

## MINUTES

### Reorganizational Meeting

### Housing Resources Committee

May 8, 1969

The Reorganizational Meeting of the Housing Resources Committee was held at 10:00 A.M., Thursday, May 8, 1969, in Committee Room 2, Second Floor, City Hall. Members of the Low-Income Housing Coordinating Group was also invited.

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

Chairman Alexander opened the meeting by greeting the new members and thanking all the members for attending the meeting. The Chairman then introduced Mayor Allen.

Mayor Allen opened his remarks by congratulating the Committee on its many accomplishments in eliminating slums in Atlanta and providing better housing conditions. He praised recent accomplishments in Public Housing and stated that the City of Atlanta requires more Public Housing to meet the needs of its lowest income people. Mayor Allen stated that more and more of the City's slums are being cleared away, but there are still too many slum pockets left over the City, and that the standards of the Housing Code are being constantly increased. He said that he would like to see for every new housing development, a slum pocket in the City be cleared away. He stated that the Federal Government is helping with the problem of housing, because the City does not have enough revenue to support or finance these projects. Mayor Allen particularly praised the Housing Authority for its assistance, cooperation and ability to cope with the low-income housing situation in Atlanta.

Mayor Allen also stated that so far this year the Building Permits (primarily for Industrial and Commercial construction) have increased about 50% above last year, which was a record year.

Mayor Allen then went on to explain the letter he wrote to Chairman Alexander on April 3, 1969, giving new direction to the Housing Resources Committee.

Mayor Allen stated that several changes have occurred in legislation, which are the Model Cities Act of 1966, the Fair Housing Act of 1968 and the Housing Act of 1968 that have changed the housing goals and needs of the City of Atlanta.

He then stated that since the Housing Resources Committee has asked his office for new instructions, he suggested that the following areas be investigated and action initiated during 1969:

1. The Planning Department has been instructed by the Planning and Development Committee of the Board of Aldermen to conduct a total review and evaluation of our housing efforts to date, along with a redefinition of total housing needs by location, type, size and rentals and sales price ranges.

Mayor Allen said that the HRC should be involved in this matter and assist the Planning Department in the development of the scope of this study and in obtaining political acceptability and support. At present a joint Atlanta-Fulton County Housing study is being proposed.

2. Eric Hill and Associates has just completed its report for the Model Neighborhood Program. This report contains much food for thought in the area of lowering the costs of low-income housing. HRC should take the initiative and explore ways and means to implement those pertinent recommendations deemed feasible on a city-wide basis.
3. Conventional urban renewal projects, the Neighborhood Development Program and Model Cities Program can provide much needed land for housing development and improvement purposes. In this regard the HRC can assume a very important role.
4. Outside of the boundaries of conventional urban renewal projects, the Neighborhood Development Program and Model Cities Program, the procurement and development of sites for housing can best be expected to come along by themselves because of the momentum generated in the initial two years. If there is a need for prodding here, it is in the direction of placing greater emphasis in outlying areas of the City on single-family, public housing and higher density public housing in close proximity to the central core of the City. HRC can be most helpful in providing this type of direction to city development, and
5. In general, the new housing units which have been developed were intended as replacement housing for slum properties. Yet, slums still exist. In the future, HRC should seek to devise and implement ways and means through which one slum structure would be demolished

for each new low-cost housing unit created. Unless this is done immediately, the same slums will be with us indefinitely.

Mayor Allen stated that low-income housing usually improves the neighborhood after it has been developed. He stated that he does not believe that large tracts of land are going to be zoned this year (because of impending political elections) in residential areas for low-income housing. Probably the land surrounding already existing housing developments can be expanded and some new developments, perhaps in the outlying areas.

Mr. Alexander agreed with Mayor Allen on the elimination of slums in the Atlanta area and emphasized the importance of the Mayor's role in the overall program.

Mr. Alexander then commented on the Broad Functions set up for the Committee (copies distributed and with file copy only of these minutes). He explained the functions of the Business Participation and Finance Panel, Construction and Design Panel, the newly organized Housing Locations, newly organized Housing Restudy, Legal, newly organized Moderate and Upper Income In-Town Housing, Public Relations and Social Aspects Panels of the Committee.

At this point, Mr. Archer D. Smith, III, Chairman of the Legal Panel, asked Mayor Allen if his new direction letter to the Chairman meant that the Housing Resources Committee should discontinue its previous efforts in promoting sites for low and medium income housing and assisting developers by supporting rezoning of certain proposed tracts considered appropriate for this purpose.

Mayor Allen responded that he did not intend to restrict activities of the HRC in any of its efforts in providing low-income housing; that his letter to Mr. Alexander was intended to re-define and provide direction for new additional efforts by the Committee.

Mr. Alexander then introduced Mr. M. B. Satterfield, retiring Executive Director of the Housing Authority. He praised Mr. Satterfield for his excellent contribution to the housing situation in the City of Atlanta, and as a token of the Committee's appreciation for Mr. Satterfield's cooperation, assistance and accomplishments in the Low-income Housing field, presented Mr. Satterfield with a copy of "Atlanta Century". Autographing was initiated by Mayor Allen.

Mr. Erwin Stevens of the Social Aspects Panel asked what the rent was for a single person who lives in a Public Housing unit. Mr. Satterfield explained the minimum is \$25.00 for a single

person, with utilities not more than \$10.00 additional; that in general the rent charged in Public Housing units is 20-21% of net family income.

The Chairman then introduced Mr. Cary Hooks, Director of FHA, to comment on funding and progress to date in Atlanta on FHA Low-income housing projects.

Mr. Hooks stated that under Section 221 d(3) in the Metropolitan Atlanta area there are 18 projects Completed with 1,944 units, Under Construction - 15 projects with 1,758 units and under Final Commitment, 5 projects with 628 units and 6 projects with 66 units under Conditional Commitments. Under Section 236 there are 7 projects with 233 units. This makes a total of 51 projects with 5,329 units. Mr. Hooks also stated that the Rockdale U. R. Project has 325 units Under Construction with an additional 825 units In Planning plus an additional 260 units. There are 300 of these units under the BMIR (Below Market Interest Rate).

Mr. Hooks stated that anyone with a project can talk to him about it.

Mr. Hooks commented on the funding of some of the low-income housing programs. He stated that there are no funds available under Section 236 which is taking the place of 221 d(3). Rent Supplement is in same situation and funding of \$100,000,000 has been requested. Some Section 236 and Rent Supplement funds have been reallocated. Section 235 (g) and 221 (h) program funds are still available. He stated that the 106 program provides for seed money to lend to nonprofit organizations with up to 80% loan, but admitted that none of these funds have been used in Atlanta and that the program is little known. Under Section 237 a person who has had bad credit can have a loan approved for him, if he has gone through the local counseling service and is so recommended by the counselors. The size of the loan has to be determined. The person has to go through the counseling service and there is not cost to the person himself.

Mr. Alexander asked Mr. Hooks what is the lowest cost per month for a 1-2-3 bedroom unit? Mr. Hooks answered that under Section 236 program it is \$108 for a 3-bedroom unit with a \$52.00 rent subsidy, which makes the total payment \$56.00; that Rent Supplement income limits are the same as for Public Housing. Mr. Hooks then stated that there are 300- Rent Supplement units in the Metropolitan area.

Chairman Alexander assigned three proposals by Eric Hill and Associates for updating and expanding housing needs studies to the Housing Study Panel for further study and to report back to the Executive Group.

He also assigned the National Coalition Draft Position paper on housing to the Business Participation and Finance Panel for study and report of recommendation to the Executive Group.

Chairman Alexander then called on Malcolm D. Jones, Housing Coordinator, to report on the Membership List of the HRC and the Summary - Status of Accelerated Low-Income Housing Program, January 15, 1969.

Col. Jones referred to the newly organized Membership List and stated that if any addresses or telephone numbers were wrong on the Membership List to please get in touch with the Housing Resources Committee office for any change. (Copies distributed and attached to file copy of Minutes)

Col. Jones then commented on the Summary of January 15, 1969, (copies distributed) stating that as of January 15, 1969, 3,365 units have been Completed, 6,559 units are Under Construction, and 8,335 units are In Planning with a total In Sight of 18,259, and Being Considered (in all categories) is an additional 7,630 units. In addition, 1,019 units have been leased for Public Housing; 800 of these are now occupied or available for occupancy. Also that 15,165 units have been reported by the Housing Code Division as repaired or rehabilitated; and explained that while these do not add additional units to the inventory, that it does increase the number of standard units available. He also pointed out the trend during 1963-68 of total housing permits in the City and showed that during the existence of the HRC, 2,469 units have been demolished under the Housing Code. He also referred to the Public Housing Summary, which was attached.

Chairman Alexander then announced that the Model Cities Executive Board was having a presentation by Eric Hill and Associates on May 14, 1969, at 10:30 A.M. in Committee Room 2, and all Members of the HRC are invited to attend. Eric Hill and Associates will present a Report to the Atlanta Model Cities Agency - "Lowering the Cost of Housing - Research on Strategy and Policy". (Subsequent to the meeting, the Construction and Design Panel was requested to attend the meeting and to make report and recommendation to the Executive Group for implementing on a city-wide basis appropriate portions of the Eric Hill and Associates proposals.)

Mr. Alexander then introduced Mr. Donald J. Roe and Mr. Bob Clayton, Citizens and Southern National Bank, who showed a film on the Savannah Project, a clean-up campaign last year by the Citizens and Southern National Bank.

The Film was very impressive and well received. It portrayed the cleaning up of the slums in the Savannah area,

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where students from White and Negro colleges worked together with the residents of the slums of Savannah.

The Chairman adjourned the meeting at 12:00 noon.

Respectfully submitted,

*Malcolm D. Jones*  
Malcolm D. Jones  
Housing Coordinator

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Encls: As stated (with file copy only)