrs. Cecil A. Alexander, Jr., Secretary

T. M. Alexander, Sr., Treasurer

Mrs Ola Bentley

H. Grady Black, Jr.

George T. Heery

Dr. Ellen Finley Kiser

Mrs. J. R. Simmons

Mrs. Daisy Walker

Rev. James L. Welden

Dr J. Grant Wilmer

Albert E. Horvath, SCS Executive Director



SENIOR CITIZEN SERVICES
OF METROPOLITAN ATLANTA, INCORPORATED

719 GLENN BUILDING
ATLANTA, GEORGIA 30303

120 MARIETTA STREET, N.W.
TELEPHONE 577-3828



ANTOINE GRAVES HOMES, for Senior Citizens, located near downtown Atlanta (126 Hilliard Street, S.E.), is a public housing unit of the Atlanta Housing Authority. The multi-service Center is operated by Senior Citizen Services of Metropolitan Atlanta, Inc. Operating funds are allocated by Economic Opportunity Atlanta, Inc.

The Center activities are held in the community space on the first floor, but Center program is as much an idea (a way of thinking—a way of doing things together) as it is activity. Program emphasis is giving necessary, meaningful support in meeting needs -- as these needs are realized by the Senior Citizens themselves.



Program activities include classes in:

- . Handcrafts
- . Sewing
- . Basic Education
- . Voter Education
- . Nutrition

A mid-week church service adds spiritual enrichment.

Program services include weekly visits by a Public Health Nurse with opportunities for personal counseling and health education, and a special Caseworker assigned to the area by the Department of Family & Children Services.

Transportation needs are met, in part, by the Center station wagon offering 3 weekly shopping days for groceries and check-cashing; 2 monthly trips for surplus foods; numerous trips to medical clinics; and emergency service.

The entire program moves within the framework of an overall block plan type organization with a representative Center Council. In these meetings, needs are "aired", ways of meeting them explored, and program activities born.

FOR INFORMATION PLEASE CALL 577-1793

Mrs. Naomi Ernst
Program Director





SENIOR CITIZENS GIFT SHOP

On November 29, 1966, Senior Citizen Services of Metropolitan Atlanta, Inc., initiated a demonstration project combining the elements of an information center and gift shop.

LOCATION:

84 Linden Avenue, NE
Atlanta, Georgia
PHONE: 876-2258

HOURS OPEN:

Monday through Friday,
10:30 A.M. to 4:30 P.M.

WHO MANAGES THE GIFT SHOP

The Gift Shop is staffed by volunteers with SCS staff giving the necessary supervision and assistance. Mrs. Lillian Haygood provides the daily management and supervision.

WHAT IS THE PURPOSE OF THE GIFT
SHOP

To provide to senior citizens of the Atlanta Metropolitan Area an outlet for selling at a profit articles which they create, thus increasing income and enabling this group to satisfy the need for productive work and constructive use of leisure time.

WHO IS RESPONSIBLE FOR THE CENTER
AND GIFT SHOP

Senior Citizen Services sponsors this effort, but all Senior Citizen groups in Metropolitan Atlanta are participating equally in the project. An Advisory Committee, composed of representatives from organizations and agencies in the community is giving guidance to the joint effort.

HOW DO SENIOR CITIZENS BENEFIT
FROM THE GIFT SHOP

Senior Citizens set a price on each item they make. Ten percent is added to help pay for utilities and other operating expenses.





JOHN O. CHILES CENTER
435 Ashby Street, S. W.,
Atlanta, Georgia 30310

The CHILES Multi-service Center is directed by Senior Citizen Services of Metropolitan Atlanta, Inc., in one of three high-rise apartment buildings managed by the Atlanta Housing Authority. Operating funds are allocated by Economic Opportunity Atlanta, Inc.

The John O. Chiles Center serves all Senior Citizens in the West End Neighborhood. All programs are intended to help keep older persons healthy, happy, and interested in being a part of life.



Senior Citizen Services staff works with many groups to help this community's Senior Citizens live full and independent lives. They provide:

- . Counseling and referrals on personal, health, employment, and welfare needs.
- . Opportunities for recreation, transportation, and participation in neighborhood activities.
- . Instruction in making baskets, ceramics, leather items, pictures, and other items in Crafts Classes that may be sold if the individual wishes.
- . Help in learning new tricks to alter or to make clothing so they look new.
- . Opportunities to take part in covered dish suppers, special events like birthday parties, baseball games, tours, concerts.
- . Opportunities to take part in choral groups, gospel sings and non-denominational religious services to supplement regular Sunday and Wednesday night services.

A monthly Schedule of Activities will be mailed to you or delivered on request. For information, call 755-5771



Miss Gwen O'Neal
Program Director



THE PALMER HOUSE Multi-service Center (located at 430 Techwood Drive, NW), is operated by Senior Citizen Services of Metropolitan Atlanta, Inc., in one of three high-rise apartment buildings managed by the Atlanta Housing Authority. Operating funds are allocated by Economic Opportunity Atlanta, Inc.

The Center serves all those living in the Palmer House and Senior Citizens living in the housing community adjacent to the high-rise unit.



At the Center you may receive help with the following:

- . Adding income to your budget
- . Obtaining surplus foods
- . Finding employment
- . Obtaining Grady cards
- . Transportation to Grady and to other doctors
- . Transportation for surplus foods
- . Transportation for groceries
- . Counseling on personal problems

At the Center you may participate in the following classes or programs:

- . Arts & Crafts
- . Music
- . Religious Services
- . Trips & Tours
- . Volunteer Services
- . Covered Dish Suppers
- . Luncheons
- . Speeches on Current Events
- . Special Recreational Programs
- . Library Services
- . Fellowship

For more information, please call 873-3453.

Mrs. Carolyn J. French, Director
Palmer House Center
SENIOR CITIZEN SERVICES OF
METROPOLITAN ATLANTA, INC.
430 Techwood Dr, NW
Atlanta, Georgia 30313



Mrs. French



The FOSTER GRANDPARENT PROJECT is a program designed for older adults who are interested in providing love and affection to children who have been denied these needs. Foster Grandparents work 4 hours a day, 5 days a week. The Project is funded through a contract with Economic Opportunity Atlanta, and is being directed by Senior Citizen Services of Metropolitan Atlanta, Inc. There are similar projects throughout the United States. The Project is jointly administered by the Administration on Aging, U. S. Department of Health, Education and Welfare and the Office of Economic Opportunity.

Duties of the Foster Grandparents consist of feeding, dressing, cuddling children; storytelling, playing with them or providing play activities, etc., depending upon the age or physical condition of the child.



Eligibility:

- . Have an interest in children, personal warmth, the ability to read and write and be able to accept supervision.
- . Be 60 years of age or older
- . Have an income of less than \$1,500 per year (\$125 per month) for a single person, or \$2,000 per year (\$166 per month) for a couple.

Foster Grandparents work in the following institutions:

- . Fulton County Juvenile Court Shelter
- . Grady Memorial Hospital
- . Carrie Steele-Pitts Home, Inc.

Selection of Foster Grandparents:

The persons selected as Foster Grandparents will be those who seem best qualified to perform the duties which are necessary. A health examination is required.

Applications may be made at 719 Glenn Building, 120 Marietta Street, N. W., Atlanta, Georgia.

FOR MORE INFORMATION, call 577-2474.

Mrs. Mary Russell
Director



Office of the Mayor

ROUTE SLIP

TO: C.A. Jr.

FROM: R. EARL LANDERS

- For your information
- Please refer to the attached correspondence and make the necessary reply.
- Advise me the status of the attached.

 Earh

 Where do we go
 from here ?

 D

 Ivan

 Bettendorf is following
 up and investigating the
 possibilities.

 Ree



7002

1
1
1
2
2
1

105 Griffin St N.W.
Atlanta Georgia 30314
March 21, 1967

Mayor Ivan Allen:-

Dear Sir!

I am writing you
In reference to the Atlanta
Housing Authority and their rules
and regulations. I feel the age
limit should be lowered to include
people in the age bracket from ⁴⁵
to 60, as there are so many Divorces
who are such because of desertion, as
well as widows and single women
who would love to have quiet
home of their own. As rooming
house take so many advantages
of these people financially and
they are noisy
As well as being overcharged.

With very little privacy as there are so many places to share; Bath, Kitchen ect.

We are accused of being trouble makers which is not true as most people in that bracket want a quiet place to live, unless they are drunks. It is mostly the younger people that are loud, vulgar that like to cause confusion, as well as breaking homes.

I feel that in these new homes being built the aged decent women and men should be considered as most of them are nice citizens who would be happy to have a nice quiet place alone with reasonable rent, and I feel most could prove their character through their church or place of employment.

Thanking you for any consideration
you may give this matter,
I am

Respectfully yours

(Mrs) Lois T. Sasnett

105 Druffin St, N.W.
Atlanta, Ga 30314

Hallmark

100BM 71-4
© HALLMARK CARDS, INC.
MADE IN U.S.A.

Office of the Mayor

ROUTE SLIP

TO:

Earl

FROM: Ivan Allen, Jr.

- For your information
- Please refer to the attached correspondence and make the necessary reply.
- Advise me the status of the attached.

Is This ok?

Letter Written

SENIOR CITIZEN SERVICES
of METROPOLITAN ATLANTA, Incorporated

First Annual Report
March 1967



COUNSELING

Good health, independence and freedom from poverty for persons of any age, but especially for the elderly, depend upon these necessities of daily living:

- | | |
|-------------------------|-----------------------|
| Adequate Income | Recreation |
| Satisfactory Housing | Useful Service |
| Nutritious Diet | Continuing Education |
| Adequate Rest | Citizen Participation |
| Sufficient Exercise | Friends |
| Regular Health Checkups | |



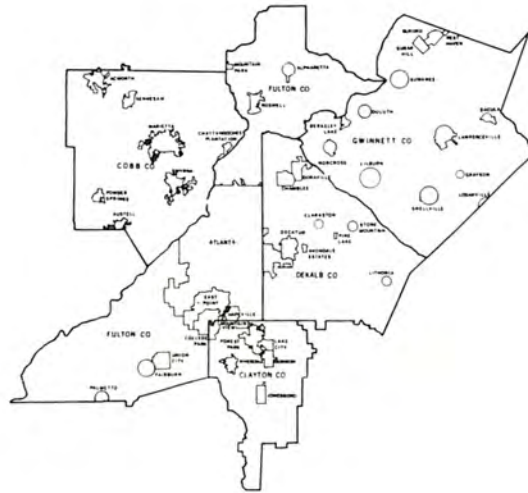
CONSULTATION



**SPECIAL PROJECT:
FOSTER GRANDPARENTS**



**SPECIAL PROJECT:
MULTI-SERVICE CENTERS**



DEMONSTRATION



**COMMUNITY
ORGANIZATION**



**PROGRAM DEVELOPMENT
SURVEY**



EDUCATION

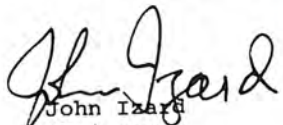
Message from the Chairman

Our President said recently, "We should look upon the growing number of older citizens not as a problem or a burden for our democracy, but as an opportunity to enrich our lives and, through them, the lives of all of us".

Senior Citizen Services has accepted this challenge. Working with other interested individuals and organizations in the Metropolitan Atlanta Area, we can reach the goal which the President has established.

My work with Senior Citizen Services, and with the Community Council's committee that recommended the central agency, has been most rewarding. Much of the satisfaction comes from seeing things actually happen—seeing movement and growth. To talk about needs and opportunities is one thing. To do something about them is quite another.

The Board of Trustees is pleased and proud to have been able to move beyond the realm of concern and move into the area of service and the enrichment of human lives.


John Izard
Chairman
Board of Trustees



Annual Meeting Speaker



William C. Fitch is Executive Director for National and International Relations of the American Association of Retired Persons, the National Retired Teachers Association, and the Association of Retired Persons International. Prior to the appointment to his present positions, he was Director of the Special Staff on Aging in the Department of Health, Education and Welfare, and Staff Director for the White House Conference on Aging.

Mr. Fitch served in responsible positions with the Social Security Administration for 19 years and spent a year in Israel on a special assignment as Social Insurance Advisor to the National Insurance Institute.

He was named to the 15-member National Advisory Committee on the Older American and serves on the subcommittees on Training in Intergovernmental Relationships. He is also a member of the Advisory Council for the Elderly Poor under the Economic Opportunity Act, is a member of the Board of Directors of the American Association of Homes for the Aging, and is on the committee of Guardianship and Protective Services of the National Council on the Aging.

Mr. Fitch has written extensively for publications in the field of aging and retirement preparation. He also acts as consultant to members of the Congress and Congressional Committees as well as many state and national organizations.

A native of Colorado, Mr. Fitch is a graduate of the College of William and Mary at Williamsburg, Virginia. He makes his headquarters in Washington, D.C., and with Mrs. Fitch resides in Arlington, Virginia.

Executive Director's Report

John W. Gardner, Secretary of Health, Education and Welfare commenting on the President's message on older Americans to the Congress in January said:

"We wish our older people to be free from want. We wish them to be as healthy and vigorous as the infirmities of age will permit. But we want much, much more than that. Our long-range goal—and here's where the experimental programs come in—is to help our older Americans to live full and interesting lives, to contribute, to participate, to share in the life of the community."

Senior Citizen Services exists in this community to help give impetus and direction in behalf of the local effort aimed at achieving this goal. The combined efforts of the President, the Congress, the Department of Health, Education and Welfare and its Administration on Aging, state Commissions on Aging and others are partially negated if the local community is not prepared to share the responsibility.

"Meeting the Challenge of the Later Years" is the theme for Senior Citizens Month this year. The older person will meet the challenge depending upon the way that the community where he lives meets its challenge.

Planning is important but we cannot "meet the challenge" with traditional planning alone. We need to know the community, to know the older people living there. We need to know more about the groups serving older people and help them measure their effectiveness in the light of changing needs. We need to know the attitudes of our community toward its Senior Citizens and we need to help shape positive attitudes. We need to identify and clarify problems. We must select certain problems, arrive at a plan of action, implement the plan and constantly evaluate the entire process.

Communities are for people—including older people. Opportunities which we are creating today are not just for today's Senior Citizens. They are for all of us, for we will all be old some day, whether we want to believe it or not.

The need for change, the incentive for change and the tools for change are here—now! What does Atlanta want to do about it?



Special Projects Summary

MULTI-SERVICE CENTERS - Contract with E.O.A.

The objective of the Multi-service Center Project is the attainment of the maximum degree of independence and the highest level of good health for as long a period of time as possible by low-income elderly persons. This requires the combined knowledge and skills of many disciplines and the utilization of all available community resources. The major emphasis of program planning is to increase earning opportunities; improve standards of living under limited income conditions, and improve the quality of living by utilizing appropriate health and welfare resources.

Services offered fall into the following general categories: Recreation-Continuing Education-Training; Health Maintenance; Counseling.

Three Center Statistical Summary 1966:

Average No. Times Service Offered	
Per Month	162
Average Daily Attendance	74
Average No. Participants Per Month ...	1,529
Average No. Different Persons	
Receiving Service Per Month	415

GIFT SHOP

On November 29, 1966, Senior Citizen Services initiated a limited demonstration project combining the elements of an information center and a gift shop.

The Center serves as a convenient location for providing information and it provides to Senior Citizens of the Atlanta Metropolitan Area an outlet for selling at a profit articles which they create, thus increasing income and enabling this group to satisfy the need for productive work and constructive use of leisure time.

Approximately \$1,200.00 in sales has been realized in the three months of operation. Ninety percent of this money goes directly to the Senior Citizens whose consignment articles have been sold and ten percent is retained by the Gift Shop to cover operating expenses.

FOSTER GRANDPARENTS PROJECT - National Demonstration Jointly Administered by Administration on Aging and Office of Economic Opportunity

The Foster Grandparent Project is designed to employ persons over 60 in a service role to institutionalized children. Foster Grandparents work on a part-time basis at Grady Memorial Hospital, the Fulton County Juvenile Court Shelter, and Carrie Steele-Pitts Home. They receive the minimum wage and other benefits for their services.

Beneficiaries are both the older persons employed as Foster Grandparents and the children with whom they are working. During 1966 fifty-eight persons have been employed as Foster Grandparents. There are thirty-six authorized positions. The additional persons serve as substitutes in the event of the absence of the regular Foster Grandparent and as replacements for those leaving the Project.

Financial Summary

December 31, 1967

I N C O M E		BALANCE SHEET	
		ASSETS	
Foster Grandparents	\$ 80,787.50	Foster Grandparents	\$ 11,529.65
Multi-Service Centers	113,091.72	Multi-Service Centers	11,811.89
Senior Citizen Services	<u>17,016.09</u>	Senior Citizen Services	<u>769.00</u>
TOTAL INCOME	\$ 210,895.31	TOTAL ASSETS	\$ <u>24,110.54</u>
D I S B U R S E M E N T S		LIABILITIES AND FUND BALANCE	
Salaries Executive & Assts.	\$ 88,812.62	Federal & State	
Foster Grandparents Wages	35,290.59	Withholding Tax	\$ 1,259.43
Social Security & Retirement	3,369.89	F.I.C.A. Payable	<u>633.72</u>
Auditing	2,696.48	TOTAL LIABILITIES	\$ <u>1,893.15</u>
Travel	6,533.19	FUND BALANCE	\$ 22,217.39
Space Cost	3,019.30		
Office Supplies	4,083.79		
Educational & Program Supplies	6,790.68		
Clothing & Bedding	500.75		
Purchase/Rental of Equipment	14,135.16		
Telephone, Insurance & Bonds	4,168.01		
Medical Supplies	1,982.52		
Recreation & Other	<u>17,294.94</u>		
TOTAL DISBURSEMENTS	\$ 188,677.92		

SENIOR CITIZEN SERVICES OF
METROPOLITAN ATLANTA, INC.
719 Glenn Building
120 Marietta Street, N. W.
Atlanta, Georgia 30303

Non-Profit Organization
U. S. POSTAGE PAID
Permit Number 355
ATLANTA, GEORGIA

- ADVISORY COMMITTEE -

Mrs. Elsie Alvis	Mrs. Dorothy Jones	Mrs. Virginia M. Smyth
Gilbert Boggs	Miss Esther Lipton, R.N.	John Tidwell
Mrs. Marian Glustrom	Floyd Pruitt	T. O. Vinson, M.D.
Burney M. Harmon	A. H. Robinson, M.D.	Miss Ann Wallace
Scott Houston, Jr.	M. B. Satterfield	Mrs. Katherine W. Williams

BOARD OF TRUSTEES

STAFF

John Izard, Chairman
J. Ray Efird, Vice Chairman
Mrs. Cecil A. Alexander, Secretary
T. M. Alexander, Sr., Treasurer
Mrs. Ola Bentley
H. Grady Black, Jr.
George T. Heery
Dr. Ellen Finley Kiser
Mrs. J. R. Simmons
Mrs. Daisy Walker
Rev. James L. Welden
Dr. J. Grant Wilmer

Mrs. Marjorie Cantrell	Mrs. Ila Mae Proctor
Mrs. Naomi Ernst	Cecil D. Rathel
Mrs. Carolyn J. French	Mrs. Mary A. Russell
Mrs. Voncele M. Heggood	Mrs. Emily E. Scott
Mrs. Lillian Herron	Mrs. Bessie R. Shires
Miss Irene Johnson	Miss Janie Nell Smith
Mrs. Mary Alice Medlock	Adolph R. Thompson
Robert M. Murray, Jr.	Mrs. Sarah White
Miss Gwen O'Neal	Mrs. Mildred Whitehead
Mrs. Margaret T. Piper	Mrs. Bettye B. Wynn
Harry F. Proctor	

Albert E. Horvath, Executive Director

Mrs. Marian Glustrom, Consultant
Community Council of the Atlanta Area, Inc.

RESURGENS



ATLANTA HOUSING AUTHORITY



DEDICATED
to the memory of

JOHN O. CHILES

. . . a lifetime leader in the growth
of Atlanta . . . a member of the
Board of Commissioners for the
Atlanta Housing Authority for 19
years, and Chairman of the Board
for more than eight years.



IVAN ALLEN, JR.
Mayor of Atlanta

TO THE HONORABLE IVAN ALLEN, JR.,
Mayor of the City of Atlanta, we present this Progress Report covering the fiscal year, July 1, 1965-June 30, 1966. This is the 27th year of the Atlanta Housing Authority's existence, and this 25th report of the Authority's operations includes both public housing and urban redevelopment activities. The report is presented as a published account of the accomplishments of this Authority, an accounting of its stewardship, and includes a forecast of future activities to be undertaken in the public interest.

The Board of Commissioners
and staff of
The Atlanta Housing Authority
Atlanta, Georgia



EDWIN L. STERNE
Chairman



GEORGE S. CRAFT
Vice Chairman



JESSE B. BLAYTON, SR.
Commissioner



FRANK G. ETHERIDGE
Commissioner



M. B. SATTERFIELD
Executive Director

THE STORY OF THE AUTHORITY

WHEN CONGRESS PASSED its epoch-making Housing Act in 1937 the object was to provide low-rent housing of acceptable minimum standards for low-income families. Thus the U.S. Housing Authority was created.

To take advantage of this federal assistance, the General Assembly of Georgia enacted the Housing Authorities Law of the State of Georgia, which permitted Atlanta and other cities in the state to seek the benefits which have raised the standard of living for many thousands of low-income residents.

The City of Atlanta quickly responded by creating the Atlanta Housing Authority in 1938. As provided in the state law, the Authority consisted of a commission of five members, appointed by the Mayor and confirmed by the Governor of Georgia. The commissioners serve without pay and act as a Board of Directors.

The Authority was organized as a non-profit corporation. It is non-political. It is not a Federal Agency, nor is it directly controlled by the state or the city. Operating under the State Housing Law, it is subject to Federal laws and regulations to the same extent as any private corporation would be subject to them if it borrowed money from the federal government.

The Atlanta Housing Authority is purely a local organization — created by the City of Atlanta and authorized by housing laws of the State of Georgia, with financial assistance from the federal government, for two purposes:

- (1) to provide decent, safe and sanitary housing at rentals low income families can afford; and
- (2) to help eliminate slums and blight in certain designated urban renewal areas through redevelopment and rehabilitation.



Row Housing - University Site - 1936



NEW PUBLIC HOUSING
Rawson - Washington



ATLANTA'S PUBLIC HOUSING AT A GLANCE

History

Techwood Homes was Atlanta's . . . and the nation's . . . introduction to public housing in 1936 by virtue of the Public Works Administration. It was a momentous day in mid-summer when the 604 units were completed and some 1800 individuals moved from the squalor of blighted neighborhoods into the pleasing atmosphere of the carefully designed Techwood Homes.

Not quite a year later, University Homes were completed with 675 apartments providing housing for almost 2000 people.

Today . . . almost 30 years after these initial developments . . . Atlanta has fifteen public housing developments and is continually striving to provide the 30,444 people who live in these low-rent facilities an environment which is both physically and socially satisfactory.

Housing managers and management aides at each development conduct a continuing program to assist these families. They stress the importance of prompt rent payment, good housekeeping, school attendance, pleasant relations with their neighbors, and working with others for the improvement of the community.

To help meet the needs of the elderly citizens, the Authority has built three high-rise buildings exclusively for these senior citizens.

The Authority welcomes families with children, and more than half the residents in public housing are minors. A woman heads the household in 57% of the total families, which range in size from one to fifteen people.

Purpose

The public housing division of the Atlanta Housing Authority has as one of its main purposes to provide safe and sanitary housing for Atlanta's low income families at rents they can afford to pay.

Eligibility

Eligibility for admission is based on an applicant coming under the definition of "Family", who has some source of income, is living in unsafe, unsanitary, overcrowded conditions or displaced by urban renewal or other governmental action, and does not own a dwelling unit in metropolitan Atlanta. Rents are based on net family income.



1936 / TECHWOOD HOMES — FIRST LOW-RENT public housing in the nation, Atlanta's Techwood Homes made history as an experimental housing project completed by the Public Works Administration. The 604-unit development was assumed by the Atlanta Housing Authority in 1940 under a lease with the United States Housing Authority, with a transfer of title from the federal government to the Atlanta Housing Authority conveyed in June 1954. More than 1200 people now live in this project.

1937 / UNIVERSITY HOMES — FORMERLY KNOWN as "Beaver's Slide", this 675-apartment development was constructed on a former slum site almost in the heart of a university campus. Like Techwood Homes, these units were originally built by the Federal Government, assumed by lease to the Atlanta Housing Authority in 1940 with title transferred to the Authority in June 1954. Nearby are six colleges and universities in this predominantly residential section of the city.



1940 / JOHN HOPE HOMES — ADJOINING UNIVERSITY HOMES, the 606 units at John Hope provide housing for more than 2000 residents. This was the first project actually constructed by the Atlanta Housing Authority. Included in the clearance and rehousing program was the demolition of a large number of substandard houses located on the project site.

1940 / CLARK HOWELL HOMES
—SOME 450 SLUM houses were demolished and replaced by 630 family units when the Clark Howell Homes were opened. Adjoining Techwood Homes in the Georgia Tech area, this \$3-million development houses some 1900 people.



1941 / JOHN J. EAGAN HOMES
—THE JOHN J. EAGAN HOMES were available for occupancy in April with 548 apartments replacing a partially vacant area where 74 slum houses were torn down. More than 1900 residents now live in Eagan Homes.



1941 / GRADY HOMES — ALMOST 700 of the city's worst slum dwellings were destroyed to make way for the 616-unit Grady Homes. These close-to-downtown Atlanta apartments were occupied in August, and now house more than 1900 people.





1941 / ALONZO F. HERNDON HOMES—CONSTRUCTION ON
THE last of three of Atlanta's low-rent housing developments completed in 1941 were the Alonzo F. Herndon Homes. These 520 units added substantially to the city's ever-growing need for low-rent housing. More than 2000 people live in this near-downtown area of the city.



1942 / CAPITOL HOMES — ACCESSIBILITY TO WORK, schools, shopping and transportation is given careful consideration in choosing a project location. Capitol Homes meet all of these requirements. The original contract called for 795 units, but in order to accommodate the great demand for housing elderly people a number of the larger units were converted into efficiency units, bringing the total to 815 units. Some 680 of the city's worst slum dwellings were destroyed to permit the construction of this development where 2000 residents now live.



1953 / CARVER COMMUNITY—
WITH THE TERMINATION of World War II, and in a city where thousands of returning servicemen were seeking a place to live, the first post-war project of the Atlanta Housing Authority was completed. Carver Community, a development of 990 units with more than 4500 residents, is adjacent to shopping conveniences, schools and many commercial facilities.

1955 / HEMAN E. PERRY HOMES—A WELL PLANNED low-rent project developed on wooded and rolling terrain is Heman E. Perry Homes. The 1000-unit project is Atlanta's largest. Private developments adjacent to Perry Homes add up to a balanced, model community for the 4700 residents, including 3306 children.



1956 / JOEL CHANDLER HARRIS HOMES—NAMED AFTER THE creator of the famous Uncle Remus stories who once lived in the area, this 510-unit development is located in one of Atlanta's oldest and most substantial residential sections. When the area was designated as a site for low-rent housing, eligible families living on the parcels acquired were permitted to remain as tenants. Harris Homes is accessible to the community's shopping district, schools, churches and has the pleasing atmosphere of a good neighborhood.



1964 / J. W. E. BOWEN HOMES—WELL LANDSCAPED GRASSY lawns and ingeniously devised quadrangles for play areas have helped establish a new outlook for tenants in Bowen Homes, newest of Atlanta's public housing projects. The 650-unit development opened its doors in early spring boasting of many attractive features—four and five-bedroom units, bath and a half, adequate closet and storage space, and convenient transportation to downtown Atlanta. With financial aid from the Atlanta-Fulton County Economic Opportunity Atlanta, Inc. the Bowen Homes Day Care Center opened in April 1965. The Center serves almost 100 children.



THE ELDERLY: A SPECIAL GROUP

THE ELDERLY ARE of great concern to the Atlanta Housing Authority. Indications are that they will continue to be so for several reasons. Their numbers are increasing, their incomes are low, they are hurt by spiralling costs, and they are least able to bear extra expense if relocation is necessary.

To meet the needs, the Authority has built during the past two years three high-rise buildings exclusively for this special group of elderly citizens. In planning housing for this large number of retirement age and beyond, the Authority remembered their special needs . . . recreational space, facilities for hobbies, sidelines and social activities. They must also be near medical centers and clinics to maintain fair standards of health and care. All of these requisites and advantages have been taken into account in these three special buildings.



THE PALMER HOUSE — a 3-tower 17-story complex of 250 units, located adjacent to Techwood Homes, with 269 tenants . . . average age 70 . . . average monthly rental \$31.00.



ANTOINE GRAVES HOMES — an 8-story high-rise building with 210 units, located adjacent to Grady Homes . . . with 224 tenants . . . average age 70 . . . average monthly rental \$29.88.



JOHN O. CHILES HOMES — a 250-unit project, with 222 apartments in a 10-story high-rise building and 28 garden-type apartments . . . adjacent to Joel Chandler Harris Homes . . . with 272 tenants . . . average age 71 . . . average monthly rental \$28.50.

In addition to the high-rise buildings for the elderly, two of the Atlanta low-rent housing projects — Capitol Homes and Bowen Homes — have separate low-rise units for this special group of residents. Capitol Homes has 20 elderly units . . . average age 70 . . . average monthly rental \$26.50. Bowen Homes has 48 elderly units . . . average age 72 . . . average monthly rental \$24.83.





METRO GOLDWYN MAYER

"I want to say to General Sherman, that from the ashes he left us in 1864 we have raised a brave and beautiful city; that somehow or other we have caught the sunshine in the bricks and mortar of our homes and have builded therein not one ignoble prejudice or memory."

IVAN ALLEN, SR.

Atlanta From the Ashes — 1929

Planning

GOOD PLANNING is the first and most vital aspect of the physical process of urban redevelopment. It takes into consideration the needs and desires of the city and its people. The efforts of the planner are then concentrated into attaining practical usage of the area while maintaining esthetic desirability.

Step Number One in the planning process is the area designation by the Mayor and Board of Aldermen. When this designation has been made the Atlanta Housing Authority, as the city's Agency, works with the City Planning Department, the Metropolitan Planning Commission, and the Planning Department of the Renewal Assistance Administration of the Department of Housing and Urban Development, in preparing plans for the redevelopment of the project area.

The BUTLER STREET and BUTTERMILK-BOTTOMS projects, for example, were planned primarily for commercial use due to their location just two blocks east of the Central Business District. Other projects such as GEORGIA TECH, GEORGIA STATE, UNIVERSITY CENTER and HOWARD HIGH resulted in freeing landlocked educational institutions from barriers to feasible growth patterns.

Special procedures are employed in devising plans for combination clearance-rehabilitation projects such as UNIVERSITY CENTER, WEST END, and BEDFORD-PINE.

Other project areas in Atlanta served as sites for much needed public facilities such as the auditorium in BUTTERMILK-BOTTOMS and the Atlanta Stadium in the RAWSON-WASHINGTON project area. The remaining land area in both of these projects is being used for residential, commercial, industrial and institutional as dictated by specific needs for the area involved.

The dislocation caused by the non-residential projects resulted in residential use of two large project areas on the outskirts of the city. The THOMASVILLE Urban Renewal Project and ROCKDALE Urban Renewal Project, both located near outlying suburban areas, were planned for residential use. Prior to development, both consisted of poorly constructed substandard houses. Now nearing completion, THOMASVILLE contains more than 200 owner-occupied single family dwellings. Incorporated into the plan is a new elementary school, city park, shopping center, expansion of church facilities, and a site for 350 units of low rent public housing.

Land in the ROCKDALE project has recently been put on the market. Its intended use is for multi-family residential with supporting public and commercial developments.



Rehabilitation

SIMPLY DEFINED . . . Rehabilitation is a program of community or home improvement involving property owners in an area where deterioration has occurred but where structures are basically sound.

Primarily, the aim of rehabilitation is to upgrade structurally sound homes and extend their useful lives to the maximum. In following through the plan of action for better living, the individual home owner brings his property up to modern day standards of good living. In this way, the area remains stable, and through citizen participation the community is improved esthetically.

Financial assistance is available to homeowners in an urban renewal area through the Loan and Grant Program. Project offices located in each project area staff rehabilitation specialists to assist homeowners in determining what to repair, which contractors to select, and how to finance the work that is consequently done.

The major effort in Atlanta's West End Urban Renewal Project is aimed at the improvement of more than 1400 structures — both residential and commercial — which are basically sound but in need of major improvements.



Acquisition

THE ATLANTA HOUSING AUTHORITY purchases properties scheduled for clearance within the project areas. Acquisition price by law must be current fair market value. This is determined by independent professional appraisers making two separate appraisals. If property owner is not satisfied with the price offered, he has recourse to the courts where a final determination of current fair market value can be made. Most properties, however, are acquired through negotiation between the owner and a real estate officer of the Authority.

Atlanta's eleven urban renewal projects contain 2552.2 acres; 1108.5 acres are to be acquired. The remaining acreage consists of rehabilitation areas and other land not to be acquired. The Authority has acquired 3,258 residential structures, of which more than 63% were substandard; also 825 commercial, industrial and institutional buildings.

Four Atlanta projects — GEORGIA STATE, GEORGIA TECH, UNIVERSITY CENTER AND HOWARD HIGH SCHOOL — were designed to obtain land for expansion of landlocked schools. The HOWARD HIGH project was the first completed urban renewal project in the Atlanta program.

When some portion of land within a project boundary is needed for special public use before the full project is brought into execution, this land can be acquired by Early Land Acquisition. Excellent examples of this are the new \$1-million C. W. Hill School in the BEDFORD-PINE project and the \$9-million auditorium-convention hall complex under construction in BUTTERMILK-BOTTOMS project. Both land sites were acquired through Early Land Acquisition.



Auditorium-Convention Hall Complex

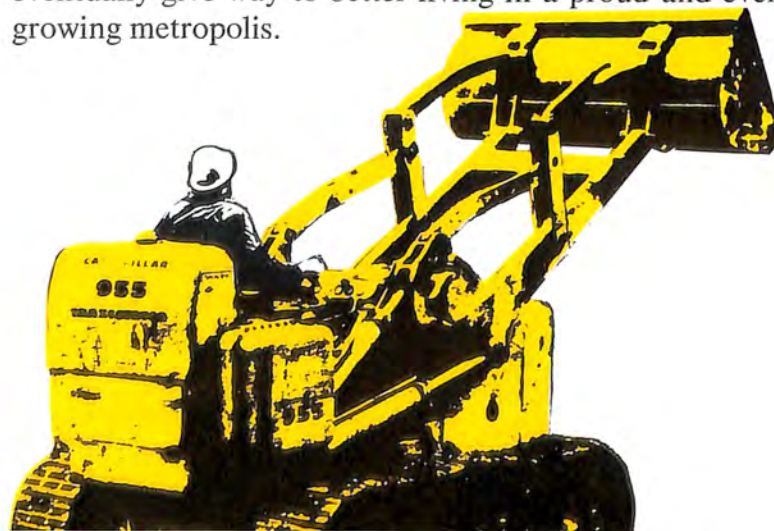
Demolition



ONE OF THE great community benefits of urban renewal is the removal of unsafe, unsanitary and inadequate buildings.

Depicted here are typical slums that show the need for new and better homes . . . for parks and playgrounds . . . for better businesses . . . for broader streets and other public improvements.

These subjects for demolition are characteristic of the type structures Atlanta can do without . . . and what must eventually give way to better living in a proud and ever-growing metropolis.



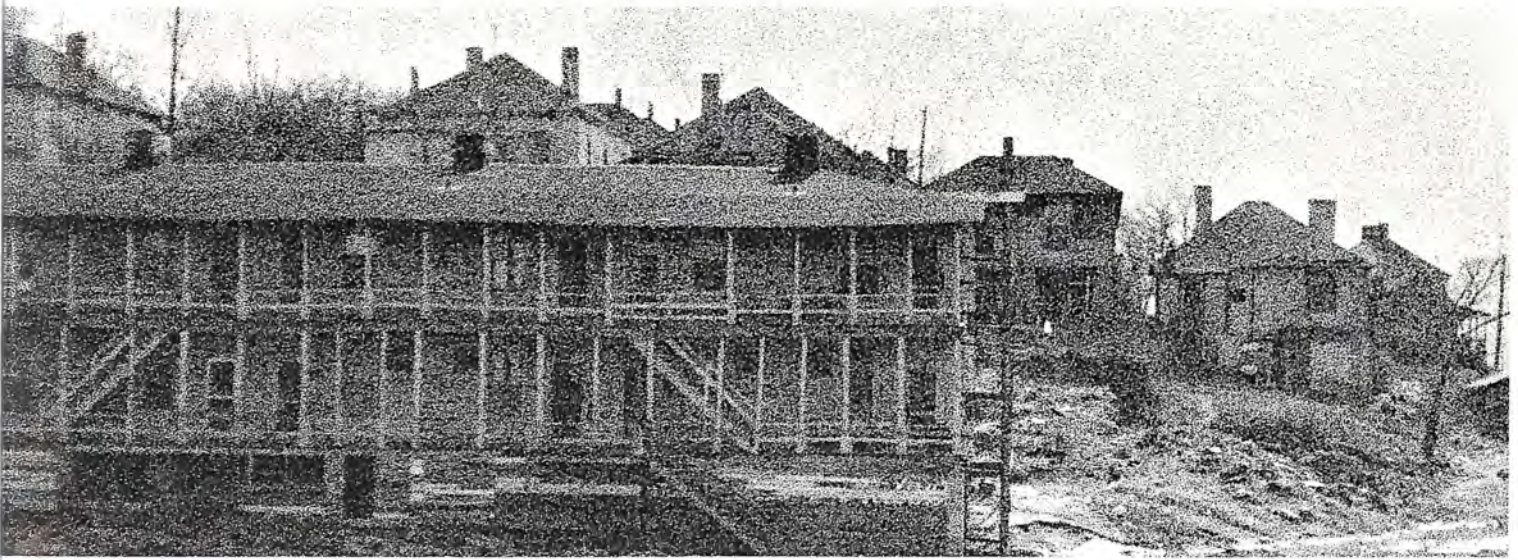
Relocation means People:



IN URBAN RENEWAL areas where clearance of structures is necessary, many families and individuals must be moved. Since Atlanta's urban renewal program began in late 1959, the Relocation Staff of the Atlanta Housing Authority has had the responsibility of helping 5,484 families move into better housing. Of this number, 4,721 have now been relocated, and of those who can be traced, 95% are now relocated in standard housing. In addition, 414 businesses have been taken into the workload, and 397 have been successfully relocated.

The City of Atlanta on April 30, 1964 contracted with the Atlanta Housing Authority to provide relocation assistance for households being displaced by code enforcement, highway construction, and other governmental

People are our greatest responsibility



action. Since that date, 724 households have been referred to the Authority, resulting in the rehousing of 472 families.

Under the terms of the Loan and Grant Contract with the federal government, the Authority receives a full federal grant to pay the moving expenses of those having to move. The grant also covers a relocation assistance payment to families whose incomes are below established levels to underwrite a portion of the rent at the new location.

Project offices are set up by the Atlanta Housing Authority in each project area. A trained relocation staff is available to provide information and to assist each family or individual in finding adequate standard housing.

Redevelopment



Atlanta Stadium

THE MOST PLEASING visible aspect of urban renewal is the redevelopment phase of the program.

Parks, stadiums, motels, apartments, college facilities, schools, auditoriums, office buildings stand tall against the skyline and enhance the livability of a city. Areas that once fostered economic and social blight that taxed the city's services are now transformed into economically strong contributors to the area's physical and fiscal well being.

Atlanta's BUTLER STREET project exemplifies the most outstanding redevelopment achievement. An area, consisting of 249 acres, which formerly housed some 954 families, now includes dwelling units of moderate and low income housing, high rise luxury apartments, modern motel facilities, and major commercial redevelopment. The adjustments in land use and transportation patterns adjoining the expressway interchange is an outstanding example of coordinated planning and redevelopment. The relocation of almost 700 families and more than 230 individuals, as well as some 100 businesses, is a major accomplishment.

Other projects showing significant redevelopment include the RAWSON-WASHINGTON project, site of Atlanta's \$18-million stadium; UNIVERSITY CENTER — where six colleges and universities are expanding their facilities; THOMASVILLE — a new residential neighborhood; and BUTTERMILK-BOTTOMS, site of the new \$9-million auditorium and convention hall.



John Hancock Building – Butler Street



Landmark Apartments – Butler Street



University Park – University Center



New Neighborhood – Thomasville



University Plaza Apartments – University Center

Agnes Jones School – University Center



GROSS STATISTICS
ATLANTA PUBLIC HOUSING PROGRAM
ATLANTA HOUSING AUTHORITY

Number of Public Housing Projects	15
Gross Acreage	563
Total Population	30,444
Total Number Families	8,745
Number of Persons 62 years or older	2,834
Number Minors	17,613
Number families with Woman as Head of House	4,847
Number families receiving benefits or assistance	3,908
Number existing units	8,874
Number units under construction, or in planning	1,140
Number units on reservation	4,200
Number units approved for leased housing	300
Aggregate number units: (existing, under construction, in planning, on reservation, leased)	14,514

MANAGEMENT — Low-Rent Housing

For the Fiscal Year Ended June 30, 1966 The Authority's Average Income and Expenses per dwelling unit per month were as listed below for the 8874 units owned and managed by the Authority. The Authority does not handle the largest expense item, debt service, on these projects; therefore, this item is not included in the averages.

INCOME

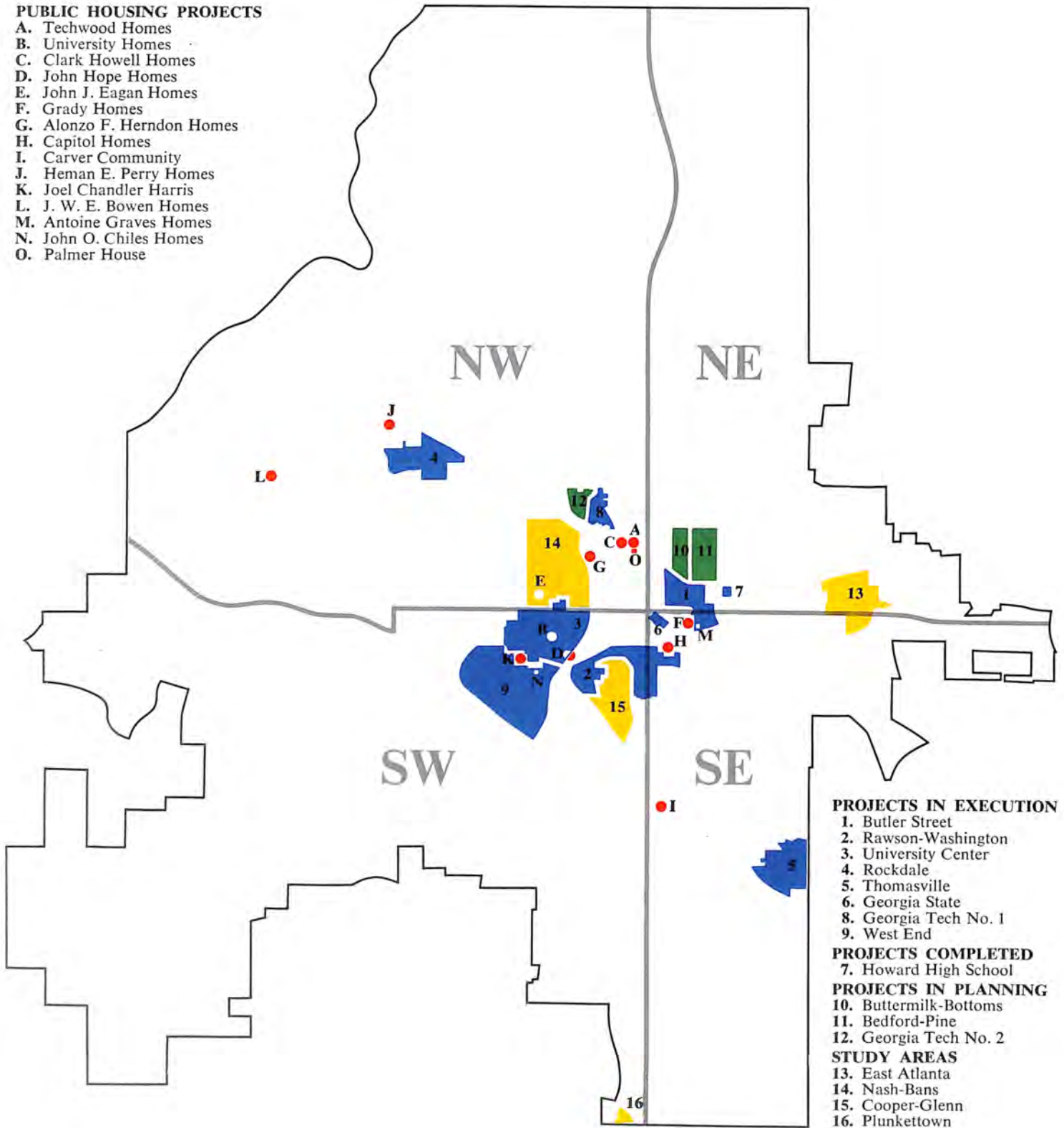
Dwelling Rental	34.45
Non Dwelling Rental17
Excess Utilities47
Interest on General Fund Investments88
Other income86
Total Operating Income Per Dwelling Unit Per Month	<u>\$36.83</u>

EXPENSES

Collection Losses22
Employee Benefit Contributions80
General Expense	—
Insurance27
Maintenance and Operations	13.08
Management Expense	5.63
Payment in Lieu of Taxes	2.59
Provisions for Reserves	1.43
Property Betterment and Additions48
Reduction of Federal Subsidy (Residual Receipts)63
Replacement of Non-Expendable Equipment	2.56
Utilities	9.14
Total Operating Expense Per Dwelling Per Unit Per Month	<u>\$36.83</u>

PUBLIC HOUSING PROJECTS

- A. Techwood Homes
- B. University Homes
- C. Clark Howell Homes
- D. John Hope Homes
- E. John J. Eagan Homes
- F. Grady Homes
- G. Alonzo F. Herndon Homes
- H. Capitol Homes
- I. Carver Community
- J. Heman E. Perry Homes
- K. Joel Chandler Harris
- L. J. W. E. Bowen Homes
- M. Antoine Graves Homes
- N. John O. Chiles Homes
- O. Palmer House



ATLANTA'S HOUSING AND REDEVELOPMENT PROGRAM

The Housing Authority of The City of Atlanta, Georgia
General Consolidated Balance Sheet
As of June 30, 1966
Low-Rent Housing Only

ASSETS

CASH	\$	61,211
ACCOUNTS RECEIVABLE		58,966
NOTES RECEIVABLE		52
ACCRUED INTEREST RECEIVABLE		1,800
INVESTMENTS		3,177,135
DEBT AMORTIZATION FUNDS		2,425,961
DEFERRED CHARGES		79,271
LAND, STRUCTURE AND EQUIPMENT		<u>65,327,937</u>
		\$71,132,333

LIABILITIES

ACCOUNTS PAYABLE	\$	481,508
NOTES PAYABLE		12,298,620
ACCRUED LIABILITIES		645,444
DEFERRED CREDITS		5,313
FIXED LIABILITIES		37,639,000
SURPLUS from Operations, Cumulative Annual Contributions and Book Value of Conveyed Projects		<u>20,062,448</u>
		\$71,132,333

The Housing Authority of The City of Atlanta, Georgia
General Consolidated Balance Sheet
As of June 30, 1966
Urban Renewal Projects in Execution Stage Only

ASSETS

CASH IN BANK		\$ 119,335
ACCOUNTS RECEIVABLE		
Relocation Grants Due from Federal Government	\$ 312,645	
Rehabilitation Grants Due From Federal Government	39,794	
Tenants	8,586	
Other	<u>36,515</u>	
		397,540
INVESTMENTS		6,487,693
PROJECT COSTS	41,207,868	
Less Sales Price of Land Sold	<u>8,146,352</u>	
		33,061,516
RELOCATION PAYMENTS (contra)		700,196
REHABILITATION GRANTS (contra)		<u>39,794</u>
		40,806,074

LIABILITIES AND CAPITAL

ACCOUNTS PAYABLE		1,186,051
ACCRUED LIABILITIES		
Interest	450,504	
Other	<u>404</u>	
		450,908
TRUST AND DEPOSIT LIABILITIES		479,853
NOTES PAYABLE		22,412,000
CAPITAL		
Local Cash Grants-in-Aid	1,420,369	
Local Non-Cash Grants-in-Aid	708,703	
Federal Capital Grants Earned	13,408,200	
Relocation Grants (contra)	700,196	
Rehabilitation Grants (contra)	<u>39,794</u>	
		16,277,262
		40,806,074



Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303

The preparation of this report was financed in part through Federal assistance from the Renewal Assistance Administration of the Department of Housing and Urban Development under the provisions of Title I of the Housing Act of 1949, as amended.

AHA 57

*Mrs. Henry Hall Ware, Jr.
404 Blackland Road N. W.
Atlanta, Georgia 30305*

July 9. 1967

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

Dear Sir,

Your appearances on the television news-casts, and the recent columns in the newspapers concerning the critical shortage in low-income housing have brought me to this point of addressing you.

I am an innocent owner of slum property, (just of pocket handkerchief size, but it weighs on my mind and heart), and I wish to do all in my power to correct the situation, but I am "ham strung" by The Housing Authority.

Your appeal to private investors, not relying on Federal Government programs, encourages me to respond. My area of participation would be very small. not in the least comparable with the Celotex Corporation, but as a last descendant of an old Atlanta family, and concerned with the well-being of us all, I would so very much like to talk to some one who can offer an answer.

If you are interested I can give further details and facts.

Most sincerely,

Katherine C. Ware

Mrs. Henry H. Ware Jr.

Mrs. Henry Hall Ware, Jr.
404 Blackland Road N. W.
Atlanta, Georgia 30305

July 14, 1967

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

Dear Sir,

Thank you for your reply to my letter of July ninth. I appreciate your offer to have your Building Inspector look at the property described below, but I can tell you exactly what he will find -- three derelict old duplex dwellings, all empty except one unit occupied by Willie Brooks at number 264, who has flowers and vegetables growing in his yard.

The property recorded as 254- 256, 258- 260, and 264-266 Clifton Place N.E. was originally owned by my grandmother, willed to an aunt, and subsequently came into my possession in late 1966, after having been administered by a bank since June of 1962. During the bank's administration The Housing Authority indicated that area was to be condemned, so the bank made no repairs, and the tenants moved off. When the property came into my hands it had become a slum.

I would like to rebuild, but I do not know what is my status. Do I own the property, or does The Housing Authority? And if The Housing Authority has jurisdiction over it, why cannot that agency pay the taxes ?

Eagerly awaiting an answer, I am
Very truly yours,

Katherine C. Ware

Mrs. Henry H, Ware Jr.

*plan to acquire in
about one year*

*270-
- 270
270*

LAW OFFICES
CHARLES LONGSTREET WELTNER
2943 FIRST NATIONAL BANK BUILDING
ATLANTA, GEORGIA 30303

g.n.

523-5041

FEB 16, 1967

Your Honor -

You are more than kind to
consider me for the Housing
Authority, and I am deeply
flattered.

I regret harsh necessity
(the rigors of law practice as a
modus vivendi) prevent it, as
Ann has related to you.

Again, thanks, for this, and
everything else.

Sincerely

Ann



HOUSING AUTHORITY

OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA, GA. 30303 • 523-6074

December 21, 1967

Mr. W. O. Duvall
Atlanta Federal Savings &
Loan Association
22 Marietta Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Duvall:

Mr. Earl Landers has indicated to me Atlanta Federal's interest in participating in Atlanta's urban renewal program. We will be happy to discuss with you available sites for redevelopment in Atlanta.

Please contact me at your convenience and we can explore the possibilities available. Your interest in Atlanta's renewal program is appreciated.

Very truly yours,

Howard Openshaw
Director of Redevelopment

HO:er

cc: Mr. R. Earl Landers
Administrative Assistant
Mayor's Office
City Hall
Atlanta, Georgia 30303

C O P Y

November 21, 1967

Handwritten signature

Mrs. Sara Dalton
695 Cherokee Avenue, S. E.
Atlanta, Georgia

Dear Mrs. Dalton:

I appreciate your writing me and I am taking the liberty of forwarding your letter to the Atlanta Housing Authority as they administer the public housing in Atlanta.

I am sure you will be hearing from them shortly but I must add that the occupancy of the public housing units is quite high.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Mr. M. B. Satterfield

October 6, 1967

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

Dear Sat:

I would appreciate it very much if you would furnish me a report of the extent of integration in the Atlanta Housing Authority projects the same as you did on May 4th.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

EDWIN L. STERNE
CHAIRMAN
GEORGE S. CRAFT
VICE CHAIRMAN
J. B. BLAYTON
JOHN O. CHILES
FRANK G. ETHERIDGE



M. B. SATTERFIELD
EXECUTIVE DIRECTOR AND SECRETARY

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

GEORGE R. SANDER
TECHNICAL DIRECTOR

824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

May 4, 1967

*Answer
Ask for
Current Report*

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

Dear Mayor Allen:

In response to Mrs. Moses' request for the extent of integration in our projects, I am glad to supply the following figures:

Capitol Homes	-	97	Negro	tenant	families
Harris Homes	-	145	"	"	"
Chiles Homes	-	9	"	"	"

We recently discovered that there is a single white elderly tenant living in Graves Homes.

Sincerely,

M. B. Satterfield
Executive Director

MBS:dm

File



OF THE CITY OF **ATLANTA, GEORGIA**
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-8074

September 29, 1967

Mr. R. Earl Landers
Administrative Assistant
City Hall
Atlanta, Georgia

Re: **Parcels B-10b and B-14**
Rawson-Washington Street UR Area
Project Georgia R-10
Shopping Center Property

Gentlemen:

We call to your attention that these two excellent parcels of land which are well located for development as a shopping center are still available and that we can receive and consider proposals for their purchase and deliver title without undue delay.

These parcels are situated on the south side of Glenn Street and across the street from a 650 unit new Public Housing project now being built, with 248 units scheduled to be ready by January 1, 1968, 148 units to be ready by March 26, 1968, and 254 units by August 22, 1968.

Proposals may be made on one or both parcels, and must be made on our forms which we will gladly furnish upon request. Advise us if you need additional information or wish to make a proposal.

Remember, we shall gladly pay a sales commission in accordance with the schedule suggested by the Atlanta Real Estate Board.

Very truly yours,

Philip E. Vrooman
Chief, Real Estate Disposition Section



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

September 13, 1967

Mr. Jerry I. Arnold
1022 Tuckawanna Drive, S.W.
Atlanta, Georgia 30311

RE: Project Georgia R-90
West End Urban Redevelopment
Area
Parcel 90-3
940 Mathews Street, S.W.

Dear Mr. Arnold:

Reference is made to your letter of August 28, 1967, to Ivan Allen, Jr., Mayor, relative to the above captioned property, which is owned by your Mother, Mrs. Sarah H. Arnold.

All property that is acquired by The Housing Authority of the City of Atlanta, is appraised by two well-qualified, independent appraisers and the prices paid are the ones established by the Department of Housing and Urban Development. While it is true that we have to resort to condemnation of property at times, this action is not used to coerce property owners but is used for their protection. The law states that the condemning authority must pay just and adequate compensation as of the day of the taking and the courts have defined this as market value. In all cases we strive to treat owners equally and fairly in negotiation for the purchase of their property.

I can assure you that the improvements that were made to the property were taken into consideration when the final appraisal was made. Our staff makes a careful review and an inspection of each property before a price is established.

C O P Y

Mr. Jerry I. Arnold

-2-

September 13, 1967

If we may be of further service to you in this matter, or if you wish to discuss the matter further, we will be most happy to talk with you.

Very truly yours,

M. B. Satterfield
Executive Director

cc: Honorable Ivan Allen, Jr., Mayor
Honorable Lester Maddox, Governor
Honorable Herman Talmadge, Senator

MBS:JTH:gg

WARE, STERNE & GRIFFIN
ATTORNEYS AT LAW
SUITE 639 TRUST COMPANY OF GEORGIA BUILDING
ATLANTA, GEORGIA 30303

HENRY H. WARE, JR.
EDWIN L. STERNE
WILLIAM W. GRIFFIN
ROBERT F. LYLE
JOHN P. RABUN, JR.
RALPH S. FORCE
ALTON H. HOPKINS
JOHN W. AKRIDGE, JR.

August 15, 1967

TELEPHONE 525-5591

file

Mayor Ivan Allen
City Hall
Atlanta, Georgia

Dear Ivan:

I read in the paper where the Zoning Committee turned down an application for 510 public housing units under the Turn Key program at Browntown Road and Bolton Road.

As you are fully aware, both you and the Board of Aldermen are pressing the Housing Authority for more public housing, the need for which is very great. We are trying to do our best, but as you also know, the matter of obtaining sites for public housing is extremely difficult. We had gotten this particular site cleared until it was turned down by the Zoning Committee.

Of course, we are agents for the City in carrying out this program which is most urgent, but if we cannot get sites approved, we cannot get the housing built.

With kindest regards, I am

Yours very truly,

Edwin L. Sterne

Edwin L. Sterne
Chairman, Atlanta Housing Authority

ELS:lns
cc: Members of Zoning Committee

August 3, 1967

Mrs. Jack Maskowitz
769 Marietta Street, N. W.
Atlanta, Georgia

Dear Mrs. Maskowitz:

This will acknowledge receipt of your letter of August 4th seeking information about your property.

I am forwarding your letter to the Atlanta Housing Authority with the request that they advise you of any plans to purchase this property in the future.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

→ CC: Atlanta Housing Authority



HOUSING AUTHORITY OF THE CITY OF **ATLANTA, GEORGIA**
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

July 24, 1967

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

Dear Mayor Allen:

Ebenezer Baptist Church is moving into the field of helping to supply good housing for low and moderate income families. This prominent Negro church has been awarded the contract for land in the Rawson-Washington Urban Redevelopment Area on which they will build a total of 152 housing units, including a 12-story building designed for senior citizens, financed under FHA's 221 (d)(3) program.

We hope you will attend the contract signing on Monday, July 31st, at 2:00 P. M. at the office of the Atlanta Housing Authority. This proposed residential project endeavors to provide a meaningful total community complex for this area, and representatives of the press, radio and television have been invited. A copy of the press invitation is enclosed.

Most sincerely,

Lester H. Persells
Director of Redevelopment



HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

SPECIAL PRESS CONFERENCE

EBENEZER BAPTIST CHURCH TO BUILD
\$1.8 MILLION RESIDENTIAL COMPLEX

The Board of Commissioners and staff of the Atlanta Housing Authority invite you to a special press conference for the awarding of the contract for the residential development of 7.8 acres of land in the Rawson-Washington Urban Redevelopment Area.

The press conference will take place in Room 838, Hurt Building, Monday, July 31st at 2:00 P. M.

Co-pastors of the Ebenezer Baptist Church, the Rev. Dr. Martin Luther King, Sr. and Jr., redevelopers of the proposed residential area, will be present to describe the "total community" project designed to help provide housing for low and moderate income families.

Others attending the press conference will include members of the Board of Trustees of Ebenezer Church, the design team for the project, city officials, local and federal housing officials.

Press kits detailing the Rawson-Washington Urban Redevelopment Area will be available.

If you are not planning to attend, please contact Margret Ross, Public Information Officer for the Atlanta Housing Authority, 523-6074, for press information.

July 20, 1967

697.2

Mrs. Henry H. Ware, Jr.
404 Blackland Road, N. W.
Atlanta, Georgia 30305

Dear Mrs. Ware:

Mr. W. R. Wofford, Building Official of the City of Atlanta, has advised me that your property at the above locations is situated in the Bedford-Pine Urban Renewal Project area. Property located in approved Urban Renewal Project areas is under the jurisdiction of the Atlanta Housing Authority, the City's agent for redevelopment.

A check with the Atlanta Housing Authority reveals that this project, which encompasses your property, is in the planning stage and funds for acquisition have not been approved by the Federal Government. However, the representatives of the Authority have stated that they anticipate acquiring the property in about a year. If you would like to make minor repairs and improvements in order to make the property rentable for this short period of time, you, as owner, have every right to do so, although the city will not require you to do so.

If you desire further information, I suggest that you talk to Mr. Greenleaf (523-6074) of the Atlanta Housing Authority for guidance in this matter.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

800 CITY HALL

Atlanta, Georgia 30303

WILLIAM R. WOFFORD, P.E., R. A.
INSPECTOR OF BUILDINGS
ELMER H. MOON, E.E., P.E.
ASST. INSPECTOR OF BUILDINGS

July 19, 1967



MEMORANDUM TO : The Honorable Ivan Allen, Jr.
 FROM : W. R. Wofford *WRW*
 RE : Suggested reply to Mrs. Henry H. Ware, Jr.
 concerning
 254-256, 258-260, 264-266 Clifton Place, N. E.

Dear Mrs. Ware:

Mr. W. R. Wofford, Building Official of the City of Atlanta, has advised me that your property at the above locations is situated in the Bedford-Pine Urban Renewal Project area. Property located in approved Urban Renewal Project areas is under the jurisdiction of the Atlanta Housing Authority, the City's agent for redevelopment.

A check with the Atlanta Housing Authority reveals that this project, which encompasses your property, is in the planning stage and funds for acquisition have not been approved by the Federal Government. However, the representatives of the Authority have stated that they anticipate acquiring the property in about a year. If you would like to make minor repairs and improvements in order to make the property rentable for this short period of time, you, as owner, have every right to do so, *alho the city will not require you to do so.*

If you desire further information, I suggest that you talk with Mr. Greenleaf (523-6074) of the Atlanta Housing Authority for guidance in this matter.

Very truly yours,

write

FU
7/17

July 11, 1967

Mrs. Henry H. Ware, Jr.
404 Blackland Road, N. W.
Atlanta, Georgia 30305

Dear Mrs. Ware:

Please advise me the location of your property
and I will be glad to have the Building Inspector
look into it and advise me.

Sincerely,

Ivan Allen, Jr.

IAJr:am



HOUSING AUTHORITY

OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

July 17, 1967

6-1-67

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

Dear Mayor Allen:

Ebenezer Baptist Church is moving into the field of helping to supply good housing for low and moderate income families. This prominent Negro church has been awarded the contract for land in the Rawson-Washington Urban Redevelopment Area on which they will build a total of 152 housing units, including a 12-story building designed for senior citizens, financed under FHA's 221 (d)(3) program.

We hope you will attend the contract signing on Thursday, July 20th, at 2:00 P.M. at the office of the Atlanta Housing Authority. This proposed residential project endeavors to provide a meaningful total community complex for this area, and representatives of the press, radio and television have been invited. A copy of the press invitation is enclosed.

Most sincerely,

Lester H. Persells
Director of Redevelopment

Enclosure

20/67

meeting postponed until 7/31

HOID



HOUSING AUTHORITY

OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

June 30, 1967

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

Dear Mayor Allen:

Big business is moving into the field of helping to supply good housing for low and moderate income families. The Celotex Corporation, one of the largest manufacturers of building supplies, has been awarded the contract for land in the University Center Urban Redevelopment Area on which they will build 208 apartments and town houses financed under FHA's 221 (d)(3) program to be sponsored and operated by the Friendship Baptist Church.

We hope you will attend the contract signing on Thursday, July 6th, at 2:00 P. M. at the office of the Atlanta Housing Authority. This should be an important event both in Atlanta and in the nation since Celotex expects to expand this type of operation in urban renewal areas nationally. Representatives of press, radio and television have been invited and a copy of this invitation is enclosed.

Most sincerely,

Lester H. Persells
Director of Redevelopment

Enclosure

*Mr. Howland to
prepare statement -
unable to
attend*

SPECIAL PRESS CONFERENCE

Major National Corporation to Announce
Breakthrough in Urban Renewal: Atlanta
Project to be First of its Kind in Nation

Historic Negro Church Will
Sponsor Housing Development

The Board of Commissioners and staff of the Atlanta Housing Authority invite you to a special press conference for the awarding of the contract for the residential redevelopment of 13 acres of land in the University Center Urban Redevelopment Area.

The Press Conference will take place in Room 838 of the Hurt Building Thursday, July 6, 1967, at 2:00 P. M.

Representatives of The Celotex Corporation, redevelopers of the proposed residential area, will be on hand to describe this pioneer effort by a major national concern to help provide housing for low and moderate income families.

Others attending the conference will include representatives of the Friendship Baptist Church, the non-profit sponsor of the proposed development, city officials, local and federal housing officials.

Press kits detailing the University Center Urban Redevelopment Area will be available.

Should you be unable to attend, please contact Margret Ross, Public Information Officer for the Atlanta Housing Authority, 523-6074, for press information.



HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

June 16, 1967

Mr. R. Earl Landers
Administrative Assistant
City Hall
Atlanta, Georgia

RE: Parcels B-10b and B-14
Rawson-Washington Street Urban
Redevelopment Area
Project Georgia R-10

Gentlemen:

We are now offering the above described property for sale and redevelopment as a shopping center.

The property is located between Glenn Street and Georgia Avenue and on both sides of McDaniel Street. Parcel B-10b has an area of 109,311 square feet or 2.51 acres and is priced at \$131,000.00. Parcel B-14 has an area of 64,740 square feet or 1.486 acres and is priced at \$85,500.00.

There is a project of 650 units of Low Cost Public Housing under construction across Glenn Street and to the north which is to be served by this redevelopment.

Proposals may be made on one or both of these parcels and are to be opened on July 26th at 10:00 A.M. in our office. Proposals must be made on our forms which will be sent to you upon request.

Remember, we shall gladly pay a sales commission in accordance with the schedule suggested by the Atlanta Real Estate Board.

Very truly yours,

Philip E. Vrooman
Real Estate Disposition Officer

Fulu



HOUSING AUTHORITY OF THE CITY OF **ATLANTA, GEORGIA**
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

June 16, 1967

Mr. R. Earl Landers
Administrative Assistant
City Hall
Atlanta, Georgia

RE: Parcel 10
University Center Urban
Redevelopment Area
Project Georgia R-11

Gentlemen:

We are re-offering for sale and development the above described parcel of land for commercial use. Attached is a sales brochure which gives all details of the offering.

It is located on the south side of Greensferry Avenue 124 feet east of Ashby Street. It has an area of 32,617 square feet or 0.749 acres and has a minimum established sales price of \$44,000.00. The permitted uses are many and are listed in the sales brochure.

Proposals for the purchase and redevelopment of this property must be made on our forms and received in our office not later than 10:00 A.M. o'clock on July 19, 1967. These proposal forms and other details are available upon request.

Remember, we shall gladly pay a sales commission in accordance with the schedule suggested by the Atlanta Real Estate Board.

Very truly yours,

Philip E. Vrooman

Philip E. Vrooman
Real Estate Disposition Officer

Enclosure

Handwritten signature

June 12, 1967

Mr. Lester H. Persells
Director of Redevelopment
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303

Dear Les:

I regret that I will be unable to attend the contract signing on the Rockdale project on Thursday, June 15th as I have already scheduled an appointment at the same time.

Bill Howland has some remarks from me which he will forward to you.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br



HOUSING AUTHORITY OF THE CITY OF **ATLANTA, GEORGIA**
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

June 9, 1967

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

Dear Mayor Allen:

Thursday, June 15th, 2:30 P. M. is a big date in the history of the Atlanta Housing Authority and the City of Atlanta. This is when the contract for the sale of the land in the Rockdale Urban Redevelopment Project will be executed with David L. Rosen, who will build a \$20 million new neighborhood housing 5,000 people.

This is an event many of us in Atlanta have worked toward for a long time. It is our hope that you will be able to be present at the contract signing. A copy of the notice to the Press is attached.

Very truly yours,

Lester H. Persells
Director of Redevelopment

Enclosure

regrets



HOUSING AUTHORITY OF THE CITY OF **ATLANTA, GEORGIA**
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

SPECIAL PRESS CONFERENCE

CONTRACT AWARD - ROCKDALE URBAN REDEVELOPMENT AREA

The Board of Commissioners and staff of the Atlanta Housing Authority invite you to a special press conference for the awarding of the contract for the redevelopment in the Rockdale Urban Redevelopment Area. This will be the largest single development in an urban renewal project in Atlanta.

The press conference will take place in Room 838 of the Hurt Building Thursday, June 15, 1967, at 2:30 p.m.

Press kits will be available detailing the more than \$20-million development involving 150 acres of residential development under Section 221 (d) (3) plus a commercial tract of 9.14 acres in the Rockdale Urban Redevelopment Area. This award-winning proposal will add some 1386 housing units to this area.

A model of the proposed development will be on display, along with detailed plans for this northwest Atlanta property.

The developer of the Rockdale Project will be present at the press conference, along with city officials, local and federal housing officials, for interview and camera purposes.

If you are unable to attend, please contact Margret Ross, Public Information Officer for the Atlanta Housing Authority, 523-6074, for press information.



HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA, GA. 30303 • 523-6074

June 7, 1967

Mrs. Mary Sanford, President
Perry Homes Tenant Association
1537 Drew Drive, N. W.
Atlanta, Georgia

Dear Mrs. Sanford:

Thank you for your telegram of May 30, 1967, regarding the Rockdale Redevelopment Proposals. We appreciate your interest in the conveyance of this land and the effects its redevelopment will have on your adjacent neighborhood. You stated that your group opposes the awarding of the contract to the Rosen Company since you did not have the opportunity to review this particular proposal.

Starting in mid-November, 1966, the Atlanta Housing Authority conducted an extensive advertising campaign to interest redevelopers in the Rockdale Project. In addition, the Atlanta newspapers devoted considerable space to acknowledging and reporting this development.

On March 15, 1967, the Atlanta Housing Authority accepted proposals from four interested redevelopers. The proposals accepted were available to interested individuals and groups and were on display in Room 824 of the Hurt Building, where the Atlanta Housing Authority Central Office is located. We share the disappointment in your not taking the opportunity to review the plans when they were available.

Significant to your protest is the fact that each of the redevelopers and the Housing Authority officials had your interests in mind when considering and developing these proposals. The prime considerations in determining the best proposal were the amenities provided for future residents of Rockdale and their immediate neighbors. Consequently, even though your group was not represented at the reviews, we feel your interests and ours have been served, since they are one and the same.

Should we be of further service to your group, please contact us.

Very truly yours,

Lester H. Persells
Director of Redevelopment

cc: ✓ Mayor Ivan Allen, Jr.
Mr. Rodney Cook
Mr. John T. Edmunds
Mr. Edward H. Baxter

C O P Y



HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA, GA. 30303 • 523-6074

June 7, 1967

Mr. Robert Dobbs, Chairman
Citizens Neighborhood Advisory Council
2455 Abner Place, N. W.
Atlanta, Georgia

Dear Mr. Dobbs:

Thank you for your telegram of May 30, 1967, regarding the Rockdale Redevelopment Proposals. We appreciate your interest in the conveyance of this land and the effects its redevelopment will have on your adjacent neighborhood. You stated that your group opposes the awarding of the contract to the Rosen Company since you did not have the opportunity to review this particular proposal.

Starting in mid-November, 1966, the Atlanta Housing Authority conducted an extensive advertising campaign to interest redevelopers in the Rockdale Project. In addition, the Atlanta newspapers devoted considerable space to acknowledging and reporting this development.

On March 15, 1967, the Atlanta Housing Authority accepted proposals from four interested redevelopers. The proposals accepted were available to interested individuals and groups and were on display in Room 824 of the Hurt Building, where the Atlanta Housing Authority Central Office is located. We share the disappointment in your not taking the opportunity to review the plans when they were available.

Significant to your protest is the fact that each of the redevelopers and the Housing Authority officials had your interests in mind when considering and developing these proposals. The prime considerations in determining the best proposal were the amenities provided for future residents of Rockdale and their immediate neighbors. Consequently, even though your group was not represented at the reviews, we feel your interests and ours have been served, since they are one and the same.

Should we be of further service to your group, please contact us.

Very truly yours,

Lester H. Persalls
Director of Redevelopment

cc: ✓ Mayor Ivan Allen, Jr.
Mr. Rodney Cook
Mr. John T. Edmunds
Mr. Edward H. Baxter

C O P Y



ALONZO F. HERNDON HOMES
511 JOHN STREET, N. W.
ATLANTA 18, GEORGIA

June 2, 1967



Mr. Jack C. Delius
General Manager
City Parks Department
901 City Hall
Atlanta, Georgia 30303

Dear Sir:

Since January of this year efforts have been made to establish some permanent program that would involve a majority of the people in this community in various activities that would channel their energies in a desirable direction. Because it was announced early in this year that no funds would be available in 1967 for this type of program, solicitation of volunteer workers was attempted.

Some volunteers were secured and various activities are now being supervised by them. One out-of-town ministerial student worked with some basketball teams during the school year but has now returned to his home in Pennsylvania.

Among the present activities are softball, basketball, dramatics, art, Bible study, etc. Additional supervisory help could be used with some of the above, but the pressing need is for trained supervision of teen-agers. Some boys utilize the facilities of the George Washington Carver Boys Club; however, this still leaves the problem teens without adequate supervision.

In view of more recent announcements regarding the availability of funds and the consequent development of recreational programs, it is most urgent that our area is not over-looked. It is felt that this is a reasonable request in that we are mainly interested in assignment of personnel-to supervise the use of the existing facilities.

The existing facilities include a large recreation field for softball, basketball, volleyball, tennis, etc. These facilities are open to the General Public.

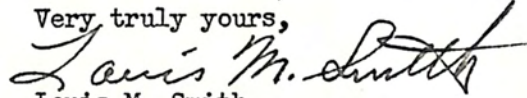
Mr. Jack C. Delius

2

June 2, 1967

May we expect your cooperation in obtaining suitable assistance in this area?

Very truly yours,



Louis M. Smith
Housing Manager

LMS:vmb

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

XERO
COPY

XERO
COPY

XERO
COPY

XERO
COPY

May 25, 1967

Atlanta Housing Authority
Board of Commissioners
824 Hurt Building
Atlanta, Georgia 30303

Gentlemen:

As an agent representing the Douglass-Arlen Joint Venture, one of the re-developers that submitted a bid proposal for Rockdale, we find it quite inconceivable that the Atlanta Housing Authority could award the project to David L. Rosen and Associates.

Our inability to understand the basis of decision stem from the following circumstances and/or facts.

1. Your action to pass a resolution to waive irregularities in the Rosen proposal, was within the discretionary powers of the authority and was stipulated in the invitation for bids. However, to exercise this power should have been limited to a situation where there were no other qualified proposals submitted. Further, to exercise this power in this instance shows partiality and discrimination against the other bidders. Every Re-developer was aware of the bid requirements and should have been required to fully comply. Those that did not comply should have been disqualified from competition.

2. Some city officials stated that "to give the contract for Rockdale to the "Negro" group would have meant outsiders wouldn't have bid on the next project because most professional advice favored the "White" group's plan." We take exception to this type of thinking. In the first place, the Rosen plan should not have been reviewed by professional advisers because he was disqualified. And since our plan was second best, (in your opinion) it should have received the contract on Rockdale. Secondly, how are you ever going to encourage local participation under the circumstances of injustice that exist in this case?

3. Not one member of the Aldermatic Board Policy Committee was in attendance at the formal hearing of Douglass-Arlen proposal, where many of the questions they later raised were or could have been answered. When we pointed out this fact, a "SHAM" hearing was held on May 12, 1967, and this committee knew that they had already made their decision on April 27th fifteen (15) days prior to the "SHAM".

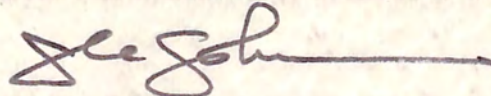
4. If your lawyers were of the opinion that it was important to open the bids on Rockdale in room 824 because the invitation for bid called forth this action, then they should also share our opinion that every other requirement of that document be complied with.

Gentlemen, the words competitive bid means to give all interested parties the same opportunities to comply with the rules and then judge them impartially. It does not mean passing special resolutions that apply to some groups; nor does it mean drawing special contracts.

Your re-consideration of your decision on Rockdale is hereby requested.

Very truly yours,

JOHNSON-RICHARDSON & ASSOCIATES



J. C. Johnson
President

JCJ/w

CC: Edwin L. Sterne, Attorney
Mr. Jesse B. Blayton
Mr. George S. Craft
Mr. Frank G. Ethridge
Mr. Jack F. Glenn

May 24, 1967

Handwritten initials: J. J.

Mr. James Lawrence Bartow
Chapman Realty Company
57 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Bartow:

This will acknowledge receipt of your letter regarding the property owned by Mrs. B. N. Noyes at 277 Inman Avenue.

I am forwarding this information to the Atlanta Housing Authority with the request that an investigation be made with the view of establishing this as a hardship case.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Mr. Les Percells



HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

May 18, 1967

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

Dear Mayor Allen:

The control of weeds and trash on vacant land owned by the Authority has been a continuous problem for the Authority. This year, we are approaching it through the use of heavy mowing machinery and an herbicide spray.

This morning the property adjacent to Mr. Gaither's property, referred to in your letter of May 8th, was subjected to this treatment. This is one of the first properties treated. All vacant land now owned by the Housing Authority will be so treated as rapidly as possible, probable completion date is June 1st.

Very truly yours,

M. B. Satterfield
Executive Director



HOUSING AUTHORITY OF THE CITY OF **ATLANTA, GEORGIA**
824 HURT BUILDING • ATLANTA, GA. 30303 • 523-6074

May 18, 1967

Mr. Harry S. Goldstein
Chairman of Board
Northwest Atlanta Business Association
890 Marietta Street, N. W.
Atlanta, Georgia 30318

Dear Mr. Goldstein:

An application to plan the second Georgia Tech Urban Redevelopment Project, Georgia R-III, was submitted to the Department of Housing and Urban Development May 27, 1966. This application has been pending in their office since that date. After approval of planning funds, it will be approximately one year before properties can be bought.

I would like to assure you that the owners of businesses in the Northwest Atlanta section will be given the earliest opportunity possible to dispose of their properties after final approval by the Department of Housing and Urban Development.

Very truly yours,

Lester H. Persells
Director of Redevelopment

cc: Senator Richard B. Russell
Congressman Fletcher Thompson
Congressman Ben Blackburn
Mayor Ivan Allen ✓
Alderman Rodney Cook
Dr. E. D. Harrison
George L. Simpson

C O P Y

May 11, 1967

Handwritten signature

Mr. Glenn M. Hogan
Executive Director
Georgia Hospital Association
1720 Peachtree Road, N. W., Suite 423
Atlanta, Georgia

Dear Mr. Hogan:

I will be glad to discuss the matter mentioned
in your letter with Mr. Cook before the meeting
tomorrow morning.

Thanks again for your continuing interest in the
city and its development.

Sincerely,

Ivan Allen, Jr.
Mayor

IAJr:am



GEORGIA HOSPITAL ASSOCIATION

1720 PEACHTREE RD. N.W., SUITE 423

Telephone 876-4486 Area Code 404

ATLANTA, GEORGIA 30309

GLENN M. HOGAN

Executive Director

R. ROSS BARNETT

Assistant Director

May 10, 1967

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

Dear Mayor Allen:

As you may be aware, the Georgia Hospital Association has entered a bid on land parcel D-10b of the Housing Authority of the City of Atlanta for purpose of erecting a permanent headquarters building for the Association.

This land, at the southwest corner of Houston Street and Piedmont Avenue, will provide a convenient central location for our services. As you know, we conduct a great many educational programs for the hospitals attended by administrators and boards of trustees of these institutions from every community in Georgia.

The need for expansion of hospital and health facilities also explains the need for expansion of the services offered by our organization, a voluntary Association now in its 38th year of existence.

In January the Association submitted a bid of \$42,000 for the land along with a redevelopment proposal providing for a three-story building. We later, however, requested permission to reduce our immediate plan to a two-story building more in keeping with our needs and resources for the remainder of this decade.

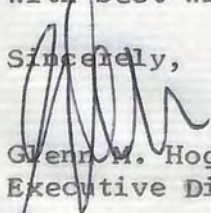
Our development plans are no less permanent. We simply desire, as does any voluntary association, to develop a headquarters facility in stages as the membership grows and increases its investment in association services. The headquarters building will be enlarged in future years to meet these needs.

The Policy Committee of the Housing Authority, headed by Mr. Rodney M. Cook, meets this Friday, May 12, to reconsider our development proposal.

Any recommendation in our behalf you might give to Mr. Cook's committee will be most appreciated.

With best wishes, I am

Sincerely,


Glenn M. Hogan
Executive Director

GMH:rf

PRESIDENT:
W. DANIEL BARKER
CRAWFORD W. LONG MEMORIAL HOSPITAL
ATLANTA, GEORGIA

PRESIDENT - ELECT:
DEXTON R. WHITLEY
PEACH COUNTY HOSPITAL
FORT VALLEY, GEORGIA

TREASURER:
DAMON D. KING
HALL COUNTY HOSPITAL
GAINESVILLE, GEORGIA

May 8, 1967

Mr. M. B. Satterfield
Atlanta Housing Authority
820 Hurt Building
Atlanta, Georgia

Dear Satt:

Each spring and summer we have numerable complaints concerning urban renewal property owned by the Atlanta Housing Authority.

It appears to me that you should provide some means of maintaining this property in reasonable shape in order to keep the weeds cut back and the trash removed.

Please decide what action the Housing Authority should take in this instance and advise me at the earliest possible date.

Sincerely,

Ivan Allen, Jr.

IAJr:am
Enclosure

May 8, 1967

Mr. Harry S. Goldstein
Northwest Atlanta Business Assn.
890 Marietta Street, N. W.
Atlanta, Georgia

Dear Mr. Goldstein:

Thank you very much for your letter and
petition of May 4th.

I am communicating with the Atlanta Housing
Authority and urging them to take all possible
action to move ahead on the Georgia Tech project.

I am sure you will hear from Mr. Satterfield,
Director of the Atlanta Housing Authority regarding
their further plans.

Sincerely,

Ivan Allen, Jr.
Mayor

IAJr:am
cc: Mr. M. B. Satterfield

JULIUS L. TUREK

ATTORNEY AT LAW

2934 REPUBLIC NATIONAL BANK TOWER
DALLAS, TEXAS 75201

RIVERSIDE 2-6217-18
AREA CODE 214

May 5, 1967

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

Re: University Center, Urban
Redevelopment Area, Parcel
73, Project Ga. R-11, Bid
Proposal

Dear Mr. Satterfield:

I represent Mr. R. C. Cunningham II of Oklahoma City, Oklahoma who submitted a bid to the Atlanta Housing Authority in conformity with the invitation for bid provided in connection with Parcel 73, Project Georgia R-11, styled University Center, Urban Redevelopment Area. The bids were opened on April 12, 1967, at which time Mr. Cunningham was present, together with a number of his associates, and at that time no comment was made with respect to the propriety of the bid insofar as it conformed, or did not confirm, technically, to the invitation. In this connection may I respectfully point out that paragraph 1 of the attachment to the letter dated March 31, 1967 from Mr. John T. Hopkins, Real Estate Officer, the attachment being a memo from Mr. Lester H. Persells, Director of Redevelopment, providing in part that "... proposals will be inspected for conformance with the terms of the 'Invitation for Proposals.'" May I further call to your attention the provisions of paragraph 10, on page 3, of the invitation for proposals which indicates, again in part, that "The Agency reserves the right to reject any and all Proposals and to waive any and all irregularities that appear in any Proposal."

Mr. Persells' letter of April 21, 1967 indicated that Mr. Cunningham's proposal was rejected because of "non-conformance with the terms and conditions as set out in the 'Invitation for Proposals', Paragraph 1 which states, 'Three copies of each Proposal shall be

COPY

Page Two

Mr. M. B. Satterfield

May 5, 1967

submitted on the form of 'Redeveloper's Proposal' prepared by the Agency and attached hereto.'"

Upon receipt of this letter, we contacted your office and subsequently spoke to Mr. Persells, and I spoke to Mr. Byron Attridge. I was informed by Mr. Attridge, on May 4th that the Authority had considered our request for reconsideration unfavorably. It would then appear necessary that we inspect the reason for the rejection as stated, and attempt to determine whether the indicated non-conformance is of such substantial nature as to preclude consideration of my clients proposal on its merits. The redevelopment proposal referred to is contained in the package of Disposition Documents which relates not only to the proposal stage, but apparently to the entire transaction. Certain ambiguities are apparent in the listing of requirements, starting on page 1, which resulted in the actual form of proposal not being submitted with the remaining documents. The documents actually submitted were: (1) a proposal bid in the amount of \$3,700; (2) a site plan, together with floor plans and elevations; (3) a narrative description of the development; (4) a rendering of the project; (5) the redevelopers statement for public disclosure; and (6) the redevelopers statement of qualifications and financial responsibility.

The redevelopers proposal referred to in the first full paragraph thereof states that the redeveloper "offers to purchase all that tract or parcel of land lying and being in land lot 84 of the 14th District of Fulton County, Georgia, being a part of the University Center, Urban Redevelopment Area and being more particularly described in Exhibit A attached to the form of Agreement for Disposition of Land submitted herewith, and by reference made a part hereof..." Logic would seem to dictate that the wording contained in the redevelopers proposal could be interpreted to mean that such proposal is to be submitted only after the Authority had accepted a particular bid, at which time the proposal would be attached to the agreement for disposition of land and submitted as a package, together with the remaining formal documents to the parties. A

Page Three
Mr. M. B. Satterfield
May 5, 1967

literal interpretation of the language in the redevelopers proposal would seemingly preclude its submission at the time the redeveloper transmitted his bid to the Authority.

May we then examine the remainder of the proposal to ascertain whether, in fact, the redeveloper has complied with the substantive portions of that document; paragraph 1, for example, that a site plan and floor plans, together with type list, elevations, and a narrative description, are to be submitted. This was done.

In the same paragraph 1, the redeveloper must set out the actual cost of the improvements. This item was covered under part B, on page 4, of the redevelopers statement for public disclosure.

Paragraph 2 requires the deposit of a proposal bond in the amount of \$3,700. This was done.

Paragraph 3 requires the submission of the redevelopers statement for public disclosure and the redevelopers statement of qualifications and financial responsibility. These items were submitted with my client's bid.

In conclusion, I submit that my client substantially conformed with all conditions precedent to the submission of his bid, and I further submit that, with respect to the reason for rejection set out in Mr. Persells' letter of April 21, 1967, that there was, and is, a latent ambiguity in the bid documents which could reasonably be interpreted to mean that the actual proposal was not to be submitted with the bid. I further submit for your consideration that all bidding was done on the basis of developing the entire tract of land, the purchase of which was established, not only in the formal bid documents, but also in the brochure involving bids, copy enclosed, and that no where in my client's submission is it noted that his offer related to either a lesser price for the land, or was to be deemed an offer to purchase anything but the full tract of land involved.

Page Four
Mr. M. B. Satterfield
May 5, 1967

In general, may I say that my client is well known in the building of projects insured by the Federal Housing Administration, and has evidenced a desire and ability to provide the type of housing which, as indicated in your brochure, is one of the great needs of Atlanta at this time. I trust you will see fit to favor us with further consideration in this matter, and give us the opportunity to present this case to you on its merits.

Your response to this letter at your earliest convenience would be sincerely appreciated.

Sincerely,

Julius L. Turek

JLT/dh
1-1-67

cc: Mr. Ivan Allen, Jr.
cc: Mr. Malcom D. Jones
cc: Mr. Byron Attridge
cc: Mr. James Redd
cc: Mr. R. C. Cunningham II
cc: Mr. John Roper

May 5, 1967

Mr. Albert E. Horvath
Executive Director
Senior Citizen Services
719 Glenn Building
Atlanta, Georgia 30303

Dear Mr. Horvath:

It was a pleasure meeting with you the other day and to receive your letter of April 26th outlining some of the major functions of the Senior Citizen Services to the community.

At the time of our discussion, I was of the opinion that the physical facilities needed would be of a permanent nature. Yesterday afternoon in a conversation with George Heery, he pointed out that this was not necessarily true, and that you could probably utilize houses acquired by the Atlanta Housing Authority in connection with urban renewal projects on a temporary basis until such time as it was necessary for the houses to be demolished. With this in mind I have contacted Mr. Les Persells, Director of Redevelopment, of the Atlanta Housing Authority and he assures me that the Housing Authority probably would have such facilities, and that they would be most happy to cooperate with you in any way.

It is, therefore, suggested that you contact Mr. Persells directly and see if the Housing Authority has facilities that might fit your needs.

Sincerely yours,

R. Earl Landers

Administrative Assistant

CC: Mr. George Heery



SENIOR CITIZEN SERVICES
of METROPOLITAN ATLANTA, Incorporated

719 GLENN BUILDING
ATLANTA, GEORGIA 30303

TELEPHONE 577-3828
120 MARIETTA STREET, N. W.

April 26, 1967

BOARD OF TRUSTEES

JOHN IZARD
CHAIRMAN

J. RAY EFIRD
VICE CHAIRMAN

MRS. CECIL A. ALEXANDER
SECRETARY

T. M. ALEXANDER, SR.
TREASURER

MRS. OLA BENTLEY

H. GRADY BLACK, JR.

GEORGE T. HEERY

DR. ELLEN FINLEY KISER

MRS. J. R. SIMMONS

MRS. DAISY WALKER

REV. JAMES L. WELDEN

DR. J. GRANT WILMER

ALBERT E. HORVATH
EXECUTIVE DIRECTOR

Mr. R. Earl Landers
Administrative Assistant
Mayor's Office
68 Mitchell Street, S. W.
Atlanta, Georgia 30303

Dear Mr. Landers:

Thank you for taking the time yesterday to discuss the matter of utilizing a city facility or structure in our proposed Day Care Project.

As I mentioned, the major function of Senior Citizen Services in the community is to survey the needs of older persons, work with other groups to improve services and to inaugurate new services when and where needed. All of our study and inquiry focuses attention on the following need -- a plan of services to assist older persons who want to remain in their own home or apartment rather than move into an institutional facility, but who cannot safely do so without certain supportive and protective help.

Senior Citizen Services is proposing to establish such a plan of services. One of the key elements in the plan is a Day Care Center where the participants can receive personal care during the daytime, enjoy varied activities, eat a nourishing, well-balanced meal and in other ways be reinforced and supported in their desire to be independent persons rather than someone's burden.

The proposal outlining this plan, which we are submitting for funding under Title IV of the Older Americans Act, will be strengthened or weakened depending upon our ability to provide a physical facility as part of the local share of the cost of the project.

We are turning to the city of Atlanta and to the Mayor's office for help with this problem and are hopeful that the city might be able to join with us to demonstrate a new and useful service.

Best personal regards.

Sincerely,

A handwritten signature in cursive script that reads "al Horvath".

Albert E. Horvath

AEH:mr

*Housing
Authority
file*

April 28, 1967

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

Dear Dr. Hackney:

May I acknowledge receipt of the copy of your letter to Mr. Satterfield regarding your property on Ira Street.

I see that Mr. Satterfield has furnished a detailed reply. However, if there is any additional information this office may secure, we will be happy to do so.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

25 April 1967

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

*Call
Faded out
What this
means?
D*

Re: 525 Ira Street, Southwest
12-Unit Brick Apartment Building

Dear Mr. Satterfield:

I should like to acquaint you with a disgusting and unfair recent experience of mine, which theoretically involves the Atlanta Housing Authority, regarding the above piece of property.

Mr. Waller of your office, with whom I have recently talked, confirmed the fact that one of our representatives (since I am a taxpayer) made the colossal error of mentioning to some of the tenants at this address that he was there to appraise the property which would eventually be turned over to some city project. Since that time, the tenants have voluntarily evacuated; and I have now a vacant 12-unit apartment building in an area that is high in vandalism. I am paying my taxes and my insurance as prescribed by law. Please tell me to whom I can appeal in an attempt to arrive at some act of justice involving this piece of property.

My experience with the Atlanta Housing Authority, through the years, has been most gratifying and fair; and I am sure that somewhere in the interdepartmental structure of the city some mistake has been made. Approximately three years ago I was requested by the city, through its many inspectors, to bring my property up to standard, citing specific improvements to be made, the cost of which was between three and five thousand dollars. Mark you, this investment is hardly three years old.

W. B. Satterfield

Two

-----/

It may be that the best I can expect to receive from this letter is a very courteous, sorrowful reply such as given me by Mr. Waller; but I certainly think you should be acquainted with the facts listed above. I am taking the liberty of sending a copy of this to Mayor Ivan Allen, Jr., because I feel that there are many people with a common experience.

Sincerely yours,

R. C. Hackney

rch:est

cc: Mayor Ivan Allen, Jr.
Cecil Alexander



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

April 27, 1967

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

Dear Edwin:

I would recommend to you that all housing projects be cleared through the normal channels with the Atlanta Civic Design Commission.

The City has created this commission for the purpose of exercising reasonable supervision over the design of building projects in Atlanta. It is most proper that a semi-city agency like the Housing Authority, conform to the same requirements we impose on private projects.

I certainly recommend that the proper resolution by the Housing Authority be adopted in this regard.

Sincerely,

Ivan Allen, Jr.
Mayor

IAJr:am
cc: Mr. Joe Perrin
Chairman, ACDC



LEWIS R. SLATON
SOLICITOR GENERAL-ATLANTA JUDICIAL CIRCUIT
THIRD FLOOR COURTHOUSE • ATLANTA, GEORGIA 30303

April 21, 1967

*file
Housing
Authority*

Honorable Jesse Hill, Jr.
Honorable Q.V. Williamson
The Rev. Samuel W. Williams
Co-Chairmen
Atlanta Summit Leadership Conference
334 Auburn Avenue, N.E.
Atlanta, Georgia 30303

Gentlemen:

Pursuant to your letter of March 8, 1967, regarding your request for an inquiry by the Fulton County Grand Jury into the deaths of tenants of the Perry Homes Housing Project due to carbon monoxide poisoning, this is to advise that a Committee of the March-April 1967 Grand Jury has looked into this matter.

This Committee reported that they found no evidence of foul play. However, some recommendations are being made regarding the heating and ventilating system in a letter this date to the Atlanta Housing Authority, a copy of which is enclosed herewith.

Sincerely yours,

LRS

LEWIS R. SLATON
Solicitor General
Atlanta Judicial Circuit

LRS:b

Encl.

cc: Atlanta Housing Authority
Mayor Ivan Allen, Jr. ✓
Honorable J.B. Blayton, Sr.



LEWIS R. SLATON
SOLICITOR GENERAL-ATLANTA JUDICIAL CIRCUIT
THIRD FLOOR COURTHOUSE • ATLANTA, GEORGIA 30303

April 21, 1967

Atlanta Housing Authority
Hurt Building
Atlanta, Georgia 30303

Gentlemen:

Pursuant to a request for an inquiry by the Fulton County Grand Jury into the deaths of tenants of the Perry Homes Housing Project due to carbon monoxide poisoning, this is to advise that a Committee of the March-April 1967 Grand Jury has looked into this matter.

This Committee reported that they found no evidence of foul play.

During the investigation into the above matter, it was learned that the management of Perry Homes is now in the process of inspecting every apartment in Perry Homes to ensure that all vent pipes are secured at the joints by screws, that all burners are cleaned in order that air-mixing valves may operate properly and all walls examined for soot marks in order that corrective action may be taken where necessary. This Grand Jury has requested that I communicate to you their recommendation that this practice be continued.

Sincerely yours,

LEWIS R. SLATON
Solicitor General
Atlanta Judicial Circuit

LRS:b
Encl.

cc: Atlanta Summit Leadership Conference
Mayor Ivan Allen, Jr.
Honorable J.B. Blayton, Sr.

March 27, 1967

File

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

Dear Satt:

With reference to the discussion you, Mayor Allen and I had regarding the structures on Primrose Street and Primrose Circle, I am enclosing herewith a complete list of the structures and their owners.

Our Mr. Buchanan, Chief Housing Code Inspector, informs me that all of the structures have been inspected and notice given to bring them up to standard.

Sincerely yours,

R. Earl Landers
Administrative Assistant

REL:lp

Enclosure

3/24/67

I. Primrose Street, S.E.

21 Structures - 42 Units

Wilson D. Moseley
Crest Road, Thomaston, Georgia owns the following:

1034, 1038, 1042, 1046, 1050, 1054, 1058, 1062, 1066, 1070, 1074,
1078, 1082, 1086, 1045, 1049.

Emprise Corp., George Hart, Pres.
Box 7007
Atlanta 30309 owns the following:

1053, 1057, 1061, 1065, 1069.

II. Primrose Circle, S.E.

29 Structures - 58 Units

Wilson D. Moseley
Crest Road, Thomaston, Georgia owns the following:

1018, 1023, 1027, 1031, 1035, 1039, 1043, 1047, 1051, 1055, 1067,
1083, 1087, 1091, 1095, 1099, 1030, 1044, 1052, 1056, 1060, 1064,
1076.

Edward Erick
1714 Wildwood Road, N.E. owns the following:

1071, 1075, 1079.

J. E. Helms, Sr.
2601 LaVista Road, Decatur, owns the following:

1059, 1063.

Emprise Corp. George Hart, Pres.
Box 7007
Atlanta, Georgia 30309 owns the following:

1092.

	<u>Structures</u>	<u>Units</u>
Wilson D. Moseley	39	78
J. E. Helms, Sr.	2	4
Edward Krick	3	6
Emprise Corp.	6	12
Total	50	100

March 23, 1967

Handwritten signature/initials

Mrs. Lois T. Sasnett
105 Griffin Street, N. W.
Atlanta, Georgia 30314

Dear Mrs. Sasnett:

May I acknowledge receipt of your letter regarding the age requirements of the Atlanta Housing Authority.

The age restrictions are limited only to the high rise homes for the elderly. There is no age restriction on the other public housing projects. Should you care to pursue this, you should contact the Atlanta Housing Authority to determine the vacancies and whether you qualify.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

March 9, 1967

Mr. Lester Persells
Director of Redevelopment
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303

Dear Les:

Reference is made to our telephone conversation in which you stated that in your opinion the Georgia State Urban Redevelopment Act of 1955 provides for the designation by the City of Urban Renewal areas or projects financed wholly with local funds. It is my understanding that the procedure as far as the City and the Housing Authority are concerned would be identically the same as those followed in all of our other projects up to the point of asking for Federal assistance.

If you have not already done so, will you please check this out with your attorneys and advise me in writing for my records if this procedure can be followed.

Sincerely yours,

R. Earl Landers
Administrative Assistant

REL:lp

file →



824 HURT BUILDING
TELEPHONE JA. 3-6074
ATLANTA, GEORGIA 30303
March 22, 1967

Dean William S. Jackson
Atlanta University
School of Social Work
1660 Drew Drive, N. W.
Atlanta, Georgia 30314

Dear Dean Jackson:

Our Chairman, Mr. Edwin Sterne, has asked that we reply to your letter dated February 22 expressing your thoughts and those of your class on the subjects of public housing and urban renewal. We are glad to have the opinions expressed in your letter and to have an opportunity to respond with additional information bearing upon these matters.

Your letter states that the class developed an impression that urban renewal was "urban removal" for many Negro families. We have found that this impression is widely held, not only in Atlanta, but throughout the nation. The displacement of families in Atlanta has taken place not only because of urban renewal but also because of clearance for expressway rights-of-way, other street rights-of-way, schools, parks, playgrounds, and private redevelopment. As among the foregoing, urban renewal has accounted for approximately 26.1% of family displacement during the last ten years and expressway clearance 34.6%. The remaining is made up of Code Enforcement, over income in public housing and others.

In 1957 when planning of the first urban renewal projects began, little experience existed which would give guidance to planning for relocation of families from urban renewal areas. One of the major difficulties encountered in the early projects was that people became fearful when an urban renewal project was announced, and many families moved out of the designated area soon thereafter. The Atlanta Housing Authority had no plans, money or staff with which to cope with this movement. Legally, families become eligible for relocation assistance only after the properties in which they live are acquired by an urban renewal project. Of those families which resided in urban renewal projects at the time of land acquisition, more than 90% of these who can be traced were relocated in decent, safe and sanitary housing meeting the requirements of the City's housing code and the Federal government. Some families who wished to remain anonymous because of questionable activities in the communities simply disappeared and cannot be traced or helped.

C O P Y

The urban renewal program, in recognition of the fact that families had moved out prematurely in the past, now permits staff activities to inform families and to work with families prior to the time they become eligible for relocation assistance. These efforts are apparently being successful in the newer urban renewal projects such as West End and Bedford-Pine. We hope to become increasingly successful in this respect in the future.

Partially due to the efforts of the Atlanta Housing Authority, but primarily through the studies made under the federally-assisted Community Improvement Program study, the Mayor and Board of Aldermen of the City of Atlanta became aware of the fact that insufficient replacement housing for low and lower-moderate income families had been built in contrast to that which had been demolished through various programs. As a result of this, the Mayor held a Housing Conference on November 15, 1966, and announced a crash program to produce 16,800 such dwelling accommodations within a five year period. This program has been implemented and appears to be moving forward at a rapid pace. At this point, it seems apparent that the first two year goal of 9,800 dwelling units will be substantially achieved.

Please understand that relocation assistance afforded displaced families to help them find suitable living accommodations and pay relocation costs was available only to families displaced from urban renewal projects until recently. Few cities in the United States made any real attempt to furnish relocation assistance to families displaced by governmental action other than urban renewal. At the present time, and for the past two years, the City of Atlanta has a contract with the Housing Authority to operate a Central Relocation Service under which the City pays for staff and incidental costs. The displacement of families due to governmental action such as rights-of-way and housing code condemnations is made known to the Central Relocation Service and the families involved are assisted in finding new accommodations. There are no funds available from which to make relocation payments similar to those made for urban renewal project displacees except limited funds for highway right-of-way displacees. More than 50% of families displaced by these actions have been satisfactorily relocated. While this is not an excellent record, it is certainly much better than previously. It is our hope that as time goes on, funds will become available either from local or Federal sources with which to operate a more successful program.

We believe that the construction of the above mentioned 16,800 dwelling units will be of great assistance in meeting the needs of displaced families. One of the services needed in the City of Atlanta is some type of central listing service where families could obtain information and assistance in obtaining better dwelling accommodations even though they are not being displaced by governmental activities. The Housing Authority is without either funds or authorization to perform such a service and probably should not administer it. Hopefully this need will be recognized and fulfilled at some early date, and we pledge the cooperation of the Housing Authority in any such endeavor.

From the references made to the Antoine Graves Homes and to the John O. Chiles Homes, both projects of this Authority, I believe that your visit must have been made some time ago since the situation at Graves has changed considerably from the description given in your letter. The former project now has a very bright and lively appearance with an attractive color scheme ranging from chartreuse to orange in the courts by reason of the fact that the panels surrounding the balconies have been painted harmonizing colors. The interior court now has a tile floor as does the large balcony just above. An attractive plate glass enclosure has been installed in front of the building featuring heavy aluminum frames so that the entire front is quite attractive and practical from the standpoint of controlling the influx of cold air in the winter time.

The project has further been improved by the purchase of chairs, sofas and tables for the public spaces, all designed for use by elderly persons. Your letter makes no mention of the fact that the Antoine Graves Homes has by far the largest and most attractive open garden area in our projects of this type. It is attractively landscaped and equipped with benches for the use of tenants who may wish to be outdoors in good weather. It is on this open area that the east side of the building faces, giving perhaps the most attractive view of any of these projects.

I might mention that the unit costs of each of these two projects were almost identical. Bids on the two projects were taken less than two months apart and it happened that the same contractor was the successful bidder on both projects.

Antoine Graves Homes was recently awarded an Award of Merit for Design Excellence by the American Institute of Architects, the only project of ours so honored.

You were incorrectly informed that the Graves Homes project had all Negro tenants while the Chiles Homes project contained only white families. Negro families were admitted to Chiles Homes whenever they had requested this as their first choice and their applications had been filed early enough to be reached. In the initial process of filling this project, fourteen Negro families were admitted. A single elderly white person was admitted to Graves Homes since this project was her first choice.

I can state categorically that there was no "old practice" of unequal housing in the City of Atlanta during the period that projects were segregated. All projects have been designed to the same criteria by outstanding architects of the city and have the same quality of construction and the same facilities throughout.

In our many years in the field of housing we have, of course, observed that moving families from slums to public housing does not completely, nor automatically, change their living habits. Our management staffs are equipped by training and experience to deal with many tenant problems and this is done within the limits of staff that we are able to supply. We are not able to finance a Department of Social Service within our budget but we have consistently brought into our projects the services of other agencies to cope with

the needs of the families. There is a wide range of city, county, public and private agencies, all of whom are concentrating efforts on our public housing projects in the fields of recreation, education, health, employment and social service. By way of example, both Antoine Graves and John O. Chiles Homes have programs co-ordinated by Senior Citizens Services, Inc., which is funded by EOA and has been established to insure that public space is used effectively for recreation, other leisure time activities, as well as for clinics and other public health programs.

At this time, we are also working closely with the Fulton County Department of Family and Children Services to arrange office space in Perry Homes to house workers of that Department in the project. This should result in a saving of the time of the social workers and should increase their availability to those of our tenants needing their services. A similar arrangement may soon be tried in other locations.

As you probably know, we include in the development of our projects community space for various social and recreational purposes. We provide these facilities with the maximum permitted by Federal design standards and, over the past few years, we have been successful in adding to some of our older projects facilities which were originally omitted or under-designed under earlier Federal economy drives or earlier inadequate standards. It is the provision of this space that enables us to work with the many local social and welfare agencies in providing a maximum of their programs to our tenant body.

I am taking the liberty of enclosing a slightly worn copy of a Preliminary Report on Services and Needs Concerning Public Housing Residents. I believe that to some degree it reflects our concern for our tenants. The enclosed report reflects the reports made on one project only. We have continued our survey and now have a more substantial body of information. In the meanwhile, while we were surveying other projects, EOA came into the picture in Atlanta and their services cut across much of the subject matter of our survey. It then seemed most appropriate, since they had the available manpower and financing, that we offer our fullest cooperation to them, a move which we believe was of mutual benefit. If the time comes that the services we are now receiving are not available to us, we shall have to search elsewhere for resources. Of course, we currently receive services directly from many of the agencies who in the future may be able to expand their efforts.

Sincerely,

MBS:dm

M. B. Satterfield
Executive Director

Enclosure

cc: ✓ Honorable Ivan Allen, Jr.
Dr. Rufus E. Clement

March 13, 1967

رسالة

Mr. Wilson W. Woodbeck
Director Public Relations
National Assn. of Negro Musicians, Inc.
231 West 149th Street
New York, New York 10039

Dear Mr. Woodbeck:

This will acknowledge receipt of your letter regarding the annual convention of the National Association of Negro Musicians to be held in Los Angeles in August.

I am forwarding your letter to the Atlanta Housing Authority as I do not have access to the mailing list which you requested.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Mr. M. B. Satterfield

CITY OF ATLANTA

OFFICE OF COMPTROLLER
CITY HALL

Atlanta, Georgia 30303

March 7, 1967



CHARLES L. DAVIS
COMPTROLLER

EDGAR A. VAUGHN, JR.
DEPUTY COMPTROLLER

**Mr. Les Persells
Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303**

Dear Les:

I appreciate very much you and Mr. Openshaw taking time from your busy schedule and meeting with Mr. Elrod, Mr. Nixon, and I regarding the expansion and improvements to Bedford Place which is part of the Buttermilk Bottoms-Bedford Pine Urban Renewal Projects.

Our conference pointed out the fact that it would be best for the City to proceed on the original basis of improving Bedford Place by first undertaking the improvements to the southbound lanes which will require right-of-way from the Buttermilk Bottoms Project. Our conference also pointed out that a further widening of the project would be made at the time the right-of-way for the Bedford Pine Project was acquired and cleared. The City is undertaking this improvement under the basis that the City will receive maximum credit under either the Buttermilk Bottoms Project or the Bedford Pine Project, or a combination of the two projects. We are also contemplating receiving full credit for underground utilities which will be placed in Bedford Place by the Georgia Power Company or Southern Bell Telephone and Telegraph Company.

We recognize that there will be a time delay in approving the Bedford Pine Project, but we are of the opinion that we should receive fifty percent credit in the Buttermilk Bottoms Project and the remaining fifty percent in the Bedford Pine Project when the project is placed into execution.

In our meeting on Thursday, March 2, Mr. Nixon volunteered to coordinate the street improvements in Bedford Place as well as other streets in the Buttermilk Bottoms area with Georgia Power Company, Southern Bell Telephone and Telegraph Company, City Traffic Engineer, and other interested parties. I believe that this will be a very beneficial undertaking inasmuch as Mr. Nixon controls the installation of sidewalks, curbing, and street pavings.

Recently we had the opportunity of visiting with you and members of the Housing and Urban Development Agency to discuss the particulars of the utility contracts between the Atlanta Housing Authority, City of Atlanta, Georgia Power Company and Southern Bell Telephone and Telegraph Company.

Mr. Les Persells
Page 2
March 7, 1967

In our conference it was pointed out by officials of HUD that further legal study should be given to the agreements, and they would advise us at a later date as to their findings. I believe that it would be very desirable to have these contracts executed prior to any work being undertaken by either Georgia Power Company or Southern Bell Telephone and Telegraph Company.

I would appreciate your advising as soon as possible of anything that we might do in order to hasten the execution of these agreements.

Yours very truly,



Charles L. Davis
City Comptroller

GLD:dhf

cc: Mr. R. Earl Landers
Mr. Ray A. Nixon

February 23, 1967

049
050972

Dean William S. Jackson
Atlanta University
223 Chestnut Street, S. W.
Atlanta, Georgia 30314

Dear Dean Jackson:

Thank you for your letter and the copy of your
letter to the Atlanta Housing Authority.

I am grateful for your deep interest in the
improvement of our public housing program.

With best wishes, I am

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

ATLANTA UNIVERSITY

ATLANTA, GEORGIA 30314

February 22, 1967

SCHOOL OF SOCIAL WORK



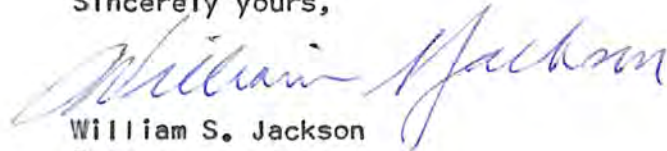
The Honorable Ivan Allen, Jr.
Mayor, City of Atlanta
City Hall
Atlanta, Georgia

Dear Mayor Allen:

I am sending you a copy of the letter which was sent to Mr. Edward Sterne, Chairman of the Atlanta Housing Authority. Although it outlines the observations of a class of second year graduate students of social work, it expresses also my concerns and hopes for slum clearance, urban renewal, and public housing.

As a responsible citizen and a professional social worker I feel that it is my duty to share with the Authority and you any suggestions I may have which I believe will contribute to the improvement of our public housing program and enhancement of the lives of the citizens served by the Atlanta Housing Authority.

Sincerely yours,



William S. Jackson
Dean

WSJ/ecs
Enclosure
cc: Mr. Sterne



February 22, 1967

Attorney Edward Sterne
Chairman, Atlanta Housing Authority
Trust Company of Georgia Building
Suite 639
36 Edgewood Avenue, S. E.
Atlanta, Georgia 30303

Dear Attorney Sterne:

Last May, my class in "Issues in Social Work" had the opportunity to tour some of Atlanta's slums and urban renewal sites as the guest of the Citizens Advisory Committee for Urban Renewal. We found the tour to be of untold educational value because it gave the students the opportunity to observe first hand the vast need for slum clearance, urban renewal and the concomitant problems of the people directly affected by these important programs.

We were heartened by the efforts that the Atlanta Housing Authority is making to provide adequate housing for low-income families. We recognized, too, the almost insurmountable task you and the Board has in planning such a vast program. The class was aware of the proposed renewal and slum clearance program which the Authority is implementing, or has on the drawing board and complimented the Authority for its foresight and vision.

The class was disturbed, however, about some aspects of the program. They were left with the impression that urban renewal became "urban removal" for many of the Negro families. It was the strong feelings of the class that the City of Atlanta did not have enough concern nor did it assume responsibility for setting up an adequate relocation program for all the displaced families who needed help.

The students agreed that groups of people cannot stand in the way of economic progress. It is the responsibility of our city and federal government to see that citizens are not hurt too greatly in bringing about physical and economic change. They saw the need for a strong relocation program, sponsored by the City of Atlanta, whose services, listings, and resources are available to displaced families without discrimination as to race, color, or creed. Although a relocation program is sponsored by the Housing Authority, it is too limited to meet the present and future needs which slum clearance and urban renewal will create.

During the tour, we visited the Antoine Graves Homes on Hilliard Street, S. E., and the John O. Chiles Homes in the West End. On reviewing these two new public facilities for the aging, we were aware immediately of the vast difference in the appearance, appointments, and the surroundings. The Graves Homes was, by far, the less attractive. In fact, the bars in the front reminded us of a prison entrance. On the other hand, the Chiles Homes has an attractive entrance which appears to extend you a friendly welcome as you approach the building. The general color scheme of the Chiles Homes is bright and cheery while the scheme at the Graves Homes is a dull prison gray. The view we had from the balcony of one of the apartments of the Graves Homes was far from inspiring because it looked out on a junk yard. The surroundings of the Chiles Homes was pleasant and invigorating.

We understood that the two projects were constructed, or the plans for them had been completed before the implementation of the Civil Rights Act of 1964 and 1965. The foregoing reactions have real pertinence since we were informed that the Graves Homes initially had all Negro tenants while the families in the Chiles Homes were white. It was our opinion that they were constructed under the old practice and policy of "separate and unequal" where housing for Negroes were concerned. We were happy to note that with the growing trend toward integration in Atlanta's public housing program, there is no further need for this invidious differentiation in the quality of public housing which is available for citizens who need and qualify for it.

As we analyzed the needs of the families displaced by slum clearance and urban renewal we agreed that just moving families from slums into public housing does not automatically change the living habits. Bad habits as well as good habits are transferred along with the families from slums to public housing. If these families are to be helped to live fully, they have to be taught how to live in an improved housing situation.

These families bring from the slums their problems--inadequate education, juvenile delinquency, broken homes, poor health, poor management of money, exploitation by unscrupulous salesmen are but a few. Thus, the Housing Authority becomes more than a real estate agent than rents living space to a tenant. It has the obligation as well to help these people in the socialization process. Thus, adequate recreational services, community and social services must be a primary concern of the Housing Authority. We felt that a Department of Social Service should be established as an official arm of the Atlanta Housing Authority. It should be adequately staffed with qualified staff which can help families with social, educational, economic, and health problems which interfere with their achievement of self-realization.

We were of the opinion that the membership of the Authority should be broadened to permit greater representation from areas other than business and industry and law. Physical and social planning should be a joint enterprise with the helping profession involved in a meaningful way at the level of planning where they can be effective. There is the growing recognition of the contributions that experts in the field of social welfare can make to public housing when social rehabilitation is needed, and in developing a preventive approach to social disintegration. We recommend that the Authority considers the appointment to the body qualified professionals in the field of social welfare.

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON

JOHN O. CHILES

FRANK G. ETHERIDGE



M. B. SATTERFIELD
EXECUTIVE DIRECTOR AND SECRETARY

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

GEORGE R. SANDER
TECHNICAL DIRECTOR

824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

February 17, 1967

The Honorable Fletcher Thompson
Member of Congress
House of Representatives
Washington, D. C.

Dear Sir:

Thank you for your letter of February 9, 1967, which arrived in my absence from the city. I am glad to have this opportunity to supplement and clarify the facts surrounding the report by the Comptroller General to the Congress, a copy of which you sent me.

As I am sure you know, the function of the General Accounting Office is to investigate the policies, procedures and performance of Federal agencies and not to conduct fiscal audits on local housing authorities. In this instance the General Accounting Office was reviewing the PHA policy on investments of funds held by housing authorities. Fiscal audits of all housing authorities are conducted by auditors of the PHA (now the HAA) itself.

The requirements of the PHA for the period covered were that there should be a forecast made quarterly to determine cash operating needs for that quarter, and to schedule the retention of ready cash for the purpose of meeting these needs. This requirement was being fully complied with for the entire period. The basis for that policy is found in the Annual Contributions Contract between the Atlanta Housing Authority and the PHA, Section 202, Paragraph E of Part II: "If at any time the Local Authority has monies on deposit in the General Fund in excess of the prudently estimated needs for the next 90 days, such excess funds shall be invested, etc." The fiscal audits conducted by PHA for the period 1960 through 1963 investigated our investments and found no fault. The PHA auditor in 1963, however, pointed out that the Atlanta Housing Authority had \$10,000 of operating funds, not excess funds, on deposit in three dormant bank accounts which could have been invested. This was done. In retrospect, after GAO had raised the question, PHA took the position that their auditors had been too conservative in previous years.

February 17, 1967

Reference to this will be found on Page 24 of the GAO Report in Appendix No. II. In the 1964 audit, which was conducted after GAO had visited us, the PHA audit recommended use of a method outlined in the Local Housing Authority Handbook. This suggested method was not available to us for the first 3 1/4 years of the report period. Furthermore, even after receiving it we were using a 60-day projection period instead of the 90 days required, and felt that our years of experience provided an equally sound and accurate basis for cash requirement estimates as did the guidelines.

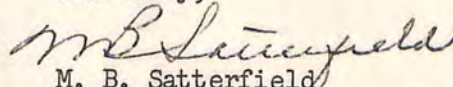
We disagree with the General Accounting estimates as to how much might have been earned on additional interest revenue during the 12 months ended May 31, 1964. Balances on hand fluctuate sharply so that the average cash balance is no index of the continuing opportunity to invest funds. A large number of separate accounts is involved. Dates of large payments are sometimes deferred for good reason. However, when looking back at what had occurred in previous months, the GAO was able to cite as a possibility a narrow margin between cash on hand and estimated needs. More importantly, to achieve the narrow margin which the GAO achieved, could not be done in advance without very frequent reviews requiring a large increase in the amount of employee time required, and the increased interest earnings would be gross, and not net, savings.

While the GAO estimated that an earning of \$12,000 could have been made, an audit by PHA immediately afterward came up with a smaller figure. It was our estimate at that time that the net saving, taking into consideration employee time and other overhead, would be a smaller portion of the \$12,000 and, in fact, might be virtually offsetting. At any rate, as you will see from our remarks on pages 26, 27 and 28 that we went far beyond the guidelines proposed by the Management Manual¹ and adopted a regular semi-monthly review, plus individual reviews when large funds were received between semi-monthly reviews. This was done prior to September 9, 1965. Shortly thereafter we went to regular weekly reviews, a practice which we suggested to PHA be made national policy. Although PHA did not accept our suggestion in that form, we understand that this is being recommended and used widely.

We in the Authority were surprised and disappointed that both Atlanta newspapers released the story without giving us an opportunity to respond and that the story, which was filed from Washington, appeared to have overlooked the material contained in Appendix III of the report itself, which if carefully read throws a somewhat different light on the report.

Please let us know if there is any additional information which you wish.

Sincerely,


M. B. Satterfield
Executive Director

MBS:dm

FLETCHER THOMPSON
5TH DISTRICT OF GEORGIA

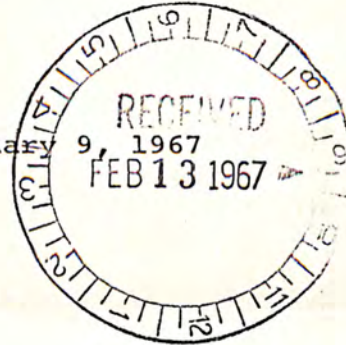
RICHARD ASHWORTH
ADMINISTRATIVE ASSISTANT

327 OLD POST OFFICE BUILDING
ATLANTA, GEORGIA

1641 LONGWORTH BUILDING
WASHINGTON, D.C.

Congress of the United States
House of Representatives
Washington, D.C.

February 9, 1967



Mr. W. B. Satterfield
Manager
Atlanta Housing Authority
Atlanta, Georgia

Dear Mr. Satterfield:

Enclosed you will find a copy of a report to the Congress just issued by the Comptroller General covering activities of local housing authorities throughout the United States, including the Housing Authority of the City of Atlanta.

I was deeply distressed by the Comptroller General's comments on the Atlanta authority operations on pages 8-11, though the report eventually concludes that HACA is now handling its fiscal affairs "in accordance with guidelines in the HAA management handbook."

To say the least, the Comptroller's comments indicate there is much to be desired in fiscal management practices of the period covered in the report -- practices which cost HACA thousands of dollars in interest revenue on its excess funds. I call this matter to your attention in the hope that you may want to consider corrective legislation amending the Housing Authority Act during this session of the General Assembly to avoid such occurrences in the future.

Certainly, it would seem difficult to defend the loss of such revenues through the practices commented upon at a time when the city is seeking additional funds for low-rent housing.

With kindest regards, I am

Sincerely yours,

A handwritten signature in cursive script that reads "Fletcher".

FLETCHER THOMPSON
Member of Congress

FT/bb

February 17, 1967

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

Dear Mr. Persells:

This is to advise you that the agreement contained in our letter to you of November 18, 1964, whereby the City agreed to indemnify and save harmless the Atlanta Housing Authority from any damages or losses resulting from personal injury or property damage claims which flow from the City's or its contractor's occupancy applies to the parcels which are required for the widening of Chestnut Street in the Buttermilk Bottoms - North Avenue Urban Redevelopment project.

It is our understanding that the above parcels have been cleared, and you are now ready to extend the right of entry for the City to undertake street construction.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:lp

CC: Mr. Rodney Cook
Mr. Edwin Sterne
Mr. Roy Elrod



HOUSING AUTHORITY

OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

February 15, 1967

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

*Earl
In this OK?*

Dear Mayor Allen:

The Authority has previously given the City permission to enter on certain portions of the Authority-owned land in the Buttermilk Bottoms - North Avenue Urban Redevelopment project for the purpose of undertaking work in connection with the construction of the Auditorium.

We have cleared certain parcels which are required for the widening of Chestnut Street in the project area and are now able to extend the right of entry for the City to undertake street construction.

It is our understanding that your letter of November 18, 1964, stating that the City's agreement to indemnify and save harmless the Atlanta Housing Authority from any damages or losses resulting from personal injury or property damage claims which flow from the City's or its Contractor's occupancy, applies to this additional area.

Very truly yours,

Lester H. Persells
Director of Redevelopment

cc: Mr. Earl Landers
Mr. Rodney Cook
Mr. Edwin Sterne
Mr. Roy Elrod



hinda - Write usual letter on this.

HOUSING AUTHORITY OF THE CITY OF **ATLANTA, GEORGIA**
824 HURT BUILDING • ATLANTA, GA. 30303 • 523-6074

February 15, 1967

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

Dear Mayor Allen:

The Authority has previously given the City permission to enter on certain portions of the Authority-owned land in the Buttermilk Bottoms - North Avenue Urban Redevelopment project for the purpose of undertaking work in connection with the construction of the Auditorium.

We have cleared certain parcels which are required for the widening of Chestnut Street in the project area and are now able to extend the right of entry for the City to undertake street construction.

It is our understanding that your letter of November 18, 1964, stating that the City's agreement to indemnify and save harmless the Atlanta Housing Authority from any damages or losses resulting from personal injury or property damage claims which flow from the City's or its Contractor's occupancy, applies to this additional area.

Very truly yours,

Lester H. Persells
Director of Redevelopment

cc: Mr. Earl Landers, ✓
Mr. Rodney Cook
Mr. Edwin Sterne
Mr. Roy Elrod

C O P Y

January 18, 1967

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

Dear Mr. Persells:

This is to advise you that the agreement contained in our letter to you of November 18, 1964, whereby the City agreed to indemnify and save harmless the Atlanta Housing Authority from any damages or losses resulting from personal injury or property damage claims which flow from the City's or its contractor's occupancy applies to:

1. The properties required for the relocation and widening of Butler Street from Baker to Forrest Avenue.
2. The properties required for the widening of Forrest Avenue from Piedmont to Bedford Place.
3. The properties required for the widening of Bedford Place from Merritts Avenue to North Avenue.

It is our understanding that the above parcels have been cleared, and you are now ready to extend right of entry.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:lp

Linda-White usual letter
on this.



HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA, GA. 30303 • 523-6074

January 17, 1967

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

Dear Mayor Allen:

The Authority has previously given the City permission to enter on certain portions of the Authority owned land in the Buttermilk Bottoms - North Avenue Urban Redevelopment project for the purpose of undertaking work in connection with the construction of the Auditorium.

We have cleared certain parcels which are required for the widening of streets in the project area and are now able to extend the right of entry for the City to undertake street construction. These areas include:

1. The properties required for the relocation and widening of Butler Street from Baker to Forrest Avenue.
2. The properties required for the widening of Forrest Avenue from Piedmont to Bedford Place.
3. The properties required for the widening of Bedford Place from Merritts Avenue to North Avenue.

It is our understanding that your letter of November 18, 1964, stating the City's agreement to indemnify and save harmless the Atlanta Housing Authority from any damages or losses resulting from personal injury or property damage claims which flow from the City's or its Contractor's occupancy, applies to this additional area.

Very truly yours,

Lester H. Persells
Director of Redevelopment

cc: ✓ Mr. Earl Landers
Mr. Rodney Cook
Mr. Edwin Sterne
Mr. Roy Elrod

C O P Y

January 30, 1967

Mrs. R. B. Lewis
928 Wilkes Circle, N. W.
Apartment 476
Atlanta, Georgia

Dear Mrs. Lewis:

This will acknowledge receipt of your letter of January 27th regarding the requirements for public housing.

As this is administered by the Atlanta Housing Authority, I am forwarding your letter to the Director for further reply.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Atlanta Housing Authority



HOUSING AUTHORITY

OF THE CITY OF ATLANTA, GEORGIA
824 HURT BUILDING • ATLANTA 3, GA. • JACKSON 3-6074

January 17, 1967

*Earl
In flux OK?*

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

Dear Mayor Allen:

The Authority has previously given the City permission to enter on certain portions of the Authority owned land in the Buttermilk Bottoms - North Avenue Urban Redevelopment project for the purpose of undertaking work in connection with the construction of the Auditorium.

We have cleared certain parcels which are required for the widening of streets in the project area and are now able to extend the right of entry for the City to undertake street construction. These areas include:

1. The properties required for the relocation and widening of Butler Street from Baker to Forrest Avenue.
2. The properties required for the widening of Forrest Avenue from Piedmont to Bedford Place.
3. The properties required for the widening of Bedford Place from Merritts Avenue to North Avenue.

It is our understanding that your letter of November 18, 1964, stating the City's agreement to indemnify and save harmless the Atlanta Housing Authority from any damages or losses resulting from personal injury or property damage claims which flow from the City's or its Contractor's occupancy, applies to this additional area.

Very truly yours,

Lester H. Persells

Lester H. Persells
Director of Redevelopment

cc: Mr. Earl Landers
Mr. Rodney Cook
Mr. Edwin Sterne
Mr. Roy Elrod