

December 1, 1967

MEMORANDUM

To: Mayor Ivan Allen, Jr.

From: Malcolm D. Jones

Please note attached revised Summary of Rezoning for low-income housing, particularly the two sites (Browntown Road and Hollywood Road) checked in red on page 3, both of which are to come up for the second time December 7, before the Zoning Committee.

Collier Gladin informs me that the school situation appears satisfactory now, but that he has been unsuccessful in getting the Parks Department to state definitely when they expect to build a swimming pool in the Gun Club Road Park site; and the Water Pollution Control Division of the Construction Department to state when they expect to have the Proctor Creek Lift Station installed for the sewer disposal system; that without definite dates set for these two installations, the neighborhood opposition will continue to oppose and he predicts that both projects will go down the drain.

Suggest you do what you can before December 7 to get definite dates established for these two installations.

Respectfully ,

Malcolm D. Jones

Enclosure: Summary of Rezoning

cc: Mr. Dan Sweat ✓
Mr. Cecil Alexander

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

November 7, 1967

Members of the Board of Aldermen
City Hall
Atlanta, Georgia

Gentlemen:

During the past two to three months the Planning Department has been conducting a study of community problems in the Northwest Browntown Area. The study developed out of the Browntown zoning issue on August 10, 1967.

The Browntown zoning issue concerned a hearing before the Zoning Committee on a request for a change in zoning of a portion of property covering about fifty acres and located north of Browntown Road and west of James Jackson Parkway from light industrial to apartments. The purpose of the rezoning was to allow the construction of 510 low cost housing units under the "turnkey" program for public housing.

However, due to concern by residents of the area that current school, park and sewer facilities are already inadequate for the existing population and would be further overburdened by the new development, the Zoning Committee recommended adversely on the request for rezoning. In the Planning Department's efforts to find new ways in developing citizen involvement in the planning process, we assigned two planners to conduct a study so that both residents and city officials would have a sounder framework for dealing with the community's problems.

Enclosed herewith is a copy of the study entitled "Northwest-Browntown Area, A Community Study". It is hoped that upon review by the Planning & Development Committee the study will be adopted as a preliminary plan for the Northwest Browntown Area.

Sincerely yours,

A handwritten signature in cursive script that reads "Collier B. Gladin".

Collier B. Gladin
Planning Director

CBG/jp

WOODWARD-THOMPSON CO.

COMMERCIAL-INDUSTRIAL-ACREAGE SALES

SUITE 113 - 1705 COMMERCE DRIVE, N. W. - ATLANTA, GEORGIA 30318

October 20, 1967

Mr. Matthew D. Bystry
The Whiting-Turner Contracting Co.
2970 Peachtree Road, N. W.
Atlanta, Georgia 30305

Re: Browntown Site

Dear Matt,

On Tuesday, October 17th, Tom Bane, Peter Labrie, Bob Cousins, and I met with Dr. Darwin W. Womack, Assistant Superintendent for School Plant Planning and Construction to discuss a school site for the Browntown Road project. It was decided that a 1,000 pupil grammar school requiring 10 acres of land must be co-ordinated on the site to insure over-all proper planning for a Public Housing Development. In order to obtain the best possible site planning, it was requested that your Land Planner incorporate the school site into the master site plan. From a practical standpoint, the School Board would agree to a 3 to 5 acre school site if an adjoining 5 to 7 acre recreational area can be provided and designed for use both by the school and the adjoining housing development.

Peter Labrie indicated that his over-all Community Planning report will be ready for presentation to the Community Civic Leaders the week of October 23rd. While we are not certain that the revised Land Plan will necessarily have to be approved by this same Community group, I have obligated your company to have it available on October 27th in order that the Planning Department, the Housing Authority, and the School Board can indicate their preliminary approval. Our most important date is November 9th, on which date the full Aldermatic Board must re-introduce the site for zoning which will occur on December 7th. It is our best judgement that successful re-zoning will require the effected Community's active support. We are hopeful that Peter Labrie's Community Planning report will be accepted by the Community, and that the Community, in turn, will remove their opposition to the Browntown re-zoning.

Sincerely,



William H. Woodward

WHW/lm

Copies: Mr. Collier Gladden, Mr. Dan Sweat,
Mr. Peter Labrie

August 3, 1967

HOUSING RESOURCES COMMITTEE
General Functions

1. To promote low-cost housing and facilitate its construction in Atlanta on an accelerated basis.
2. To bring together the various interests needed to produce housing.
3. To insure that the human factors in housing are given full play.
4. To inform the public of the housing problem in Atlanta.

(The Housing Resources Committee office is located in City Hall, Room 1204. It maintains liaison with builders and developers, acts as a clearing house for information pertaining to low-cost housing, to include listing of available sites and interested developers, coordinates committee activities and keeps the Mayor informed as to progress of the program.)

Functions of Housing Resources Committee Panels

Suggested Functions for the Committee Panels

(Not necessarily limited to the following).

Panels are encouraged to use own initiative.

Legal

- a. To investigate and make available information on laws governing Federal, State and City, related to housing.
- b. To review existing local laws governing housing and make recommendations for improvements.
- c. To make specific recommendations regarding code enforcement.
- d. To act as legal resource to the Committee as a whole.

Construction and Design

- a. To review present codes and construction practices in order to recommend improvements in terms of expediting and making housing more economical.
- b. To investigate new methods of producing housing with special attention to prefabrication.
- c. To seek out and encourage contractors and architects interested in low-cost housing design.
- d. To recommend methods of making rehabilitation of existing housing feasible and profitable.

Finance and Non-profit Funds

- a. To seek out and make available pertinent information relative to financing of housing.
- b. To encourage money sources to make funds available for financing low-cost housing.
- c. To seek and recommend new ways to finance low cost housing.
- d. To compile information regarding non-profit funds.
- e. To compile information relative to Federal participation in non-profit funds.
- f. To aid in the establishment of non-profit funds for low cost housing and to promote and interest sponsors in the program.
- g. To counsel with those controlling existing and or new funds.
- h. To promote creation of a non-profit Housing Development Corporation in Atlanta.

Public Housing

- a. To aid the Housing Authority in the completion of its Public Housing program.
- b. To seek out and report on new methods of financing and producing public housing across the country.
- c. To familiarize themselves with the Atlanta public housing program and to visit all existing projects.
- d. To encourage provision for adequate social services activities in public housing.
- e. To make recommendations regarding future public housing.

Land

- a. To determine available land resources for low-cost housing and make recommendations thereon.
- b. To seek out and catalogue land available for low-cost housing.
- c. To keep in touch with realtors concerning available land.
- d. To recommend neighborhoods for concentrated rehabilitation efforts.

Social Problems

- a. To provide for temporary housing as needed, for people being displaced either for rehabilitation or resettlement.
- b. To coordinate housing with agencies involved in the depressed areas, such as the Community Chest, Community Council and EOA.
- c. To enlist assistance groups such as churches, garden clubs, and civic clubs in problems related to housing.
- d. To look for gaps in the housing program which are not being met by any existing or projected programs.
- e. To seek means of providing positive assistance to home owners in Housing Code enforcement cases, on a city-wide basis, where dire hardship is involved.
- f. To seek ways of involving residents of depressed areas in self-help programs.

Business Participation

- a. To seek out and interest large local and national corporations in demonstration housing projects and or building low-cost housing or rehabilitating existing housing in the Atlanta area.
- b. To encourage local business firms to actively participate in and assist the low-cost housing program.
- c. To encourage business participation in education of low-cost housing residents in assuming occupant responsibilities for maintaining in good condition the dwellings and premeses in which they reside.

Public Information

- a. To disseminate through the public media, as a Public Service, talks written material, and information relating to the low-cost housing problems in Atlanta.
- b. Thru articles, editorials, panel discussions and spot announcements to emphasize special features and problems of the program, as determined by the Executive Group of the HRC, and to suggest solutions.

WOODWARD-THOMPSON CO.

COMMERCIAL-INDUSTRIAL-ACREAGE SALES

SUITE 113 - 1705 COMMERCE DRIVE, N.W. - ATLANTA, GEORGIA 30318

October 20, 1967


Dr. Darwin W. Womack,
Assistant Superintendent for
School Plant Planning and Construction
224 Central Avenue, S. W.
Atlanta, Georgia 30303

Dear Dr. Womack:

Thank you for meeting with Peter Labrie, Tom Bane, Bob Cousins, and myself Tuesday, October 17th. While we have not obtained final approval, we are hopeful that the Housing Authority can cooperate with the School Board in providing recreational space that can be used jointly. Whiting-Turner's Land Planner is revising the site plan, and we expect to have the site plan available for both your and the Housing Authority's approval on October 27th.

We are doing our dead level best to gain the Community's approval of this plan by November 4th in order that the site can formally be re-submitted for re-zoning by the full Aldermatic Board at their November 9th meeting. We will be back to see you just as soon as the revised site plan is received. Thank you again for your cooperation.

Sincerely,


William H. Woodward

WHW/lm

Copies: Mr. Matthew D. Bystry
Mr. Collier Gladden

WOODWARD-THOMPSON CO.

COMMERCIAL-INDUSTRIAL-ACREAGE SALES

SUITE 113 - 1705 COMMERCE DRIVE, N.W. - ATLANTA, GEORGIA 30318

September 11, 1967

Mr. Matthew D. Bystry
The Whiting-Turner Contracting Co.
2970 Peachtree Road, N. W.
Atlanta, Georgia 30305

Re: Browntown Road


Dear Matt,

Dan Sweat tells me that the Planning Department appears to be making significant progress in solving the basic problems surrounding the Browntown Site, and that he is encouraged about the possibility of re-zoning the 52 acres if we coordinate our efforts properly.

It is suggested that we have the preliminary Site Plan ready for discussion no later than September 25th. To confirm our previous discussions, it will be advantageous to create as much buffer as possible behind the single family residences on Browntown, and also to leave undeveloped as much as possible of the remaining vacant Browntown frontage. Consistent with good land planning that will meet with Housing Authority and HUD approval, the buffers will be a strong persuader when we attempt community approval prior to the next re-zoning hearing.

I will be in touch with you as more specific plans are formulated.

Sincerely,



William H. Woodward

Copies: Ralph Pass, Jack Izard, English Robinson,
Hamilton Douglas, Jr., Dan Sweat

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May 31, 1967

HOUSING RESOURCES COMMITTEE

Mr. Cecil A. Alexander, Chairman
Housing Resources Committee
Finch, Alexander, Barnes, Rothschild and Paschal, Architects
10th Floor Standard Federal Building
44 Broad Street, N. W.
Atlanta, Georgia

Dr. Sanford S. Atwood, Co-Chairman
Housing Resources Committee
President, Emory University
Atlanta, Georgia 30322

Dr. Benjamin E. Mays, Co-Chairman
Housing Resources Committee
President, Morehouse College
Atlanta, Georgia

PANELS

LEGAL

Mr. Charles L. Weltner, Attorney
The First National Bank, Suite 2943
2 Peachtree Street
Atlanta, Georgia

Acting Chairman

Mr. Donald Hollowell, Regional Director
Equal Employment Opportunity Commission
1776 Peachtree Street, N. W.
Atlanta, Georgia

Honorable Luther Alverson, Judge
Fulton County Superior Court
136 Pryor Street, S. W.
Atlanta, Georgia

Mr. Archer D. Smith III, Attorney
Harmon and Thackston
1944 National Bank of Georgia Bldg.
Atlanta, Georgia

Mr. Norman L. Underwood, Attorney
Sanders, Hester and Holley
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Dr. Edwin Harrison, President
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Atlanta, Georgia

Chairman

Mr. Herman J. Russell, Contractor
504 Fair Street, S. W.
Atlanta, Georgia 30313

Mr. Moreland Smith, Director
Urban Planning Project
Southern Regional Council
5 Forsyth Street, N. W.
Atlanta, Georgia

Vice-Chairman

Rev. John A. Middleton, President
Morris Brown College
673 Hunter Street, N. W.
Atlanta, Georgia

Mr. Henry F. Alexander, Builder
2439 Fernleaf Court, N. W.
Atlanta, Georgia

Mr. James Moore, President
Atlanta Labor Council
15 Peachtree Street, N. E.
Room 208
Atlanta, Georgia 30303

FINANCE

Dean Harding B. Young
Atlanta University
223 Chestnut Street, S. W.
Atlanta, Georgia

Mr. Lee Burge, President
Retail Credit Company
P. O. Box 4081
Atlanta, Georgia 30302

Chairman

Mr. Butler T. Henderson
Assistant to Dr. Mays
Morehouse College
223 Chestnut Street, S. W.
Atlanta, Georgia

FINANCE (continued)

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The Citizens and Southern National Bank
P. O. Box 4899
Atlanta, Georgia 30303

Mr. Joseph Earle Birnie, President
The National Bank of Georgia
Peachtree at Five Points
Atlanta, Georgia 30303

Mr. Augustus H. Sterne, President
The Trust Company of Georgia
36 Edgewood Avenue, N. E.
Atlanta, Georgia 30303

Mr. Gordon Jones, President Vice-Chairman
The Fulton National Bank
P. O. Box 4387
Atlanta, Georgia 30302

NON-PROFIT FUNDS (Combined with Finance Panel)

Mr. A. B. Padgett, Executive Director
Metropolitan Foundation of Atlanta
1423 Candler Building
Atlanta, Georgia 30303

Mr. Hamilton Douglas, Jr., Attorney
National Bank of Georgia Building
Atlanta, Georgia

Rev William Holmes Borders, Pastor
Wheat Street Baptist Church
1426 Mozley Drive, S. W.
Atlanta, Georgia

Dr. Rufus Clement, President
Atlanta University
223 Chestnut Street, S. W.
Atlanta, Georgia

Mr. John Wilson, President
Horne Wilson Company
163 Peters Street, S. W.
Atlanta, Georgia 30313

NON-PROFIT FUNDS (continued)

Mr. Albert Love
Executive Vice President
The McCall Corporation
P. O. Box 1000
Doraville, Georgia 30040

Mr. Scott Houston, Jr., Executive Director
Wesley Woods Apartments
P. O. Box 15468
Atlanta, Georgia 30333

PUBLIC HOUSING

Mr. Edwin L. Sterne, Chairman
Housing Authority of the City of Atlanta
639 Trust Company of Georgia Building
Atlanta, Georgia 30303

Dr. Albert Manley, President
Spelman College
350 Leonard Street, S. W.
Atlanta, Georgia

Mr. Leonard Reinch, President
Cox Broadcasting Company
1601 West Peachtree Street, N. E.
Atlanta, Georgia

Mr. Clarence D. Coleman Regional Director Acting Chairman
National Urban League
78 Marietta Street, N. W.
Atlanta, Georgia

Mr. Charles F. Palmer, President
Palmer, Inc., Palmer Building
41 Marietta Street
Atlanta, Georgia 30303

SOCIAL PROBLEMS (continued)

Mr. Erwin Stevens, Chairman
Citizens Central Advisory Committee, E.O.A.
799 Parsons Street, S. W.
Atlanta, Georgia

Mr. Lewis Cenker, Attorney
2045 Manchester, N. E.
Atlanta, Georgia

BUSINESS PARTICIPATION

Mr. Virgil Milton Chairman
3626 Tuxedo Road, N. W.
Atlanta, Georgia

Mr. Edward L. Simon, Auditor Vice-Chairman
Atlanta Life Insurance Company
148 Auburn Avenue, N. E.
Atlanta, Georgia

Mr. Harlee Branch, President
The Southern Company
3390 Peachtree Road, N. E.
Atlanta, Georgia

Mr. C. Arthur Jenkins
Director, Industrial Relations
Lockheed Company
Marietta, Georgia 30060

Mr. Roland Maxwell, President
Davison's Department Stores
180 Peachtree Street, N. W.
Atlanta, Georgia

PUBLIC INFORMATION

Mr. James L. Townsend
Townsend and Associates
1014 Healey Bldg.
Atlanta, Georgia

PUBLIC INFORMATION (continued)

Mr. Dale Clark
Director of Public Affairs
WAGA-TV
1551 Briarcliff Road, N. E.
Atlanta, Georgia

Chairman

Mr. Ray Moore
News Director
WSB-TV
1601 West Peachtree Street, N. E.
Atlanta, Georgia 30309

Mr. Jim Wood
News Director, WACK
110 Edgewood Avenue, N. E.
Atlanta, Georgia

Vice-Chairman

STAFF

ROOM 1204, CITY HALL

Tel. 522-4463, Ext, 430

Malcolm D. Jones, Director
W. W. Gates, Consultant
Miss Joyce McKnight, Secretary

Public Housing

Edwin L. Sterne, Chairman, Housing Authority of the City of
Atlanta
Dr. Albert Manley, President, Spelman College
Leonard Reinch, President, Cox Broadcasting Company
Clarence Coleman, Regional Director, National Urban League
Acting Chairman
Charles R. Palmer, President, Palmer, Inc.

Land Acquisition

W. L. Lee, President, Atlanta Gas Light Company
C. R. Yates, President, Yates-Milton Stores
Dr. Vivian Henderson, President, Clark College Acting Chairman
Jim E. Land, Chief Engineer for Georgia, Southern Bell Telephone
& Telegraph Co.

Social Problems

Charles O. Emmerich, Administrator, Economic Opportunity Atlanta,
Inc.
Duane Beck, Director, Community Council of the Atlanta Area, Inc.
Mrs. Sujette Crank, Social Director, Neighborhood Services, E.O.A.
Dr. T. Johnson, Professor of Political Science, Morehouse College
Dean William Jackson, Atlanta University Chairman
Mr. Erwin Stevens, Chairman, Citizens Central Advisory Committee,
E.O.A.
Mr. Lewis Cenker, Attorney

Business Participation

Virgil Milton, Retired Atlanta Group Manager, Sears, Roebuck &
Company Chairman
E. L. Simon, Auditor, Atlanta Life Insurance Company
Vice-Chairman
Harlee Branch, President, The Southern Company
C. A. "Art" Jenkins, Director of Industrial Relations, Lockheed
Roland Maxwell, President, Davison's Department Stores

Public Information

James L. Townsend, Townsend and Associates

Public Information (continued)

Dale Clark, Director of Public Affairs, WAGA-TV Chairman
Ray Moore, News Director, WSB-TV
Jim Wood, News Director, WOAK Vice-Chairman

STAFF

ROOM 1204, CITY HALL

Tel. 522-4463, Ext. 430

Malcolm D. Jones, Director
W. W. Gates, Consultant
Miss Joyce McKnight, Secretary

MINUTES

HOUSING RESOURCES COMMITTEE EXECUTIVE COMMITTEE MEETING

August 9, 1967

The Executive Group of the Housing Resources Committee met at 10:00 a.m., August 9, 1967, in Committee Room #2, City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee
Dr. Sanford S. Atwood, Co-Chairman, Housing Resources Committee
Dr. Benjamin E. Mays, Co-Chairman, Housing Resources Committee
Mr. Archer Smith, representing Mr. Charles L. Weltner, Acting Chairman,
Legal Panel
Mr. Robert Winn, representing Dr. Edwin Harrison, Chairman, Construction
and Design Panel
Mr. Moreland Smith, Vice-Chairman, Construction and Design Panel
Mr. Lee Burge, Chairman, Finance and Non-Profit Funds Panel
Mr. William Bohn, representing Mr. Clarence D. Coleman, Acting Chairman,
Public Housing Panel
Mr. Charles F. Palmer, member, Public Housing Panel
Mr. Frank Terrell, representing Mr. Wallace L. Lee, member, Land Acquisition
Panel
Mr. Clayton R. Yates, member, Land Acquisition Panel
Mr. Jim E. Land, member, Land Acquisition Panel
Mr. Stewart Wight, member, Land Acquisition Panel
Dean William S. Jackson, Chairman, Social Problems Panel
Mr. Lewis Cenker, member, Social Problems Panel
Mr. Virgil Milton, Chairman, Business Participation Panel
Mr. Jim Wood, Vice-Chairman, Public Information Panel
Mr. W. W. Gates, Consultant
Mr. Malcolm D. Jones, Director

Also present at the meeting were:

Mr. Hall Ware, Attorney, King & Spalding
Mr. Collier Gladin, Planning Engineer
Mr. Lester H. Percells, Associate Executive Director, Housing Authority
Mrs. Kernona Clayton, American Friends Service Committee

The Chairman recognized the presence of both Co-Chairmen, Dr. Atwood and Dr. Mays.

Mr. Gladin, Planning Engineer, was then called upon to comment on the Land Use Study being proposed by the Planning Department and the report previously provided this Committee on Zoned acreages of vacant land.

Mr. Gladin instead passed out several copies of a new report which he had prepared to the Housing Resources Committee proposing certain solutions to the critical housing shortage and commented on it briefly. At the conclusion he asked for the assistance from the Housing Resources Committee of its one permanent staff member to assist the Planning Department in developing a joint plan, with detailed implementation steps, for presentation at the joint meeting of the Planning and Development Committee and the Housing Resources Committee (now scheduled for September 15). Copies of Mr. Gladin's report are attached (Encl. 2). Mr. Alexander offered Mr. Jones' services.

Mr. Alexander then introduced Mr. William R. Hirshson, Executive Director, Greater Hartford Housing Development Fund Inc. Mr. Hirshson was the guest speaker and presented a very interesting impromptu report on his experiences in the formation and operation of Hartford's Non-profit Housing Development Corp. The following is some of what Mr. Hirshson had to say:

General

Hartford consists of 18 square miles, has a population of 160,000 and needs 6,000 low-income dwelling units, of which 5,000 are now substandard. There are only 90-100 acres of vacant land in the city and few large housing developments, but many of 16-32 units.

The Greater Hartford area consists of 29 separate municipalities or communities of which only four have approved Workable Programs.

The corporation has developed a pre-processed reusable package for assistance and guidance of developers. This package has basic designs for two and three bedroom units. \$2,000 to \$3,000 per project is usually sufficient to test proposed project's practicability.

The corporation has not gone deeply into rehabilitation. It has thus far rehabilitated two units under 221 d (3) and purchased 12 group units. 221 (h) has not been popular because cannot find suitable areas in which to work.

The Greater Hartford Housing Development Fund, Inc. is sponsored by the Hartford Chamber of Commerce. Funds to finance the corporation were obtained from 26 of the major firms in the area in the sum of \$1,500,000 (\$700,000 in cash and the balance in commitments.) These funds were obtained through personal solicitations as loans from life insurance companies, banks and major industries.

The corporation is nonprofit, organized to lend seed money on a revolving basis and to provide technical skill on a consulting basis to sponsors of rental units for low-income families. Efforts however are not limited to nonprofit organizations.

Specific

After the corporation was organized arrangements were made to borrow on a maximum line of credit of \$700,000, secured by 10 year notes, with interest up to 6 percent, payable as available. Only \$350,000 of this amount has been actually drawn to date. In lieu of interest, surplus is returned to lenders, as funds are accumulated as authorized by the directors, in lump sum amounts.

Uses

The Housing Development Fund, Inc. operates in the capital region including Hartford and five of the surrounding suburbs. The revolving fund is used primarily for:

1. Seed money loans to other local nonprofit groups.
2. Land banking--accumulating land for future development for low-cost housing. To be resold at no mark up.
3. Rehabilitation of large homes for large families.
4. Providing talent and technical assistance to nonprofit groups.
5. Assisting in stabilization of neighborhoods.

Other Activities

The nonprofit development corporation also:

1. Helps to bring in private investors.
2. Helps to place low-income families wishing to buy new homes.
3. Works closely with the Urban Renewal Department.
4. Helps pre-qualify below market rates with FHA.
5. Assist sponsors in requesting below market allotments for FHA projects.
6. Works with the Chamber of Commerce, City Development Commission and the State Development Commission.
7. Acts as a clearing house for sponsors, builders, and mortgagees with problems.

Experimental

1. Cuts time lag.
2. Provides reserve funds for sponsors under the rent supplement program.
3. Provides the missing vehicle.
4. It does what nobody else is doing.
5. It does not provide all the answers.

Officers of nonprofit organization in Hartford

Principal Loan Officers of five insurance companies.
 Principal Loan Officers of two banks.
 Two representatives of minority groups.
 Chairman of Chamber of Commerce--Ex-officio.

Income

1. Interest on loans.
2. Fees charged for services (Usually 2% 1st \$500,000, 1 $\frac{1}{2}$ % above \$500,000 and up to \$1,000,000 with decreasing scalas above \$1,000,000)

Disbursements

1. Pays losses
2. Pays into reserves.
3. Pays interest on loans directors declare interest payment of X number of dollars periodically as available.
4. Pays administrative expenses of Development Corp.

Recommendations

1. Small projects in scattered areas are preferable.
2. Avoid creation of future ghettos by encouraging the construction of large developments.
3. Encourage use of two and three bedroom single family homes for small builders on small sites.
4. Try to get as many families as possible in single family homes and town house cooperatives.
5. Try to keep families in approximately same economic groups.
6. Disburse funds to other nonprofit organizations only as needed.

Statements

1. In Connecticut, the State has a loan fund to supply seed money to nonprofit sponsors in form of loans and grants.
2. Rehabilitated homes are most suitable for housing large families.
3. Land held in land bank is subject to usual taxes.

Administration

Staff consists of two men (Mr. Hirshson, Executive Director, who is the outside contact man; and his assistant who is the inside administration man) and a secretary.

* * *

At the conclusion of Mr. Hirshson's talk, Mr. Alexander then introduced Mr. Tom Lord, Assistant Director Nonprofit Housing Center, Urban America, Inc., which organization sponsored and underwrote Mr. Hirshson's trip to Atlanta.

Mr. Lord explained that Urban America is a national, nonprofit organization headquartered in Washington, D.C., and is dedicated to improving housing for low-income people in the nation's cities.

The Nonprofit Housing Center of Urban America provides technical assistance to nonprofit sponsors of lower income housing and helps communities organize revolving funds and nonprofit housing development corporations. The Center is financed by the Ford Foundation, the Episcopal, Methodist, United Presbyterian and United Church of Christ churches.

Urban America does not operate on a fee basis and always endeavors to keep local people involved. It attempts to adapt to local conditions and assist in bringing public and private interests together in a joint action to secure improvement in housing for low income people. He also announced that Mr. W. W. Gates, Consultant to the Housing Resources Committee, is Urban America's representative in Atlanta.

Other Items

As time was growing short, Mr. Alexander then asked Mr. Jones to simply pass out to the members of the Committee (without comment) a self-explanatory report dated August 9, 1967 (Encl. 1) prepared by the Housing Resources Committee staff pertaining to the "Preliminary Report (from the Planning Department)--Amount of Vacant Land in the City by Zoning District," dated July 21, 1967. Also attached was a comparison, prepared by the Housing Resources Committee staff, between the Analysis by HRC of the Zoning Map previously provided the HRC by the Planning Department and the tabulations contained in Appendix to July 21 Memorandum from the Planning Department.

Time did not permit detailed consideration and discussion in the meeting of this report which was designed to serve as a basis for conclusions and recommendations of the Housing Resources Committee for its proposed meeting in the near future with the Planning and Development Committee of the Board of Aldermen.

Mr. Alexander then announced that the Housing Resources Committee had been requested by respective developers of three rather large tracts to support them before the Joint Planning Board and the Zoning Committee of the Board of Aldermen to get those properties re-zoned to A-1. Mr. Alexander called upon Mr. Jones to explain each site to the Committee.

Mr. Jones pointed out the locations of the three sites on the map and explained the proposed development of each. (Two with plats and tentative site layouts).

After Mr. Jones' presentation of the three proposals, Mr. Alexander called upon Mrs. Xernona Clayton, American Friends Service Committee, for comment on any of the proposals and whether they would complicate the work being done in the southwest area by SWAP. Mrs. Clayton explained SWAP's purpose and operation in the Beacher—Cascade—West Gordon Road and Fairburn Road area south to Sewell Road. She offered no objection to any of the proposed projects.

Site No. 1. 51 acre tract north of Brownville Road between Jackson Parkway and Bolton Road, now zoned M-1, proposed by Whitting-Turner Construction Co. for Turnkey development for Public Housing. This tract has been tentatively approved by the Housing Authority and HUD and favorable action already recommended by the Planning Board. It is scheduled to go before the Zoning Committee of the Board of Aldermen in Public Hearing, August 10.

After due consideration and discussion, Mr. Lee Burge moved that the Housing Resources Committee endorse this proposal and recommend favorable action by the Zoning Committee and the Board of Aldermen. The motion was seconded and carried unanimously.

Site No. 2. 59 acre tract (eastern portion of a larger tract of 171 acres) located between Westview Cemetery and Peyton Road S. W., north of Utoy Creek, proposed for development of carefully planned 300 units of town houses under 221 d (3) co-op, by Mr. John A. Hartrampf. (The property is currently zoned R-3) Mr. Hartrampf was asked the price range of units he proposed to build. He stated that the single family houses would be in the \$15,000 to \$25,000 range and payments for the two bedroom town houses would be approximately \$90 to \$110 per month.

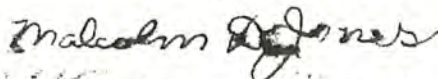
After due consideration, motion were made by Mr. Lee Burge that the HRC Committee endorse this proposal and request the Planning Board that it recommend favorable action on the rezoning petition for this site. The motion was seconded and carried with no dissenting votes.

Site No. 3. 45 acre split tract on both sides of Bankhead Highway N. W. (10 acres on the north side, just west of Maynard Road, and 35 acres on the south side) proposed for Turnkey development for Public Housing, with 221 d (3) as an alternate, by HLC and Associates Construction Company of Greensboro, North Carolina. Zoning is now M-1 and M-2.

After ample discussion, Mr. Virgil Milton moved that the Housing Resources Committee endorse this proposal and request favorable recommendation by the Planning Board on the rezoning petition for this site. The motion was seconded and carried unanimously.

As there was insufficient time for other business the Committee adjourned at 12:00 noon.

Respectfully submitted,



Malcolm D. Jones
Supervisor of Inspection Services

- Encls: 1. Housing Resources Committee Memo to Members, Executive Group, HRC, dated August 9, 1967 (with attachments).
2. Planning Department report to the Housing Resources Committee dated August 9, 1967.

MINUTES

LAND ACQUISITION PANEL MEETING

HOUSING RESOURCES COMMITTEE

JUNE 20, 1967

The Land Acquisition Panel of the Housing Resources Committee met June 20, 1967, at 10:00 a.m., in Committee Room #1, City Hall. The following members were present:

Dr. Vivian Henderson, Acting Chairman, Land Acquisition Panel
Mr. Jim E. Land
Mr. Clayton R. Yates
Mr. Cecil A. Alexander, Chairman, Housing Resources Committee
Mr. Malcolm D. Jones, Director

Mr. Wallace L. Lee was not present at this meeting.

Dr. Vivian Henderson, Acting Chairman, Land Acquisition Panel, presided. He stated that a chairman had not yet been elected for this panel and asked if the members present felt that action should be taken on this, this date. He also reported that additional members had been asked to join this panel but that they have refused. He said that he felt the election of a chairman should wait until full membership was attained.

Mr. Malcolm D. Jones, Director, said that he felt it would be easier for him if a permanent chairman were elected as soon as possible.

Dr. Henderson said he thought it would be better if the election was delayed until a larger number of members were on the panel. He suggested that perhaps at the next meeting a chairman and vice-chairman could be elected. He stated that another matter he wished to bring up was to find something which they could come up with in terms of possible land sites. He also stated that the last meeting of this Panel was concentrated on requesting information on the availability of land sites.

Mr. Jones stated that the result of that request was that he followed it up with a Memo to Mr. Dan Sweat, Director of Governmental Liaison, in which he pointed out land needs in the City for the low-cost housing program. He pointed out that it would take three times as much land zoned for this program as it would require for actual development because every acre that is zoned can not be acquired. He feels that at least 5,100 acres of land zoned for this type of housing are needed and he told Mr. Sweat this and Mr. Sweat asked the Planning

Department to take action on this. Mr. Sweat followed this up May 24 by a Memo in which he stated that he had called on the Planning Department to prepare a map and listing of all property suitably zoned for construction of Turnkey and 221 (d) (3) housing. These have not yet been received, but some material has been received, ie. Sheets showing vacant land in the eastern half of the City and its current zoning: Mr. Jones pointed out however, that much of this land is not appropriate for low-cost housing construction.

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee, asked if they were broken down into apartments?

Mr. Jones replied that they were but the zoning of each parcel was shown, and that much of the land shown was not particularly useful to this program.

Mr. Alexander asked if the developers know that this report is in existence.

Mr. Jones stated that several developers have come into his office and looked over it and they all agree that it was not particularly helpful. They have gone through it page by page, and selected sites properly zoned and in many instances, after attempting to run them down, found out that they were not available because of future plans, other contemplated uses, etc. The developers cannot tell much about the land from just a location.

Mr. Alexander stated that the Planning Department's delay is because it is attempting to develop a Land Use Study over the entire City: that one thing that this panel might do is to ask the Planning Commission to prepare a summarized Land Use Study before the other one is published.

Dr. Henderson asked what the time table for this report was?

Mr. Alexander did not know.

Mr. Jones stated that the list of land suitable for this program was originally called for by May 4.

Mr. Henderson asked if this information was part of the study they would be getting.

Mr. Alexander said yes--a detailed Land Use Study for the City; that one other thing, perhaps is this information shown on the separate sheets should be assembled into larger sections.

Dr. Henderson asked if all the report was on land in the eastern half of the City?

Mr. Jones said yes, that Mr. Alexander has explained that we did know where available land was in the west. Also in answer to Mr. Alexander, Mr. Jones stated that there were too many pages of it to mount successfully.

Dr. Henderson said that he gathered that the study Mr. Alexander referred to would be an analysis of land use.

Mr. Jones said it would be, and for the whole City. It will also try to list proposals of changes which need to be made. He stated that it takes considerable time and that he does not know when it will be completed.

Dr. Henderson said that he did not see how this panel could do much until they get this information.

Mr. Alexander agreed that it was hard; that the only thing that he knew of that could help is to make it known that this is needed to move on as soon as possible; that one thing which the Mayor mentioned to the Chief Planner was that he would like to know where industrial tracts were that could be rezoned for housing.

Dr. Henderson said that he had noticed that there was a housing project going on near Agnes-Jones School in which the conditions were not very good. He stated that while the Committee was fiddling around, somebody else was building. He also stated that this particular project is crowded and has too many families in it.

Mr. Jones stated that this area was already zoned, and that there were some few areas such as this which were appropriately zoned.

Dr. Henderson said that we were getting no information on land which is available outside of these areas.

Mr. Alexander said that the primary problem was the large tracts everybody knows about which have been refused for one reason or another. He stated that there is another problem in the eastern part of the City. Perhaps this Committee should meet with HUD and review with them the principles that they have set up and inform them of the situation. He also stated that he felt that a man who really wants to build houses could find some areas on the available sheets which would be workable.

Mr. Jones stated that this was not the problem as he saw it. The problem is that there is not enough land zoned for apartments where the land can be used for this program.

Dr. Henderson stated that this panel's function is to find land that is already zoned for apartments and also land which can be rezoned, because zoning resistance is what is causing the problem now; trying to get vacant or near vacant land zoned for houses.

Mr. Jones said that specific recommendations for suitable areas were needed.

Dr. Henderson said that this was another function of this panel, to inform the Housing Resources Committee of zoning and to coordinate with the Zoning Committee of the Board of Aldermen.

Mr. Jones said that we need to determine and to express the need and then let the Planning Department come up with where and what to do.

Dr. Henderson agreed with this but said that we should reserve the right to review it and have influence on it.

Mr. Alexander said that one thing which is available right now are the M-1 segments; that the problem is the Planning Department's staffing. Another problem is that some owners of M-1 may not want to develop it for apartments; that one other thing this panel might wish to do is to request the City for additional help to get this thing solved soon.

Mr. Clayton R. Yates said that the matter hinges on two things: Location and Zoning.

Mr. Jones said that our main concern was the part zoned for multi-family construction.

Mr. Alexander said that another problem was high prices.

Mr. Jones said that several people have attempted to acquire land for this program, but could not because prices were too high.

Mr. Alexander said that two other features were utilities and streets; that he wrote to the Atlanta Real Estate Board and the Empire Real Estate Board earlier and asked them if they would use us as a clearing house for their land, but he has received no answer. He stated that he also talked with them over the phone and that they sounded favorable, but we still have no answer as yet.

Dr. Henderson asked how much low-income housing was under construction now?

Mr. Alexander told him approximately 5,000 units proposed, which appear firm.

Mr. Henderson asked if it is known where these are?

Mr. Jones said that they were listed formally on a detailed Housing Inventory report.

Dr. Henderson asked what they could do as a Committee on these sites?

Mr. Alexander stated that one of the problems is that when we go to the Planning Department we have to get something rezoned which they have already promised would not be rezoned.

Dr. Henderson asked if it would be a good idea to ask Mr. Glad into go over this list with us, item by item. He also suggested they follow these two suggestions:

1. Try to go over the "Problem Areas" with the Planning Department.
2. See if we can get an over-all picture of this study and ask for an opportunity to review it.

Mr. Alexander said that another thing would be to sit down with HUD and review their policy, what it means and where to go to apply it.

Dr. Henderson asked if we should go to the Regional Office.

Mr. Alexander said yes, to talk with Mr. Ed. Baxter, Regional Administrator.

Mr. Jones stated at this point that a positive position by this Panel should be taken and shown in the minutes and be passed to the Press.

At this point the Panel prepared and adopted the attached resolution.

Mr. Alexander suggested that the Panel write to the Real Estate Boards requesting information on available locations for low-cost housing in the City.

Mr. Jim Land asked if any real estate people had been asked to serve on this Panel.

Dr. Henderson said that the ones asked had declined. He also proposed and obtained agreement of the Panel to ask, in coordination with Mr. Alexander, both the Atlanta Real Estate Board and the Empire Real Estate Board each to provide a representative for membership on the Land Acquisition Panel of the Housing Resources Committee.

Mr. Alexander reported that one item on which he and Mr. Jones did not quite see eye to eye is the rezoning of large pieces of land one at a time.

He said that of the over all plan, one portion, Fairburn Road (originally proposed for Turnkey Housing) was coming up for rezoning soon. He stated that this land had been discussed with several other people on the Planning Committee and agreed that the argument against Public Housing on this site is well founded: that now Mr. Gillmore wants to have 221 (d) (3) housing built there on a co-operative basis; that Mr. Jones had asked him to appear before the Zoning Committee and support it; that he (Mr. Alexander) feels that an individual going before the Committee would not have the same good result that a committee's going would have. He asked Mr. Jones to give the location and history of the site.

Mr. Jones reported that this was a location on West side of Fairburn Road and that it is just north of Holy Family Hospital; 59 acres proposed for 221 (d) (3) co-op. It is ideal for this type of development because of the general nature of the community in that area. The sponsor is proposing 221 (d) (3) co-op for sales units only, like Cambridge Square. These are built multi-family and sold from pre-built models. There must be 90% of the units in a particular segment already sold before construction can even begin. This type of program has been very successful in other areas. Under 221 (d) (3) there are two ways you can go:

1. The cheaper route--3% interest, 40 year mortgage--produces lowest cost units to be sold.
2. More expensive route--6% interest and $\frac{1}{2}\%$ for FHA insurance fees.

He has a letter from Mr. Gillmore asking that this Panel support him on this site at the Zoning Hearing. He felt it would do this Panel credit to do so. He also stated that he and M. W.W. Gates, Housing Resources Committee Consultant, went to the Planning Board and talked with them. As a result, the Planning Board recommended favorable action. He stated that he agreed with Mr. Alexander, in that it would be better to have worked out an over-all plan, but until this is done the Zoning Committee will not know what part this site and other similar ones play in our program, unless this Committee tells them so.

Dr. Henderson asked if that was originally planned for Public Housing?

Mr. Jones said that it was; that if it is now made available to moderate income families the experience is that they move out from lower price dwellings, thus making those units available to lower income families.

Mr. Henderson stated that this was what made slums.

Mr. Jones said not necessarily.

Mr. Alexander stated that he thought that this was a good site for the type of thing being discussed.

Dr. Henderson asked what the Panel thought?

Mr. Yates stated that it was fine, if 221 (d) (3) at 3% interest could be gotten.

Mr. Jones said that the specific proposal now was for 6% interest and that it could not be gotten for 3%.

Mr. Land asked why HUD refused this?

Mr. Jones explained that this particular site was not actually proposed to HUD: that HUD made its policy known through the newspapers; that they would not permit public housing in an area of racial concentration.

Mr. Alexander stated that this was why this site was not submitted to HUD.

Mr. Jones said the developers' main problems were on locations and zoning. He said that he felt this Panel should support the developers on sites which we feel are appropriate. He also stated that in the future he could bring potentially appropriate sites to the Panel's attention.

Mr. Alexander asked if anyone (Mr. Henderson particularly) would appear with him before the Zoning Committee in the Council Chamber of City Hall at 2:00 Thursday, June 22, in support of the Fairburn Road site.

Dr. Henderson said he could not because he would be out of town, but Mr. Land said that he would.

As there was not other business the meeting adjourned 11:00 a.m.

Approved by: Vivian Henderson, PHD, Chairman
Land Acquisition Panel

Encl: Resolution

LAND ACQUISITION PANEL

Housing Resources Committee

RESOLUTION

RESOLUTION BY

The LAND ACQUISITION PANEL, of the Housing Resources Committee

WHEREAS, there appears to be a serious need for additional land within the City of Atlanta, appropriately zoned for construction of multi-family housing units, for low and medium income families, under the Turnkey and 221 (d) (3) programs; for single-family sales housing under the 221 (d) (2) programs; as well as construction of both types under other methods of financing, including conventional.

NOW THEREFORE BE IT RESOLVED BY the LAND ACQUISITION PANEL, of the Housing Resources Committee that:

1. There is an urgent need for completion by the Planning Department of the proposed city-wide Land Use Study; and
2. In connection therewith the preparation by the Planning Department of a map and listing all vacant properties five (5) acres or larger which are zoned appropriately for development of Turnkey and/or 221 (d) (3) multi-family housing for low and medium income families; and
3. This Panel requests an opportunity to meet with the Planning and Development Committee of the Board of Aldermen at an early date to review the tentative findings of the Land Use Study and to consider and discuss matters in connection therewith; and
4. Copies of this Resolution be sent to the following:

Planning Engineer
Chairman, Planning and Development Committee of the Board of Aldermen
Chairman, Zoning Committee of the Board of Aldermen
Director of Governmental Liaison
The Mayor

Adopted June 20, 1967

MINUTES

HOUSING RESOURCES COMMITTEE EXECUTIVE COMMITTEE MEETING

July 6, 1967

The Executive Group of the Housing Resources Committee met at 10:00 a.m., July 6, 1967, in Committee Room #2, City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee
Mr. Butler Henderson, representing Dr. Benjamin Mays, Co-Chairman, Housing Resources Committee
Mr. Charles L. Weltner, Acting Chairman, Legal Panel
Mr. Robert Winn, representing Dr. Edwin Harrison and Mr. Moreland Smith, Chairman & Vice-Chairman of the Construction and Design Panel
Mr. Lee Burge, Chairman, Finance & Non-Profit-Funds Panel
Mr. A.B. Padgett, member, Finance & Non-Profit Funds Panel
Mr. John Wilson, member, Finance & Non-Profit Funds Panel
Mr. Charles F. Palmer, representing Mr. Clarence Coleman, Acting Chairman, Public Housing Panel
Mr. Wallace L. Lee, member, Land Acquisition Panel
Dean William S. Jackson, Chairman, Social Problems Panel
Mr. Lewis Center, member, Social Problems Panel
Mr. Edward L. Simon, representing Mr. Virgil Milton, Chairman, Business Participation Panel
Mr. Dale Clark, Chairman, Public Information Panel
Mr. W. W. Gates, Consultant
Mr. Malcolm D. Jones, Director

Also present at the meeting were:

Mr. Henry Hill, Treasurer, Retail Credit Company
Mr. William Bassett, Assistant Chief of Planning Department
Mr. William Howland, Executive Director of CACUR
Mr. Reginald Carter, Community Relations Commission
Representatives of the Press

Mr. Cecil A. Alexander presided. He opened the meeting by asking for Panel reports. Mr. Weltner was called on to give a report on the Legal Panel.

Mr. Charles L. Weltner, Acting Chairman, Legal Panel, reported that they did not have a chairman as yet. He also stated that they have met twice and that Malcolm Jones has given them copies of the Housing Code.

Mr. Alexander stated that Mr. William Slayton, Executive Vice-President of Urban America, suggested that the Mayor write a letter recommending that a very close look be taken into the current provisions of Section 115 for Federal \$1,500

rehabilitation grants; Section 312 for 3% loans for property owners in Urban Renewal and Code Enforcement projects who must make repairs under the Housing Code; that some way be found to either modify this to include any areas in the City or begin some legislation on this.

Mr. Weltner explained that he had discussed that with Frank Williams. He also stated that if the Committee felt it would help, he would draft a letter on this for the Mayor's signature.

Mr. Alexander said he thought this would be good and agreed to provide Mr. Weltner with a copy of the letter he had prepared for the Mayor on this matter.

Mr. Edward L. Simon, representing Mr. Virgil Milton, stated that he wished some legislation could be introduced to correct the situation in Urban Renewal areas in which houses exist which are both fire hazards and health hazards.

Mr. Weltner stated that Gov. Maddox had vetoed such a bill not long ago.

Mr. Malcolm Jones, Director, said that he knew of the house in question and that when last inspected it was structurally sound, so that it did not warrant demolition; that therefore it cannot be demolished under the "In Rem" ordinance. This ordinance calls for the owner to make repairs on such property.

Mr. Simon said that someone needs to re-inspect the house in question because it is not sound now.

Mr. Jones stated that it has been some time since the house had been inspected, and that perhaps now the City could take action to demolish it under the "In Rem" ordinance.

Mr. Alexander asked Mr. Jones to explain the "In Rem" ordinance.

Mr. Jones explained that it was adopted by the City, after action taken by the 1966 Legislature which gave the City, with the authority placed in the Building Official, the right to inspect buildings which were dilapidated, and to call upon the owner to make repairs or demolish. If the building is more than 50% dilapidated, then the Building Department calls on the owner to demolish and if the owner fails to do so after 90 days, then the building may be demolished by the City and a lien placed against the property for the cost of demolishing; that the City does not have the right to repair.

Mr. Alexander then called on the Finance & Non-Profit Funds Panel for its report.

Mr. Lee Burge, Chairman, Finance & Non-Profit Funds Panel stated that they were working on trying to get a local non-profit Housing Development Corporation formed to assist in the housing program.

Mr. Alexander then asked for the Public Housing Panel's report.

Mr. Charles F. Palmer, representing Mr. Clarence Coleman, stated that one problem with which his panel is concerned is the HUD policy (of discouraging public housing) in racially identifiable areas. He stated that they felt this was a very unrealistic policy and that this Committee should take this up.

Mr. Alexander agreed that this excluded both all-white areas and all-Negro areas.

Mr. Palmer also stated that Atlanta's greatest need is more Public Housing.

Mr. Alexander stated that housing is also needed on the east side of Atlanta.

Mr. Robert Finn, representing Dr. Harrison, asked if we could try to get some cooperation from Fulton and DeKalb counties on locations for low-cost housing?

Mr. Jones said that this was discussed recently and that he felt some type of cooperation could be effected on a purely voluntary basis.

Mr. Alexander then called for the Land Acquisition Panel report and as there was none he next called for the Social Problems Panel report.

Dean William S. Jackson, Chairman, Social Problems Panel, stated that he wished to point out the late Charles O. Lammrich's part on his Panel. He asked if the Committee would approve a motion to acknowledge his service with a letter to his family?

Mr. Palmer seconded the motion and it was carried unanimously.

Dean Jackson said that his Panel felt it needed more representation from the community, and two additional members, Mr. Erwin Stevens and Dr. Lewis Center, had been added; that his Panel also decided to work on a statement of purpose for this Committee. He said that the Atlanta Housing Authority was also discussed. It was felt the Housing Authority needed some sort of social workers for people moving into housing developments; that this should be a separate agency by itself so the needs of the people could be met.

Mr. Alexander asked if the Committee wanted to invite a member of the Housing Authority to speak on this matter at the next meeting? Also if a copy of the Social Problems Panel's report should be referred the Community Relations Commission, and a copy provided the Housing Authority?

The Committee agreed to both.

Mr. Alexander then asked the Public Information Panel for its report.

Mr. Dale Clark, Chairman, Public Information Panel, reported that they had a meeting to bring the members up to date on events and to discuss the Committee's "White Paper". He stated that he had found that the Atlanta Chamber of Commerce had given us high priority on their agenda.

Mr. Alexander then asked Mr. Jones to explain the reports listed on the agenda.

Mr. Jones stated that the first was a periodic inventory report of low and medium cost housing in Atlanta which was revised June 23, 1957. He explained the meaning of the abbreviations and that some units were not as firm as they might be. He then explained the Summary and the Notes at the end of the inventory; also the related paper entitled "Problem Areas". (See copy of Summary attached to these minutes.)

Mr. Alexander at this point stated that he had neglected to ask if the Business Participation Panel had anything to report and they did not.

Mr. Jones then stated that not long ago, as a result of request by the Land Acquisition Panel, he had asked the Planning Department to provide him with information concerning vacant land in Atlanta which was zoned for apartments. He reported that he had recently received a zoning map with orange colored areas superimposed over the map, indicating the vacant land. He stated that the exact size of these parcels was not known (estimated only) and that he had gone over the entire map and compiled a list of the vacant land shown zoned for apartments. He then explained the study and reported its findings and conclusions. (See cover sheet, Preliminary Analysis, attached)

Mr. Meltner asked the number of vacant acres not zoned for apartments? The figure was not available.

Mr. Burge asked about the quantity of other vacant land, zoned Industrial or otherwise. The figures were not available.

Mr. Alexander stated that the Land Acquisition Panel was now going to get to review the Land Use Study. He asked if there was any other business before adjourning?

Mr. Jones asked that the Committee give him some idea as to action to take about the above mentioned study on land zoned for apartments.

Mr. Alexander stated that he felt there were two steps which could be taken:

1. That the figures Mr. Meltner and Mr. Purcell requested be obtained from the Planning Department.
2. That this Committee go to HUD with this study and related figures and show them what we are up against.

The only other than which this Committee could act upon now is to urge the Planning Department to get more zoning changed in both the Fulton and DeKalb portions of Atlanta.

Mr. Keltner asked what about the Tent Supplement item on the agenda?

Mr. Jones stated that the House of Representatives rejected it this year; the Mayor has been called upon to go to Washington to give testimony next week before the Senate Appropriations Committee in support of trying to get the program reinstated; that he, Mr. Jones, has been called upon by Dan Sweat in the Mayor's office to prepare several statements in support of the program.

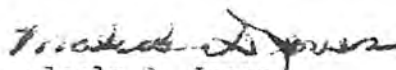
Mr. Alexander asked if it would benefit the Mayor if this Committee prepared a report or statement also supporting the Tent Supplement program.

Mr. Keltner moved that this Committee prepare a memorial to that effect.

Mr. Jackson seconded the motion and it was carried unanimously.

As there was no further business, the meeting adjourned at 11:45 a.m.

Respectfully submitted,


Malcolm D. Jones
Supervisor of Inspection Services

Incls: Summary of Low-cost Housing Inventory Report
Preliminary Analysis cover sheet.

June 28, 1967

SUMMARY

<u>Category</u>	<u>No. Units</u>	<u>Estimate Available</u>				
		<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
Firm	5,244	(2084)	(2712)	(448)	-	-
Probable	2,965	(53)	(637)	(815)	(760)	(700)
*Total In Sight	<u>8,209</u>	<u>(2137)</u>	<u>(3349)</u>	<u>(1263)</u>	<u>(760)</u>	<u>(700)</u>
Being Considered	8,003					
Doubtful	<u>2,830</u>					
	<u>19,042</u>					
Lost	<u>3,152</u>					
Total Proposed	<u>22,194</u>					

of which 8,183 units, considered appropriate, are currently in serious difficulty, due primarily to objections from various sources as to locations (6,713 units in the Being Considered Category and 1,470 units in the Doubtful Category. See separate list of "Problem Areas").

In addition, 3427 units have been rehabilitated through the Housing Code Division, 143 units by the H.A. in the West End U. R. Project and 30 units voluntarily by private enterprise.

*Includes 1140 units of P.H. + 1125 units under Turnkey for P.H. + 162 units leased for P.H.

Respectfully Submitted,

Malcolm D. Jones

Malcolm D. Jones
Supervisor of Inspection Services

- Enclosures: 1. Notes on Related Matters
2. Summary of Public Housing in Atlanta

June 28, 1967

NOTES ON RELATED MATTERS

- A. Since compiling the previous report (April 20, 1967), 23 additional proposals have been made. Total is now 95. However, 13 of these proposals constituting 3152 units, which were originally expected to be approved, have been rejected and are now considered as "lost". In addition, 18 proposals constituting 8,183 units are in serious difficulty due primarily to objections from various sources as to locations.
- B. The Foundation for Cooperative Housing, which developed Eastwych Village and Cambridge Square (both in DeKalb County), now has a full time representative in Atlanta and is seeking clients. They are sponsoring the 200 unit London Towne Houses development in Atlanta (Item F-5).
- C. Saul Gray is a partner in a Corporation which owns 280 new units off Bankhead at Elbridge St., which he wants to sell, + a potential development on the site for 512 additional units. Area is already zoned A-1.
- D. Proposed locations for low cost housing are being coordinated with the Planning Dept., when initially submitted, for adequacy of Community Facilities, existing or proposed. Proposals are also reviewed periodically with the School Dept. for adequacy of school facilities.
- E. Rehabilitation by Housing Code Division of Building Department on Boulevard in Bedford-Pine U. R. Project (approximately 700 units involved) commenced February 1. The U. R. project is still in survey and planning stage. A list is available in Housing Resources Committee office of 103 units on Boulevard which the owners stated they wish to sell, rather than rehabilitate. This list has been made available to the H.A. and to a National concern interested in developing a Rehabilitation Demonstration project in that area.
- F. In view of difficulties encountered in zoning and getting approvals on sites proposed for large multi-family developments, it is apparent that the low income housing program will have to lean heavily on Developers and Builders providing a substantial portion of the program on small scattered sites. Thus far, 445 single family houses (Item F-14) and 822 units in duplexes and small apartment developments under conventional financing are already in this category.
- G. No proposal has yet been made for construction of units (even efficiency or 1 bedroom) to rent for as low as \$50.00 per month. The City's greatest need is in the \$30.00 - \$50.00 per month rental range.
- H. Charles A. Mueller Companies of Jonesboro is promoting the Sweat Equity Program (FHA insured mortgage) whereby the purchaser earns the bulk of his down payment through cleaning, painting and landscaping. National Homes Corp. of Lafayette, Inc. placed on the market Feb. 1, 1967, a 600 S.F. (O.S. dimensions) 3 bedroom, prefabricated, preassembled panel, single family house plus a 96 S.F. (I.S. dimensions) storage building manufactured by Arrow Metal Products Corp, to sell under FHA 221 (d) (2). Price includes plumbing, electrical, heating unit, stove & refrigerator. House can be completely assembled in 85 man hours; 53 of those were permitted in June for erection in the Thomasville Urban Renewal Area. Adrian Homes Corp. has proposed a prefab to retail for about \$7,500 plus land, foundation, closing and possibly tapping fees.
- I. See Summary (p. 26) for overall status of the program and Summary of Public Housing (p. 28) for the overall Public Housing contribution to the program.
- J. Information is welcomed as to changes, additions or deletions in material contained in this report. (Call 522-4463, Ext. 430).

Encl. #1

June 28, 1967

SUMMARY OF PUBLIC HOUSING IN ATLANTA

8874

Units in operation - filled.

1140

Units in Development stage, as follows:

(650)

Units off McDaniel St., in Rawson-Washington U. R. Project (scheduled for completion by June 30, '68)
 (248) by Oct. '67
 (402) by March '68

(350)

Units in Thomasville U.R. Project

(40) 1 Bedroom (16 for elderly) In hands of architect. To advertise in Fall. 2-3 months
 (120) 2 Bedroom additional before construction can start. 12 months, at least,
 (80) 3 Bedroom additional for construction.
 (80) 4 Bedroom Will try to have part delivered before final.
 (30) 5 Bedroom

(140)

Units, Perry Homes Extension - South of Procter Creek.

(78) 3 Bedroom
 (46) 4 Bedroom Bids opened March 7, 1967. Permit issued May '67.
 (16) 5 Bedroom Estimate 18 months to construct.

1200

Units previously allocated - Proposed Turnkey; 1125 tentatively pledged on sites approved by HUD (Boggs 6-21)

300

Units allocated for lease (Is only possibility for additional Public Housing units in
 occupancy summer, 1967; can only be turned over for Public Housing occupancy as become vacant).

Units under lease 162

(65 units, Murphy Apts.; 48 units, Tennessean Commons; 31 units, Sims Maddox's Apts. at Capitol
 and Vinara, require rehabilitation.); 18 units on Dargan Place.

2640*

Total additional planned, as indicated above.

3000*

New Allocation - Proposed Turnkey. Approved by Bd. of Aldermen, Dec. 20, 1966. Reservation by HUD
 announced Feb. 24.

500*

Additional allocation recently requested for leasing program.

*Total additional units projected (6140)

15,014

Total Potential

Encl. #2

Preliminary Analysis
(Of Map Showing Vacant Land Zoned for Apartments)

It should be noted that vacant land is not indicated in the Boulder Park Plan area, annexed Jan. 1, 1967. There is a great deal of vacant land in this area.

Total land shown on map as vacant and zoned for apartments.	482 acres
(Of this amount, that already committed to low income housing.)	125 acres)
(In addition, that already turned down or rejected.)	122 acres)
(Planned for other use.)	<u>31</u> acres)
	Total shown not available.278 acres
	Balance which appears to be available.*204 acres

However, it is very likely, when checked out in the field, that a considerable portion of this amount will be found to be not available or unsuitable (such as the 10 acre tract in L.L. 268, 17th District Fulton County which cannot be used, although zoned, because of the need for a bridge across Sandy Creek to provide access.

Total acreage actually required for program (average density, 10 U/A).	1680 acres
Already committed.	<u>125</u> acres
Additional needed.	1565 acres
Balance which appears to be available (from map) *204 acres. Only 1/3, however, is likely to be actually available to the program.	<u>68</u> acres

Additional minimum needed for actual construction of units (if re-zoned when requested and upon recommendation of Housing Resources Committee) .1497 acres

If re-zoned in advance of specific applications, three times this amount will be required, or .4491 acres

There is no land in the large Boulder Park Plan area (1747 acres) shown zoned for apartments.

Only one tract (approx. 4 A) in Dekalb County portion of Atlanta is shown as vacant and zoned for apartments.

Only two tracts (approx. 11 A) in 11th District Formerly Fayette (where there is great deal of vacant land) is shown as vacant and zoned for apartments.

The inequitable distribution and inadequate amount of vacant land zoned for apartments, as compared with other uses, is strikingly obvious.

Encl: Tabulation

MINUTES

PUBLIC INFORMATION PANEL MEETING

HOUSING RESOURCES COMMITTEE

June 16, 1967

The Public Information Panel met on Friday, June 16, 1967, at 1:30 p.m., in Mr. Cecil A. Alexander's office, Standard Federal Building. The following were present:

Mr. Dale Clark, WAGA-TV, Chairman Public Information Panel
Mr. Ernest Pharr, Atlanta Inquirer
Mr. Reese Cleghorn, Atlanta Journal
Mr. Jack Lange, Editor, Atlanta Magazine
Mr. Cecil A. Alexander, Chairman Housing Resources Committee
Mr. Ray Moore, WSB-TV

Mr. Jim Wood, WAOK, Vice-Chairman Public Information Panel, Mr. James L Townsend, Townsend & Associates, member Public Information Panel, and invited guests, Mr. Eugene Patterson, Editor Atlanta Constitution, and Mr. Thaddeus Stokes, Atlanta Daily World were not present at the meeting.

Mr. Dale Clark, Chairman of the Public Information Panel, presided. Mr. Clark gave the background of the Housing Resources Committee and told how the Public Information Panel was formed. He stated that this panel needed to tell the community what the problems of housing in Atlanta are. The HRC's recently prepared "White Paper" was discussed and the portion of this paper which pertained to the purpose of the Public Information Panel was explained. He also stated that he felt the "Problem Areas" which was discussed at the HRC Executive Group meeting would help to offer some concrete suggestions for solving housing problems in Atlanta. He also said that he felt that the Public Information Panel could only inform the public and not provide solutions as proposed in the "White Paper".

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee, said that this was correct, but that a reporter in looking for a story might also find some places where low-income housing could be placed. He stated that one thing the news should play up now is the Rockdale Urban Renewal Area. A formal award was made to the successful bidder June 15, 1967. Another problem discussed was

Another problem discussed was HUD's refusal of any area of racial concentration, and the fact that HUD is not specific as to what "racial concentration" actually means.

Mr. Ray Moore, WSB-TV, asked Mr. Alexander to be more specific as to what the news can actually do about HUD and other such problems.

Mr. Alexander stated that the press should meet with HUD and get the full story and find out exactly what HUD wants and what HUD expects to get built. Mr. Alexander also stated that he would like to see some progress in locating low-income housing in the northeast and eastern areas of Atlanta.

Mr. Moore asked if the prices of land were not very high in the northeastern section?

Mr. Alexander explained that public housing can help but that the prices were high. He said that this Committee can do a study on this with help from FHA, HUD, and the real estate people, and then do an information series on these problems which are giving the housing program trouble. He also stated that he thought this Committee should find out what the problems are.

Mr. Clark asked if this Panel should be the one to do the spade work of digging up the opposition? He said that it might outline the activities for a program for everybody and give directions for what might be done. For example: radio public service announcements.

Mr. Moore said the most vulnerable areas are church's lack of involvement in this. He said that there are only two or three Negro churches actually involved as yet; that Wesley Homes Inc. is proposing to build in the Capitol Homes area and that this is not a real outlay of cash. The White churches are not involved at all as yet. He asked if anyone else knew of any others?

Mr. Reese Cleghorn, Atlanta Journal, said he did not.

Mr. Alexander said that the Unitarian was involved.

Mr. Cleghorn said that there was not much pushing to get the 221 d (3).

Mr. Clark said that the thought all the 221 d (3) was sales property.

Mr. Alexander explained that it could be built for non-profit and for limited dividend corporations. He said that one problem with the churches was that it was non-profit. Limited dividend has some appeal because for people with a big income it permits a substantial tax write off. He agreed that some effort toward informing the churches through the press should be made.

Mr. Cleghorn stated that he felt the press's job was to report the news and not to try to support one plan or another.

Mr. Alexander said that he believed that the education function is part of what this committee should be doing as well as reporting and that trying to find a platform is difficult.

Mr. Moore said that the press should not try to champion one plan or another and that when the press does this they lose their objectivity.

Mr. Clark said that he agreed; that this was not the purpose of this Committee. That it should not generate one particular project. He also said that this meeting was to share views with people who need to be in an up-to-date position as to the objectives of the HRC. Then it should get the news out to the people. If people know of the objectives this could lead to a solution.

Mr. Cleghorn stated that the town should know if the HRC is not moving as it should.

Mr. Moore said that if Mr. Alexander wants somebody to push his programs that this is what the Public Information Panel is for.

Mr. Cleghorn said that he felt it would be much better to hold an informal press conference off the record rather than as a committee.

Mr. Moore suggested that perhaps more public relations people were needed.

Mr. Clark suggested that a full-time publicist was needed to point out these problems to the public.

Mr. Alexander stated that he believed that a panel which involved HUD, FHA, HRC, and the Housing Authority would help, but the only platform or outlet for this is the civic clubs which are open to the press. These clubs are not against what is going on, they are just restricted. This panel should point out the problems of HUD of which the phases are: 1. economic phase 2. racial phase.

Mr. Clark explained that the problem is stimulation and suggesting a line of action to them. What our Committee's responsibility is, is to give the news media in Atlanta some kind of guide for help and exposure on these problems. He also asked if the news people on this Committee were knowledgeable enough about the problems.

Mr. Jack Lange, Editor, Atlanta Magazine, said that it would help to know who to talk to about certain areas.

Mr. Alexander stated that there were several people to whom he would talk if he were going to write a study of this program: the Mayor, Malcolm Jones, Cecil Alexander, the sub-committee heads, HUD, FHA, and the developers who are up against problems.

Mr. Clark asked Mr. Alexander to give them some other names.

Mr. Alexander suggested the Intergroup Relations Section at HUD, NAACP, and the people who are living in the slums, to get different opinions.

Mr. Moore stated that none of these people want to accept the responsibility for making a statement to the press about any of these projects.

Mr. Clark suggested that the next step would be to use the "White Paper" and write a direct statement that could be sent to every newspaper outlet in the City.

Mr. Alexander asked that if a newspaper decided that this was worth a crusade would it be out of line? He also stated that this did not mean defending one particular site or proposal but the program in general.

Mr. Moore asked if Mr. Alexander was saying that open housing was the answer to all the housing problems in Atlanta?

Mr. Alexander stated that it would work only in some areas and that plans are now being made for the City at large.

Mr. Moore asked about the position in the Northern areas, the BOP plant, and Lockheed--would these areas be useful for low-income housing?

Mr. Alexander stated that Lockheed should have some but that there were not many. There is one area outside of Oglethorpe where there has been a settlement for years, but he stated that if he were advising people he would say that this is expensive land. He stated that if it were sold commercial, much more could be gotten for it.

Mr. Moore asked the City's position toward condemning sites?

Mr. Alexander stated that some areas have been condemned.

Mr. Clark asked if there was any eminent domain?

Mr. Alexander said that there was, but that market prices must be paid on them. Urban Renewal is the only tool that will open up large areas for public housing. He also said that the Chamber of Commerce has decided to take the basic steps into this.

Mr. Clark suggested that the HRC should provide in its budget funds for a full-time publicist with a newspaper background.

Mr. Alexander stated that there was no such person for the Urban Renewal Program. He stated that we need to show what it is to live in slums. This Committee might arrange to take groups into the slums.

Mr. Moore said that the Chamber of Commerce is not very active on this as yet.

Mr. Alexander stated that he went to an Urban Renewal Committee meeting of the Chamber of Commerce, and that they were doing something.

Mr. Cleghorn stated that the press needs somebody to point out the things to sponsor.

Mr. Alexander stated that a Housing Fund ought to be created but that it was a long time coming. He said that one thing which should be made into an article is the involvement of Urban America in this.

Mr. Moore suggested that a flyer be sent to the churches to inform them of available land.

Mr. Cleghorn said that the Community Relations Commission might appeal to the churches.

Mr. Moore suggested that the Mayor issue an invitation to the churches who are able to sponsor and then give them a one-two hour briefing session.

Mr. Clark asked if there were any prospects for a revolving fund for the HRC.

Mr. Alexander stated that what was needed most was a large fund so that the Committee would have something to offer to the churches.

Mr. Moore asked about the Civic Clubs.

Mr. Alexander said that the Junior Chamber of Commerce was interested but that they needed something stable to work on and that maybe this revolving fund would help this also. He also stated that there are some people in Atlanta who know the ropes.

Mr. Cleghorn asked who?

Mr. Alexander replied Lewis Cenker, Austin Miller, Ham Doublas, Jim Robinson.

Mr. Cleghorn asked who could inform them on legal matters and requirements?

Mr. Alexander said that Malcolm Jones knows where there is land available, FHA--W.W. Gates. He stated that Mr. Gates had discovered that HUD will make loans of 3% to anybody whose house has been condemned or to anyone who must make repairs on it.

Mr. Clark asked if there was a requirement for the 3% loan?

Mr. Alexander replied that there was.

There being no further business, the meeting was adjourned at 3:00 p.m.

Approved by

Dale Clark, Chairman
Public Information Panel
Housing Resources Committee

CITY OF ATLANTA
HOUSING RESOURCES COMMITTEE



Room 1204, City Hall

August 16, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

Handwritten notes in blue ink:
Just g cant
gp

Dear Mr. Sweat:

The Public Information Panel of the Housing Resources Committee will hold a meeting from 2:00 to 3:00 p.m. Wednesday, August 23, in the Presbyterian Center on Ponce de Leon Ave. N. E., 3rd Floor Conference Room.

The purpose of this meeting is to discuss with Mr. John Steinichen, Consultant City Planner and Committee Member of the Unitarian Universalist Congregation of Atlanta, the formation of an Atlanta area church-sponsored nonprofit housing corporation (Interfaith Housing Corporation). The attached material provides additional details pertaining to this proposal.

Although the proposed corporation is not a project of the Housing Resources Committee, the Committee feels that such an activity would make a very desirable and worthwhile contribution in assisting to resolve the City's accelerated low-income housing program and the proposal has support of this Committee.

A few additional news media representatives are being extended an invitation to participate in this meeting and we hope that you can come.

Please telephone my office, 522-4463 Ext. 430, as to whether you will be able to attend.

Sincerely,

Malcolm D. Jones
Supervisor of Inspection Services

MDJ/sll

Encl: Material on proposed church-sponsored nonprofit housing corporation

CITY OF ATLANTA
HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

July 26, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

Dear Committee Member:

The next monthly meeting of the Executive Group of the Housing Resources Committee, which would normally be scheduled for August 3, will be held at 10:00 A.M., Wednesday, August 9, in Committee Room #2, Second Floor, City Hall.

On August 9, we will have as our guest, Mr. W. R. Hirshson who is Director of a non-profit Housing Fund in Hartford, Conn. He is being sent here under the auspices of Urban America, Inc. to discuss with us Hartford's efforts in non-profit funds.

Mr. James P. Twomey, Director, Non-profit Center of Urban America will also be our guest.

This Committee has requested and recently received from the Planning Department a compilation of vacant and total acreage in each category of zoning within the City as of January 1966. Vacant land is indicated by Land Lot and District. These figures are interesting and need to be discussed at the meeting in order to determine future low-income housing policy to be recommended by this Committee.

The Planning Engineer has been invited to attend the meeting and explain the report to the Committee.

A representative of the Housing Authority has been invited to discuss with us social services in Public Housing projects.

We would also like a brief report on the activities of each Panel.

It seems appropriate to call soon a general meeting of the full membership of the Housing Resources Committee, in order that all members may be brought up to date on the current status of the Low-Income Housing Program. Such meeting will probably be scheduled for September.

Please let us know on the enclosed return address postal card if you plan to attend the meeting or, in the event you cannot attend, the name of some other member of your panel who will represent you at the meeting.

Sincerely,

Cecil A. Alexander, Chairman
Housing Resources Committee

MDJ/sll

Encl: Return Address Postal Card

MINUTES

HOUSING RESOURCES EXECUTIVE COMMITTEE MEETING

MAY 31, 1967

Members of the Housing Resources Committee Executive Group met on Wednesday, May 31, 1967, at 10:00 a.m., in Committee Room #1, City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman
Dr. Sanford S. Atwood, Co-Chairman
Mr. Lee Burge, Chairman, Finance & Non-Profit Funds Panel
Mr. John C. Wilson, Finance & Non-Profit Funds Panel
Mr. Dale Clark, Public Information Panel
Dr. Vivian Henderson, Land Acquisition Panel
Mr. Roland Maxwell, Representing Mr. Virgil Milton, Business Participation Panel
Mr. Norman Underwood, Representing Mr. Charles L. Weltner, Legal Panel
Mr. Robert Winn, Representing Dr. Harrison, Construction and Design Panel
Mr. Malcolm D. Jones, Director
Mr. W. W. Gates, Consultant

The Public Housing Panel and the Social Problems Panel were not represented at the meeting.

Mr. Cecil A. Alexander, Chairman, presided. Mr. Alexander read the Housing Resources Committee's "White Paper" (copy attached) and explained the different divisions of this report. He then explained the other documents which were attached. He also stated that there were several difficulties in locating rental housing sites, partially because of the racial problems in Atlanta, and gave his interpretation of the May 5, 1967 letter from HUD, pertaining to HUD's reluctance to approve Public Housing sites in racially concentrated areas.

Dr. Vivian Henderson, Land Acquisition Panel, stated that this did not necessarily hold true in all cases; that he did not think the announced HUD policy was intended to apply to racially integrated projects in previously all white neighborhoods. Dr. Henderson also asked about his Panel's previous request for a list of possible sites for locating low-cost housing.

Mr. Jones explained that this has been requested from the Planning Department, but not yet prepared; however, that he has been provided with a group of Land Lot sheets showing vacant property (with current zoning) in the eastern half of the city; and these locations were being looked into.

Page Two

Dr. Henderson suggested that the need for such a list of available sites be reported to the Board of Aldermen.

Mr. Alexander reported that the Planning Committee initially prepared a list of sites comprising 800 acres of land that were considered available for use or that could be re-zoned. He also stated that the developers had already looked into these properties but that only four tracts had been approved so far.

Mr. Jones stated that he knew of only two, or possibly three, of these that had been actually approved by HUD.

Mr. Alexander stated that one of the main problems was that the land developers could not always use the sites because of locations, costs, and building codes.

Mr. John C. Wilson, Finance and Non-Profit Funds Panel, suggested that the Committee accept all the land possible, because to provide all the housing required, all available land would be needed.

Mr. Alexander stated that this Committee should take action one way or another to get these problems corrected before any further substantial developments can be made.

Mr. Jones stated that it was this Committee's policy to consider any suitable location that was submitted or proposed and to try to get action based on merits of individual tracts.

Mr. Lee Burge, Finance and Non-Profit Funds Panel, asked if this Committee was over-playing the housing problems, or if this was just the normal type of thing which resulted from trying to get through zoning changes, Housing Authority and/or FHA approval of a housing development.

Mr. Alexander explained that there is a greater low-rental need in the city than apparently some members of the FHA underwriting staff feel justified.

Mr. Jones said that the problems were not being over-played because there were many problems in trying to locate low-cost housing sites. He explained that this was the purpose of this meeting; to try to work out some of these problems.

Dr. Henderson stated that many of the present problems appeared to be with the Planning Department, and they were not very good reasons.

Mr. Alexander stated that the City is striving to get a workable Land Use plan which people feel that they can rely on.

Mr. Dale Clark, Public Information Panel, asked if the Planning Department is represented on this Committee.

Page Three

Mr. Jones stated that it is not, but that we are working in close contact with each other.

Mr. Alexander stated that the general feeling is that in some residential areas the zoning from single family houses to apartments will be a necessity. He asked the press not to mention any specific areas where this may be possible, because there are no definite plans to this effect as yet.

Mr. Burge asked if it would not be helpful to create a link between the Housing Resources Committee and the Planning Department?

Mr. Alexander stated that it would also be a good idea to create such a relationship with the Board of Aldermen.

Mr. Burge said, in relation to item (d) under "Discussion" in the "White Paper", that he would like to know how the zoning people felt about this.

Dr. Henderson said that it was easy to discuss this problem but that it would not always work out in practice, and that the real issue is the difficulty of locating in an area that does not want housing developments.

Mr. Burge asked the reason given by FHA for its action in connection with the sites near Magnolia Cemetery, Etheridge Drive, and Gun Club Road.

Mr. Alexander referred the question to Mr. Gates for answer.

Mr. Gates stated that proximity to Rockdale Urban Renewal Project, in which about 1,500 units are to be constructed during the next four years, would be taken into consideration in determining the probable market absorption in the general area. Both the City of Atlanta and the Federal Government have considerable investment in Rockdale.

Mr. Alexander asked Mr. Jones to give a report on possible locations for pre-fabricated houses in Atlanta.

Mr. Jones stated that there is some effort to build this type of house in Atlanta, but that there is difficulty because of the Atlanta Building Code. This code states that the plumbing, electrical, and heating fixtures be installed on site in Atlanta, and that the pre-fabricated houses come with these fixtures and electrical circuits already installed. However, there are plans being made now for some sites on which pre-fabricated houses could be located by designating special areas

where this type of housing could be installed. He also stated that the amount of land required to build a house on was too great economically in Atlanta for this type of house, and that there are also plans under way to correct this by permitting them to be built on a 50' x 100' lot, or 60' x 83.33' (5,000 sq. feet instead of 7,500 sq. feet, which is now required.)

Mr. Alexander stated that he thought that organizations such as Tech should organize studies of the housing situation in Atlanta, which would be made available to this Committee. He asked Mr. Winn if the Construction and Design Panel were looking into this now?

Mr. Robert Winn, Construction and Design Panel, stated that there will be a meeting of his panel a week from next Tuesday to discuss this.

Mr. Jones inquired if the present meeting time and date for this Committee was satisfactory, and the reply was affirmative. He also stated that he had appeared before the Zoning Committee on several occasions and felt that it would carry more influence with them if this Committee could take definite action on some areas before he re-appeared. He stated that there were three sites in particular coming up for re-zoning hearings soon on which he would like for the Committee as a group to indorse and support, i.e.

1. Fairburn Road
2. Jonesboro Road
3. North of Baker's Ferry Road

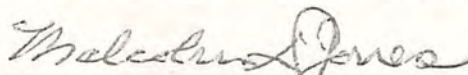
Mr. Alexander stated that he felt that it was too soon to take any definite action on these sites as yet.

Mr. Burge moved that this Committee accept the present "White Paper" as a guide for further action.

The motion was seconded and carried unanimously.

There being no further business, the meeting was adjourned at 11:35 a.m.

Respectfully submitted,



Malcolm D. Jones
Supervisor of Inspection Services

Encl: "White Paper" (without attachments)

HOUSING RESOURCES COMMITTEE

May 31, 1967

White Paper

Mission:

The Housing Resources Committee is charged with:

- (a) Promoting low cost housing and facilitating its construction in Atlanta on an accelerated basis.
- (b) Bringing together the various interests needed to produce low cost housing.
- (c) Insuring that the human factors in housing are given full play.
- (d) Informing the public of the housing problem in Atlanta.

Goals:

The City's goals in the low cost housing new construction program, based on findings of the recently completed CIP study and as announced by the Mayor in Housing Conference on November 15, 1966 are:

- 9,800 units during calendar years 1967 and 1968.
- 2,333 units each year during the next succeeding 3 year period.
- 16,800 units total by end of 1971.

Accomplishments to Date:

72 separate projects have been proposed, totaling 15,391 units in the following categories:

Firm	4,286 units
Probable	<u>2,578</u> units
Total*	7,264 units In Sight
Under Consideration	4,464
Doubtful	<u>3,663</u>

Total Proposed 15,391 of which 6,149 units, previously considered ~~likely~~

are currently in jeopardy due to objections from various sources as to locations.

*Includes 1,140 units of Public Housing + 144 units leased for Public Housing.

Major Problems:

- (a) See "Problem Areas" attached dated April 20, 1967, revised.
- (b) Also see attached:
 - 1. Memorandums dated April 25, 1967 and May 24, 1967 pertaining to amount of land in the City appropriately zoned for construction of low cost housing; and,
 - 2. "Statement of Necessity" undated, extracted from a typical recent proposed zoning application.

3. Letter to the Mayor from HUD, dated May 5, 1967, attached.
4. Two news clippings dated May 8 and 9, respectively.

Discussion:

The above factual data and attached papers clearly illustrate where the difficulties lie and suggest some obvious indicated solutions.

The program cannot be successfully carried out, unless these problems are resolved. In the initial Housing Conference last November the City called on private enterprise to assist in a large measure in this program. While initial efforts have succeeded in producing the 7, 264 units in sight listed above, there is little reason to assume an optimistic attitude toward future efforts. At this time combinations of Federal policies, zoning problems, land costs, code requirements and general uncertainty pertaining to the program have severely curtailed future prospects. Many developers and builders who have attempted to participate in the program are confronted with insurmountable obstacles and are withdrawing.

Several developers are holding up on submitting zoning petitions because of the discouragement as to favorable action.

In order for the Housing Resources Committee to perform its assigned mission, these problems should be placed before the elected city officials and the public. For example:

(a) Zoning throughout the City is now being analyzed to insure that the current needs of the entire city are being met.

(b) Citizens should be encouraged to realize and accept the fact that in a large and rapidly growing city, such as Atlanta, single family houses cannot be made available for all citizens and that many must of necessity reside in multi-family housing units (either rental or co-op.)

(c) In zoning matters, pertaining to an overall community problem, Aldermen should act on needs of the City as a whole, as opposed to local neighborhood pressures.

(d) Provisions for decent and adequate housing is the number one priority for the City and is a necessary prerequisite for solving many other problems.

(e) Compliance with HUD's announced policy of discouraging public housing in areas of racial concentration has severely limited the availability of sites.

(f) Land in adequate quantities, and at prices which make low cost housing economically feasible, are apparently not available in all segments of the City.

(g) More local churches and civic groups should be encouraged to assist the program as non-profit sponsors.

(h) An over-all non-profit housing fund should be created to promote all phases of the program.

Recommended Action:

- (a) Submission by the HRC to the Mayor and Board of Aldermen a brief written report on current status of the low cost housing program.
- (b) The Housing Resources Committee to actively support re-zoning petitions which are reasonable and in interest of furthering the housing program.
- (c) Conduct promptly a hard-hitting Public Information campaign informing the public of the current difficulties encountered and offering concrete positive suggestions for their solution.

Encls: As listed

CITY OF ATLANTA



HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

May 23, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

Dear Committee Member:

The next monthly meeting of the Executive Group of the Housing Resources Committee (which would normally be held on June 1) will be held at 10:00 A.M., Wednesday, May 31, in Committee Room #1, Second Floor, City Hall. We especially hope that you can attend this meeting.

The low cost housing program is currently running into some major difficulties which I need to discuss seriously with you, with view to adopting a policy position of the Committee as a whole and planning a course of action to pursue.

We will have at the meeting basic factual data on which to base our conclusions and I hope also a list of land tracts in the City by size and location which are appropriately zoned for construction of multi-family housing.

We still have not been informed as to the following:

- Legal Panel - Chairman and Vice-Chairman
- Public Housing Panel - Chairman and Vice-Chairman
- Land Acquisition Panel - Chairman and Vice-Chairman
- Social Problems Panel - Vice-Chairman

Please be prepared to provide us at the meeting with appropriate information on the above.

Also please let us know on the enclosed return address postal card if you plan to attend the meeting or, in the event you cannot attend, the name of some other member of your panel who will represent you at the meeting.

Sincerely,

A handwritten signature in cursive script that reads "Cecil A. Alexander".

Cecil A. Alexander
Chairman

Encl: Return address postal card.

MINUTES

HOUSING RESOURCES EXECUTIVE COMMITTEE MEETING

MAY 4, 1967

Members of the Housing Resources Committee Executive Group met on Thursday, May 4, 1967, at 10:00 a.m. in City Hall. The following members were present:

Mr. Dale Clark, Public Information Panel
Dean William S. Jackson, Social Problems Panel
Mr. J. E. Land, Land Acquisition Panel
Mr. Archer D. Smith, III, Legal Panel
Mr. Edwin L. Sterne, Public Housing Panel
Mr. Hall Ware, Finance and Non-Profit Funds Panel
Mr. John C. Wilson, Finance and Non-Profit Funds Panel
Mr. Robert Winn, Construction and Design Panel

The Business Participation Panel was not represented at the meeting.

Col. Malcolm Jones presided in the Chairman's absence. Col. Jones explained that this was the second in a series of monthly meetings designed to bring the Committee members up to date on the progress of the program. He then asked each of the panel representatives to make a report on the action taken by their respective panels.

Finance and Non-Profit Funds Panel - Mr. Wilson and Mr. Ware explained that the Committee is actively engaged in developing a local funding group to provide "seed" money to promote low cost housing. Preliminary discussions have been held and material from other such organizations is being reviewed.

Social Problems Panel - Dean Jackson reported that this panel has met to organize their group and has discussed some of the broad areas to be encompassed by the panel. Two main decisions came out of this meeting:

1. The panel should have representation from the community itself and, therefore, two new members have been added. They are: Dr. Charles F. Schwab, President, Protestant Welfare and Social Services, Inc., and Mr. Erwin Stevens, Chairman, Citizens Central Advisory Committee, Economic Opportunity Atlanta, Inc.
2. The panel felt it would be helpful to develop some guidelines as to what is anticipated as goals for adequate living.

Dean Jackson added that one of his classes is presently conducting a survey of the attitudes of families living in the vicinity of the Bedford-Pine area to be completed by the end of this month. If anything helpful comes out of the study it will be shared with the Committee.

Land Acquisition Panel - Mr. Land reported that this panel is still in the process of thoroughly organizing. However, as a result of the first meeting it was decided that two or three real estate men would be added to the group and this is in process at present. Meetings are planned with the Atlanta Housing Authority and the Federal Housing Administration.

Construction and Design Panel - Mr. Winn reported that three architects have been obtained to work with the panel in carrying out its functions. The panel members have organized and have scheduled regular monthly meetings and are beginning to plan their program.

Legal Panel - Mr. Smith, representing Mr. Weltner, stated that two attorneys have been added to assist in the work of the panel. They are: Mr. Archer D. Smith, III, Attorney, Harmon & Thackston, and Mr. Norman L. Underwood, Attorney, Sanders, Hester & Holley. The panel members are working in three areas at the present time:

1. Research and examination of the laws dealing with FHA housing, particularly the requisites for obtaining FHA grants and loans;
2. Study of complaints and problems concerning the enforcement of the Housing Code; and
3. Research into the part of the law particularly concerned with the Grant and Loan Program (for rehabilitation of sub-standard housing) being restricted to Urban Renewal and Code Enforcement areas.

Public Housing Panel - Mr. Sterne reported that this panel has met once and at that meeting the members were generally acquainted with what is going on in public housing. Mr. Sterne told the group of many of the programs the Housing Authority is presently engaged in.

Public Information Panel - Mr. Clark reported that the panel members have met and that he also met with Col. Jones and Mr. Alexander for a briefing on the overall program. He stated that his concept of this panel's function is one of informing the general public and to report fully through the news media what the Committee is doing, and that until some definite action is taken by the Committee and the function of the Committee is a little better focused, this panel will not be able to really move forward on their program.

Col. Jones then distributed up-to-date copies of the Inventory of the various housing projects which have been proposed and provided members of the press with a summary of this report. He reviewed the summary with the committee and discussed in detail some of the problems the committee is encountering in getting these projects underway. The major problems include:

1. Attitude of home owners toward apartment units;
2. Zoning; and
3. Determination of the location of housing (HUD prefers that such housing not be located in areas of racial concentration).

The group discussed possible solutions to these problems but no positive decisions were reached.

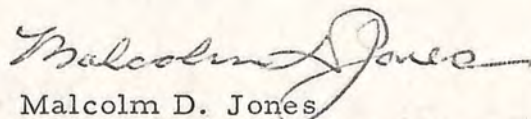
Col. Jones also told the group of a meeting Mr. Alexander has requested for a special meeting of the Board of Aldermen for the purpose of inviting builders and developers to appear before them to discuss their problems from their points of view. He added that it would be helpful to have some members of the Executive Group at this meeting also. Mr. Land of the Land Acquisition Panel said that his panel would definitely be represented at the meeting.

Col. Jones requested each of the panels to elect permanent Chairmen and Vice Chairmen as soon as possible, if they have not already done so, and to advise him who has been elected.

Mr. Clark told the Executive Group members that his panel (Public Information) is always open to committee members for any suggestions or recommendations as to how the public information program can help further the goals of the Committee. He also recommended to Col. Jones that the information contained in the summary of the problem areas be made available to the press. Col. Jones agreed with Mr. Clark and advised that he would take up this matter with Mr. Alexander.

There being no further business the meeting was adjourned at 11:30 a. m.

Respectfully submitted,



Malcolm D. Jones
Supervisor of Inspection Services

HOUSING RESOURCES COMMITTEE

Room 1204 City Hall
 Tel. 522-4463, Ext. 430
 May 4, 1967

The Executive Group of the Housing Resources Committee, recently established by Mayor Allen to promote and facilitate construction of low and medium cost housing in Atlanta, held its regular monthly meeting today in the City Hall. Cecil A. Alexander, Chairman, Dr. Sanford Atwood, President of Emory University and Dr. Benjamin E. Mays, President of Morehouse College, Co-Chairmen of the Committee, were unable to attend.

The Executive Group (consisting of the Chairmen of the nine working panels into which the overall Committee is organized) studied a recently prepared Committee report on the status of the current housing program. The report contained 71 proposals submitted by various developers. It is summarized as follows:

<u>Category</u>	<u>No. Units</u>	<u>Estimate When Available</u>				<u>1971</u>
		<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	
Firm	3556	(1312)	(1928)	(316)	-	-
Probable	<u>3553</u>	<u>-</u>	<u>(1681)</u>	<u>(672)</u>	<u>(500)</u>	<u>(700)</u>
Total	*7109 In Sight	(1312)	(3609)	(988)	(500)	(700)
Being Considered	4569					
Doubtful	<u>3088</u>					
Total Proposed	14,766 of which 6504 units (1243 listed in the Firm category, 3409 in the Being Considered category and 1852 now included in the Doubtful category) previously considered likely, are currently in serious difficulty of materializing due primarily to objections from various sources as to proposed locations.					

*Includes 1140 units of Public Housing, plus 144 existing units leased for Public Housing. In addition, 1782 units have been rehabilitated since October under the Housing Code.

The goals established by the City for the program are 16,800 units by the end of 1971, consisting of 9800 units during 1967 and 1968 and 2333 units during each of the succeeding three years.

The principal difficulties currently confronting the Committee in developing the program are the following:

(a) General objection by single family home owners to multi-family units being built anywhere near them, even though the multi-family construction may be a very high type of cooperative sales housing for purchase and occupancy by family units and presold before construction begins.

(b) Difficulty in getting sufficient suitable tracts appropriately zoned, because of objections from residents of the areas involved.

(c) Persistent efforts by certain groups to effect the spreading of low and medium income housing throughout all sectors of the City, even though suitable tracts of land may not be available in some areas to developers at prices which make construction of such housing economically feasible.

(d) Recently announced policy by HUD discouraging the location of public housing in areas of racial concentration.

(e) Conservatism by FHA on approving projects in certain areas, to insure against the possibility of over-building the market in any portions of the City.

(f) Discouragement on the part of promoters and developers faced with the above indicated problems.

The combination of these problems is slowing down the program substantially and, if continued, will make the goals very difficult to attain.

CITY OF ATLANTA



HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

April 25, 1967

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

Dear Committee Member:

Our Chairman is out of the City, but before leaving town he asked me to inform you that the regular monthly meeting for May of the Executive Group of the Housing Resources Committee will be held at 10:00 A.M., Thursday, May 4, 1967 in Committee Room #2, Second Floor, City Hall. We hope that you can attend.

The Committee's periodic report on "Inventory of Low and Medium Cost Housing in Atlanta, recently completed, in development and proposed" is being revised now and will be available for the Executive Group meeting. It should provide material for an interesting discussion as to progress of the program during the first six months of operation of this Committee. There are several problem areas on which we need your consideration and advice.

Panels which have not yet elected permanent Chairmen and Vice-Chairmen are urged to do so before the meeting and advise us as soon as possible, in order that those newly elected may also be invited to this meeting.

Please let us know on the enclosed return address post card, whether you plan to attend. In the event that you cannot come, please arrange for some other member of your Panel to attend and advise us on the enclosed post card who will represent your Panel at the meeting.

Sincerely,

Malcolm D. Jones
Supervisor of Inspection Services

Encl. Return address post card

MINUTES

HOUSING RESOURCES EXECUTIVE COMMITTEE

APRIL 6, 1967

Members of the Housing Resources Committee Executive Group met on Thursday, April 6, 1967, at 10:00 a. m. in City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman
Mr. Lee Burge, Finance Panel
Mrs. Sujette Crank, Social Problems Panel
Mr. Virgil Milton, Business Participation Panel
Mr. Ray Moore, Public Information Panel
Mr. Moreland Smith, Construction and Design Panel
Mr. Charles L. Weltner, Legal Panel
Mr. John Wilson, Non-Profit Funds Panel

The following panels were not represented at the meeting:

Land Acquisition Panel
Public Housing Panel

Mr. Alexander reviewed the general functions of the Housing Resources Committee and informed the participants of the Housing Resources Committee Office that had been established in the City Hall. He also advised that Col. Malcolm Jones has been assigned to coordinate the housing program and Mr. William Gates, as consultant on FHA matters, is assisting in the office one day each week. He announced that the City has also just approved a secretarial position for this office to be filled as soon as possible.

Mr. Alexander then introduced Mr. M. B. Satterfield, Executive Director of the Atlanta Housing Authority, who briefed the group on the public housing program.

Mr. Satterfield reported on the number of public housing units at the present time:

1. There are presently 8,874 units with virtually no vacancies.
2. 650 units are under construction at the McDaniel Street Project.
3. A bid has been accepted for 140 units extension to the Perry Homes Project.

4. 350 units in the design stage have been submitted to the Federal Housing Administration for review. The Housing Authority expects to let bids on these units this summer.
5. 140 units are under lease under the leasing program.

He pointed out these different projects on a city map to give the Committee members an idea of the location of this housing. He stated that some concern has been expressed for the need of public housing in the eastern quadrant of the city and explained that the main difficulty is in securing any open land in this area that would be useable. Developers are being encouraged to consider this section of the city. He explained that the Atlanta Housing Authority presently has 4,200 units reserved (allocated) by the Federal Government. He then reviewed the different programs available in providing this low-income housing. These include:

1. Direct construction by the Housing Authority and the Turnkey Program.
2. Purchase and rehabilitation of older and existing houses.
3. Leasing by the Housing Authority of standard dwellings.

At this point Mayor Ivan Allen, Jr. spoke to the group briefly regarding the housing program. He said that he was greatly impressed with the interest being shown in efforts to get more low-income housing underway in the city. He pointed out, as Mr. Satterfield did, that the main problem he has encountered is in securing suitable and available locations for these units. He expressed a desire to see more non-profit sponsors willing to carry through on a project to construct such housing units.

Col. Malcolm Jones then reviewed with the members of the Committee the various pieces of informational material made available to them today and brought these reports up to date on changes that have taken place. He also pointed out the different proposed projects on a map of the city so the members might see the distribution of the units.

The following revisions were reported in the February 20, 1967, report:

<u>Category</u>	<u>No. Units</u>	Estimate When Available				
		<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
Firm	3092	(1226)	(1550)	(316)		
Probable	<u>4685</u>	_____	<u>(2573)</u>	<u>(912)</u>	<u>(500)</u>	<u>(700)</u>
Total	7777	(1226)	(4123)	(1228)	(500)	(700)
Under Consideration	3405					
Doubtful	<u>2968</u>					
Total	14,150					

Col. Jones also distributed a report concerning the problem areas of the program. Currently there are 4,900 units in all categories which are facing serious difficulties for various reasons. This report was to advise the Committee of the situations existing.

The Chairman next recommended and requested the following to the Committee:

1. A monthly meeting date. It was established for the first Thursday of the month at 10:00 a. m.
2. He requested all panels to submit the names of their Chairmen and Vice Chairmen as soon as possible.
3. He requested the Legal Panel to investigate the feasibility of amending and broadening Federal legislation concerning financial assistance to home owners in urban renewal and code enforcement areas whose homes are condemned. At present, home owners in urban renewal areas and Federal approved code enforcement areas are the only persons eligible for such assistance. He feels that such assistance should be city-wide.
4. Mr. Alexander asked that encouragement be given to neighboring communities to have good Workable Programs. Atlanta's program is in good order but this does not apply to all other communities in Metropolitan Atlanta.
5. He asked the Legal Panel to investigate the State tax laws. He feels the present tax laws are favorable to retention and creation of slums.

6. He announced that the Finance and Non-Profit Panels have been combined.
7. He advised that he and Mr. Lee Burge are looking into the need for formation of a Housing Development Corporation. Suggestion was made that the Chamber of Commerce be asked to look into the matter and to assist.
8. At the present time he is trying to get some information from the City Planning Department regarding the available land in the city. However, it will be some time before this information is complete.
9. He expressed his concern over the difficulties that are being encountered in securing approval of sites. This is caused by various reasons, as indicated in the special report distributed by Col. Jones. He feels that this is becoming a very serious problem and that something must be done as soon as possible to try to provide solutions to these problems.
10. The Committee and office staff have been approached many times by developers requesting that they refer them to lawyers and architects familiar with the housing programs. The professional organizations of these groups have been asked to supply the Housing Resources Office with a list of those persons familiar with and interested in this field and these lists will be furnished the developers upon request.
11. He recommended to the Construction Panel that they take under advisement the various codes of the City of Atlanta and other agencies to determine if such codes are practical and feasible.
12. He requested assistance from the Social Problems Panel in providing solutions to the many problems being created in the location of these housing units.
13. There are several areas of the city that have not been touched for additional low cost housing and he feels a much more aggressive program is needed. He referred to such areas as Vine City and Mechanicsville.
14. He asked the members to consider the problem of relocation of people displaced while units are under construction and to come up with some

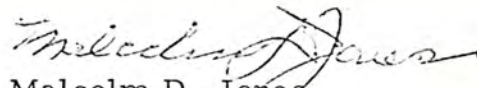
Page Five

workable way to build these units without completely disrupting the neighborhood.

15. He proposed that a task force be set up in the areas of prime consideration to improve communications with the residents.

After a short discussion period the meeting was adjourned at 11:45 a. m.

Respectfully submitted,



Malcolm D. Jones
Supervisor of Inspection Services
Director

MDJ:fy

DRAFT - Minutes - Housing Resources Executive Committee Meeting - May 4, 1967

Members of the Housing Resources Committee Executive Group met on Thursday, May 4, 1967, at 10:00 a.m. in City Hall. The following members were present:

Mr. Dale Clark, Public Information Panel
Dean William S. Jackson, Social Problems Panel
Mr. J. E. Land, Land Acquisition Panel
Mr. Archer D. Smith, III, Legal Panel
Mr. Edwin L. Sterne, Public Housing Panel
Mr. Hall Ware, Finance and Non-Profit Funds Panel
Mr. John C. Wilson, Finance and Non-Profit Funds Panel
Mr. Robert Winn, Construction and Design Panel

The Business Participation Panel was not represented at the meeting.

Col. Malcolm Jones presided in the Chairman's absence. Col. Jones explained that this was the second in a series of monthly meetings designed to bring the Committee members up to date on the progress of the program. He then asked each of the panel representatives to make a report on the action taken by their respective panels.

Finance and Non-Profit Funds Panel - Mr. Wilson and Mr. Ware explained that the Committee is actively engaged in developing a local funding group to provide "seed" money to promote low cost housing. Preliminary discussions have been held and material from other such organizations is being reviewed.

Social Problems Panel - This panel has met to organize their group and has discussed some of the broad areas to be encompassed by the panel. Two main decisions came out of this meeting:

(1) The panel should have representation from the community itself and, therefore, two new members have been added.

(2) The panel felt it would be helpful to develop some guidelines as to what is anticipated as goals for adequate living.

Dean Jackson added that one of his classes is presently conducting a survey of the attitudes of families living in the area just north of Bedford-Pine to be completed by the end of this month. If anything helpful comes out of the study it will be shared with the Committee.

Land Acquisition Panel - This panel is still in the process of thoroughly organizing. However, as a result of the first meeting it was decided that two or three real estate men would be added to the group and this is in process at present. Meetings are planned with the Atlanta Housing Authority and the Federal Housing Administration.

Construction and Design Panel - Three architects have been gained to work with the panel in carrying out its functions. The panel members have organized and have scheduled regular monthly meetings and are beginning to plan their program.

Legal Panel - Two attorneys have been added to assist in the work of the panel. The panel members are working in three areas at the present time:

(1) Research and examination of the laws dealing with FHA housing, particularly the requisites for obtaining FHA grants and loans;

(2) Study of complaints and problems concerning the enforcement of the Housing Code; and

(3) Research into the part of the law particularly concerned with the Grant and Loan Program being restricted to urban renewal areas.

Public Housing Panel - This panel has met once and at that meeting the members were generally acquainted with what is going on in public housing. Mr. Sterne told the group of many of the programs the Housing Authority is presently engaged in.

Public Information Panel - The panel members have met with Col. Jones and Mr. Alexander for a briefing on the overall program. This panel's function is one of informing the general public and to report fully through the news media what the Committee is doing. Until some definite action is taken by the Committee and the function of the Committee is a little better focused, this panel will not be able to really move forward on their program.

Col. Jones distributed up to date copies of the inventory of the various which projects have been proposed and provided members of the press with a summary of this report. He reviewed the summary with the committee and discussed in detail some of the problems the Committee is encountering in getting these projects underway. The major problems include:

- (1) Attitude of home owners toward apartment units;
- (2) Zoning; and
- (3) Determination on the location of housing. FHA prefers that such housing not be located in areas concentrated with one group.

The group discussed possible solutions to these problems but no positive decisions were reached.

Col. Jones also told the group of a meeting Mr. Alexander has requested for a special meeting of the Board of Aldermen for the purpose of inviting builders and developers to appear before them to discuss their problems from their points of view. He added that it would be helpful to have some members of the Executive Group at this meeting also. Mr. Land of the Land Acquisition Panel said that his panel would definitely be represented at the meeting.

Col. Jones requested each of the panels to elect permanent chairmen and vice chairmen as soon as possible if they have not already done so.

Mr. Clark told the Executive Group members that his panel (Public Information) is always open to committee members for any suggestions or recommendations as to how the public information program can help further the goals of the committee. He also recommended to Col. Jones that the information contained in the summary of the problem areas be made available to the press. Col. Jones agreed with Mr. Clark and advised that he would take up this matter with Mr. Alexander.

There being no further business the meeting was adjourned at 11:30 a.m.

MINUTES

HOUSING RESOURCES EXECUTIVE COMMITTEE

APRIL 6, 1967

Members of the Housing Resources Committee Executive Group met on Thursday, April 6, 1967, at 10:00 a.m. in City Hall. The following members were present:

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Mr. Lee Burge, Finance Panel
Mrs. Sujette Crank, Social Problems Panel
Mr. Virgil Milton, Business Participation Panel
Mr. Ray Moore, Public Information Panel
Mr. Moreland Smith, Construction and Design Panel
Mr. Charles L. Weltner, Legal Panel
Mr. John Wilson, Non-Profit Funds Panel

The following panels were not represented at the meeting:

Land Acquisition Panel
Public Housing Panel

Mr. Alexander reviewed the general functions of the Housing Resources Committee and informed the participants of the Housing Resources Committee Office that had been established in the City Hall. He also advised that Col. Malcolm Jones has been assigned to coordinate the housing program and Mr. William Gates, as consultant on FHA matters, is assisting in the office one day each week. He announced that the City has also just approved a secretarial position for this office to be filled as soon as possible.

Mr. Alexander then introduced Mr. M. B. Satterfield, Executive Director of the Atlanta Housing Authority, who briefed the group on the public housing program.

Mr. Satterfield reported on the number of public housing units at the present time:

1. There are presently 8,874 units with virtually no vacancies.
2. 650 units are under construction at the McDaniel Street Project.
3. A bid has been accepted for 140 units extension to the Perry Homes Project.

4. 350 units in the design stage have been submitted to the Federal Housing Administration for review. The Housing Authority expects to let bids on these units this summer.
5. 140 units are under lease under the leasing program.

He pointed out these different projects on a city map to give the Committee members an idea of the location of this housing. He stated that some concern has been expressed for the need of public housing in the eastern quadrant of the city and explained that the main difficulty is in securing any open land in this area that would be useable. Developers are being encouraged to consider this section of the city. He explained that the Atlanta Housing Authority presently has 4,200 units reserved (allocated) by the Federal Government. He then reviewed the different programs available in providing this low-income housing. These include:

1. Direct construction by the Housing Authority and the Turnkey Program.
2. Purchase and rehabilitation of older and existing houses.
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2. He requested all panels to submit the names of their Chairmen and Vice Chairmen as soon as possible.
3. He requested the Legal Panel to investigate the feasibility of amending and broadening Federal legislation concerning financial assistance to home owners in urban renewal and code enforcement areas whose homes are condemned. At present, home owners in urban renewal areas and Federal approved code enforcement areas are the only persons eligible for such assistance. He feels that such assistance should be city-wide.
4. Mr. Alexander asked that encouragement be given to neighboring communities to have good Workable Programs. Atlanta's program is in good order but this does not apply to all other communities in Metropolitan Atlanta.
5. He asked the Legal Panel to investigate the State tax laws. He feels the present tax laws are favorable to retention and creation of slums.

6. He announced that the Finance and Non-Profit Panels have been combined.
7. He advised that he and Mr. Lee Burge are looking into the need for formation of a Housing Development Corporation. Suggestion was made that the Chamber of Commerce be asked to look into the matter and to assist.
8. At the present time he is trying to get some information from the City Planning Department regarding the available land in the city. However, it will be some time before this information is complete.
9. He expressed his concern over the difficulties that are being encountered in securing approval of sites. This is caused by various reasons, as indicated in the special report distributed by Col. Jones. He feels that this is becoming a very serious problem and that something must be done as soon as possible to try to provide solutions to these problems.
10. The Committee and office staff have been approached many times by developers requesting that they refer them to lawyers and architects familiar with the housing programs. The professional organizations of these groups have been asked to supply the Housing Resources Office with a list of those persons familiar with and interested in this field and these lists will be furnished the developers upon request.
11. He recommended to the Construction Panel that they take under advisement the various codes of the City of Atlanta and other agencies to determine if such codes are practical and feasible.
12. He requested assistance from the Social Problems Panel in providing solutions to the many problems being created in the location of these housing units.
13. There are several areas of the city that have not been touched for additional low cost housing and he feels a much more aggressive program is needed. He referred to such areas as Vine City and Mechanicsville.
14. He asked the members to consider the problem of relocation of people displaced while units are under construction and to come up with some

Page Five

workable way to build these units without completely disrupting the neighborhood.

15. He proposed that a task force be set up in the areas of prime consideration to improve communications with the residents.

After a short discussion period the meeting was adjourned at 11:45 a. m.

Respectfully submitted,

Malcolm D. Jones
Supervisor of Inspection Services
Director

MDJ:fy

~~DRAFT~~ - Minutes - Housing Resources Executive Committee - April 6, 1967

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Mr. Cecil A. Alexander, Chairman
Mr. Lee Burge, Finance Panel
Mrs. Sujette Crank, Social Problems Panel
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Mr. Ray Moore, Public Information Panel
Mr. Moreland Smith, Construction and Design Panel
Mr. Charles L. Weltner, Legal Panel
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The following panels were not represented at the meeting:

Land Acquisition Panel
Public Housing Panel

Mr. Alexander reviewed the general functions of the Housing Resources Committee and informed ^{the participants} ~~them~~ ^{Housing Resources Committee} of the office that had been established in the City Hall. ^{He also advised that} Col. Malcolm Jones has been assigned to coordinate the housing program and Mr. William Gates ^{as Consultant on FHA matters,} ~~is~~ ^{He announced that} assisting in the office one day each week. The City has also just approved a secretarial position for this office to be filled as soon as possible.

Mr. Alexander then introduced Mr. M. B. Satterfield, Executive Director of the Atlanta Housing Authority, who briefed the group on their ^{Public Housing} program.

Mr. Satterfield reported on the number of public housing units at the present time:

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3. A bid has been accepted for 140 units ^{extension to} at the Perry Homes Project.
4. 350 units in the design stage have been submitted to the Federal Housing Administration for review. The Housing Authority expects to let bids on these units this summer.
5. 140 units are under lease under the ^{leasing} ~~turnkey~~ program.

He pointed out these different ^{projects} ~~units~~ on a city map to give the Committee location ^{He stated that} members an idea of the ~~location~~ of this housing. ^{Some} concern has been expressed for the need of public housing in the eastern quadrant of the city ~~and~~. ~~He explained~~ ^{is} explained that the main difficulty ~~was~~ in securing any open land in this area that would be useable. Developers are being encouraged to consider this section of the city. He explained that the Atlanta Housing Authority presently has 4,200 units reserved ^(allocated) by the Federal Government. He then reviewed the different programs available in providing this low-income housing. These include:

1. Direct construction by the Housing Authority and the Turnkey Program.
2. Purchase and rehabilitation of older and existing houses.
3. Leasing by the Housing Authority of standard dwellings.

At this point Mayor Ivan Allen, Jr. spoke to the group briefly regarding the housing program. He said that he was greatly impressed with the interest being shown in efforts to get more low-income housing underway in the city. He pointed out, as Mr. Satterfield did, that the main problem he has encountered is in securing suitable and available locations for these units. He expressed a desire to see more ^{non-profit} sponsors willing to carry through on a project to construct such housing units.

Col. Malcolm Jones ^{then} reviewed with the members of the committee the various pieces of information ^{all material} made available to them today and brought these reports up to date on ~~any~~ changes that have taken place. He also pointed out the different proposed projects on a map of the city so the members might see the distribution of the units. The following revisions were ^{revised} ~~made~~ in the

February 20, 1967 report:

<u>Category</u>	<u>No. Units</u>	<u>Estimate When Available</u>				
		<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
Firm	3092	(1226)	(1550)	(316)		
Probable	<u>4685</u>	-	<u>(2573)</u>	<u>(912)</u>	<u>(500)</u>	<u>(700)</u>
Total	7777	(1226)	(4123)	(1228)	(500)	(700)
Under Consideration	3405					
Doubtful	<u>2968</u>					
Total	14,150					

Col. Jones also distributed a report concerning the problem areas of the program. Currently there are 4,900 units in all categories which are facing serious difficulties for various reasons. This report was to advise the Committee of the situations existing.

The Chairman next recommended and requested the following to the Committee:

1. A monthly meeting date ^{is} was established for the first Thursday of the month at 10:00 a. m.
2. He requested all panels to submit the names of their Chairmen and Vice Chairmen as soon as possible.

3. He requested the Legal Panel to investigate the feasibility of amending ^{and broadening} Federal ^{Urban Renewal and} legislation concerning financial assistance to home owners in ^{code enforce-} ment areas whose homes are condemned. At present, home owners in ^{and Federal approved Code Enforcement areas} urban renewal areas are the only persons eligible for such assistance. *He feels that such assistance should be City wide.*
4. Mr. Alexander asked that encouragement be given to ^{neighborhood} all communities to have good Workable Programs. Atlanta's program is in good order but this does not apply to ^{all other} the communities in Metropolitan Atlanta.
5. He asked the Legal Panel to investigate the State tax laws. He feels the the present tax laws are favorable to retention and creation of slums.
6. He announced that the Finance and Non-Profit Panels have been combined.
7. He advised that he and Mr. Lee Burge are looking into the need for formation of a Housing Development Corporation. *Suggestion was made that the Chamber of Commerce be asked to look into the matter and to assist.*
8. At the present time he is trying to get some information from the City Planning Department regarding the available land in the city. However, it will be some time before this information is complete.
9. He expressed his concern over the difficulties that are being encountered in ^{as indicated in special report distributed by Col. Jones.} securing approval of sites. This is caused by various reasons. He feels that this is becoming a very serious problem and that something must be done as soon as possible to try to provide solutions to these problems.
10. The Committee and office staff have been approached many times by developers requesting that they refer them to lawyers and architects familiar with these ^{housing programs} areas. The professional organizations of these groups have been asked to supply the Housing Resources office with a list of those persons familiar with ^{and interested in} this field and these lists

will be furnished the developers upon request.

11. He recommended to the Construction Panel that they take under advisement the various codes of the City of Atlanta and other agencies to determine if such codes are practical and feasible.
12. He requested assistance from the Social Problems Panel in providing solutions to the many problems being created in the location of these housing units.
13. There are several areas of the city that have not been touched ^{for additional low cost housing} and he feels a much more aggressive program is needed. He referred to such areas as Vine City and Mechanicsville.
14. He asked the members to consider the problem of relocation of people displaced while units are under construction ^{and} to come up with some workable way to build these units without disrupting the neighborhood completely.
15. He proposed that a task force be set up in the areas of prime consideration to improve communications with the residents.

After a short discussion period the meeting was adjourned at 11:45 a. m.

Malcolm Jones
Supervisor of Inspection Services
Director

Notes for Cecil Alexander

Executive Group Meeting, Housing Resources Committee

April 6, 1967

- a. Establishment of regular dates for monthly meetings.
- b. Insist on determination of Chairmen and Vice Chairmen by all Panels:
 - Not yet reported:
 - Legal
 - Non-Profit
 - Public Housing
 - Land Acquisition
 - Public Information
 - Social Problems (Vice Chairman)
- c. Comment on need for formation of Housing Development Corp.
- d. Combining Finance and Non-Profit Panels.
- e. Material from Planning Department on available land in City. (Requested by Land Panel March 24)
- f. As result of Housing Code enforcement, several property owners on Boulevard are reported to be anxious now to sell to Housing Authority for Public Housing.
- g. Discuss difficulties in getting sites approved.
 - Land
 - FHA
 - Planning
 - Neighbors
 - NAACP

} These problems are becoming very serious.
Are placing entire program in jeopardy.

(See attached sheet for specific examples)

Promoters and Developers are becoming discouraged. A new and positive approach is urgently needed to cope with this situation in order to over come current difficulties.

HOUSING RESOURCES COMMITTEE

Summary of Proposals

(Report of February 20, 1967 up dated to April 6, 1967)

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Under Consideration	3405					
Doubtful	2968					
Total	<u>14,150</u>	Proposed, of which 4900 (all categories) are currently facing serious problems.				

HOUSING RESOURCES COMMITTEE

April 6, 1967

Problem Areas

Item No.	No. Units	Location	Program	Principal Difficulty
24	250	West of Hollywood Road North of Proctor Creek	Turnkey	Opposed by Racial Relations Section of HUD in letter to Housing Authority
19	450	Harwell Road South of Bankhead Highway	Turnkey	Strongly opposed by NAACP in letter to Mayor Allen
7	152	South Side Simpson Road East of Hightower Road	221 d (3)?	Strongly opposed by citizens residing in Collier Heights by protests to Board of Aldermen
46	160	West of Moreland Avenue South of Constitution Road, SE	221 d (3) Co-op	Rejected by FHA as not suitable site
8	156	East of Hollywood Road North of Magnolia Cemetery	221 d (3) Experimental	FHA is reluctant to approve
9	262	Off Etheridge Drive East of Jackson Parkway	404 Special or Turnkey	Having difficulty in getting FHA approval
20	62	Woodbine at Boulevard Drive	Turnkey or 221 d (3)	Housing Authority not interested in this site; FHA cool toward it
28	364	Off Boulder Park Drive Southwest of Wildwood Lake	221 d (3) Town Houses	Zoned R-3, Planning Department is reluctant to have re-zoned
33	204	Between Hollywood Road and Gun Club Road, N. W.	Turnkey or 221 d (3)	Re-zoned recently for low cost housing program. Housing Authority not interested in site; FHA not sympathetic toward it.
44	100	West of Jackson Parkway North of Proctor Creek	221 d (3)	Zoned R-5. Planning Department cool toward re-zoning
34	150	Between DeKalb Avenue and McLendon at Hampton Terrace	221 d (3) Rent. Supl.	Zoned R-3. Planning Department is dubious about getting re-zoned
51	280	Custer Avenue East of Chosewood Park	Turnkey	Planning Department anticipates strong opposition to development of this tract
	250 360		221 d (3)	Application on one site submitted to FHA and subsequently withdrawn (understand because of neighborhood objection); other application withheld (presumably for similar reason)
	1,700	Between Peyton Road and Willis Mill Road North of Utoy Creek	Turnkey 221 d (3) 221 d (2) Other	Zoned R-3. Planning Department is reluctant to get re-zoned (Housing Authority is enthusiastic about site)
Total	4,900			This constitutes 1/2 of City's goal for first two years of program. Promoters and developers, who were originally enthusiastic, are becoming very discouraged.

HOUSING RESOURCES COMMITTEE
Executive Group Meeting
10:00 A.M., April 6, 1967
Committee Room #2, City Hall

AGENDA

1. Opening Remarks by Chairman - Cecil Alexander
2. Status of Public Housing - M. B. Satterfield
3. Summary Report on Low Cost Housing Progress - Malcolm D. Jones
4. Material for Panel Chairmen
 - Inventory Report, February 20, 1967
 - Address by James R. Price, Chairman of Board, National Homes
 - Membership and Organization of Housing Resources Committee
 - Functions of Housing Resources Committee
 - News Clipping
 - Summary of Proposals, up dated to April 6, 1967
5. Discussion - Initial comments by Chairman Alexander
6. Other Business

HOUSING RESOURCES COMMITTEE

Mr. Cecil A. Alexander, Chairman
Housing Resources Committee
Finch, Alexander, Barnes, Rothschild and Paschal, Architects
10th Floor Standard Federal Building
44 Broad Street, N. W.
Atlanta, Georgia

Dr. Sanford S. Atwood, Co-Chairman
Housing Resources Committee
President, Emory University
Atlanta, Georgia 30322

Dr. Benjamin E. Mays, Co-Chairman
Housing Resources Committee
President, Morehouse College
Atlanta, Georgia

LEGAL

Mr. Charles L. Weltner, Attorney
The First National Bank, Suite 2943
2 Peachtree Street
Atlanta, Georgia

Mr. Donald Hollowell, Regional Director
Equal Employment Opportunity Commission
1776 Peachtree Street, N. W.
Atlanta, Georgia

Honorable Luther Alverson, Judge
Fulton County Superior Court
136 Pryor Street, S. W.
Atlanta, Georgia

CONSTRUCTION AND DESIGN

Dr. Edwin Harrison, President
Georgia Institute of Technology
225 North Avenue, N. W.
Atlanta, Georgia

Mr. Herman J. Russell, Contractor
504 Fair Street, S. W.
Atlanta, Georgia 30313

CONSTRUCTION AND DESIGN (continued)

Mr. Moreland Smith, Director
Urban Planning Project
Southern Regional Council
5 Forsyth Street, N. W.
Atlanta, Georgia

Rev. John A. Middleton, President
Morris Brown College
673 Hunter Street, N. W.
Atlanta, Georgia

Mr. Henry F. Alexander, Builder
2439 Fernleaf Court, N. W.
Atlanta, Georgia

Mr. James Moore, President
Atlanta Labor Council
15 Peachtree Street, N. E.
Room 208
Atlanta, Georgia 30303

FINANCE

Dean Harding B. Young
Atlanta University
223 Chestnut Street, S. W.
Atlanta, Georgia

Mr. Lee Burge, President
Retail Credit Company
P. O. Box 4081
Atlanta, Georgia 30302

Mr. Butler T. Henderson
Assistant to Dr. Mays
Morehouse College
223 Chestnut Street, S. W.
Atlanta, Georgia

Mr. Mills B. Lane, Jr., President
The Citizens and Southern National Bank
P. O. Box 4899
Atlanta, Georgia 30303

Mr. Joseph Earle Birnie, President
The National Bank of Georgia
Peachtree at Five Points
Atlanta, Georgia 30303

FINANCE (continued)

Mr. Augustus H. Sterne, President
The Trust Company of Georgia
36 Edgewood Avenue, N. E.
Atlanta, Georgia 30303

Mr. Gordon Jones, President
The Fulton National Bank
P. O. Box 4387
Atlanta, Georgia 30302

NON-PROFIT FUNDS

Mr. A. B. Padgett, Executive Director
Metropolitan Foundation of Atlanta
1423 Candler Building
Atlanta, Georgia 30303

Mr. Hamilton Douglas, Jr., Attorney
National Bank of Georgia Building
Atlanta, Georgia

Rev. William Holmes Borders, Pastor
Wheat Street Baptist Church
1426 Mozley Drive, S. W.
Atlanta, Georgia

Dr. Rufus Clement, President
Atlanta University
223 Chestnut Street, S. W.
Atlanta, Georgia

Mr. John Wilson, President
Horne Wilson Company
163 Peters Street, S. W.
Atlanta, Georgia 30313

Mr. Albert Love
Executive Vice President
The McCall Corporation
P. O. Box 1000
Doraville, Georgia 30040

NON-PROFIT FUNDS (continued)

Mr. Scott Houston, Jr., Executive Director
Wesley Woods Apartments
P. O. Box 15468
Atlanta, Georgia 30333

PUBLIC HOUSING

Mr. Edwin L. Sterne, Chairman
Housing Authority of the City of Atlanta
639 Trust Company of Georgia Building
Atlanta, Georgia 30303

Dr. Albert Manley, President
Spelman College
350 Leonard Street, S. W.
Atlanta, Georgia

Mr. Leonard Reinch, President
Cox Broadcasting Company
1601 West Peachtree Street, N. E.
Atlanta, Georgia

Mr. Clarence Coleman, Regional Director
National Urban League
78 Marietta Street, N. W.
Atlanta, Georgia

LAND ACQUISITION

Mr. Wallace L. Lee, President
Atlanta Gas Light Company
P. O. Box 4569
Atlanta, Georgia 30302

Mr. Clayton R. Yates, President
Yates-Milton Stores
228 Auburn Avenue, N. E.
Atlanta, Georgia

LAND ACQUISITION (continued)

Dr. Vivian Henderson, President
Clark College
240 Chestnut Street, S. W.
Atlanta, Georgia

SOCIAL PROBLEMS

Mr. Charles O. Emmerich, Administrator
Economic Opportunity Atlanta, Inc.
101 Marietta Street, N. W.
Atlanta, Georgia

Mr. Duane Beck, Executive Director
Community Council of the Atlanta Area, Inc.
1000 Glenn Building
Atlanta, Georgia 30303

Mrs. Sujette Crank, Social Director
Neighborhood Services, E.O.A., Inc.
101 Marietta Street
Atlanta, Georgia

Dr. Tobe Johnson,
Professor of Political Science
Morehouse College
223 Chestnut Street, S. W.
Atlanta, Georgia

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

BUSINESS PARTICIPATION

Mr. Virgil Milton
3626 Tuxedo Road, N. W.
Atlanta, Georgia

BUSINESS PARTICIPATION (continued)

Mr. Edward L. Simon, Auditor
Atlanta Life Insurance Company
148 Auburn Avenue, N. E.
Atlanta, Georgia

Mr. Harlee Branch, President
The Southern Company
3390 Peachtree Road, N. E.
Atlanta, Georgia

Mr. C. Arthur Jenkins
Director, Industrial Relations
Lockheed Company
Marietta, Georgia 30060

Mr. Roland Maxwell, President
Davison's Department Stores
180 Peachtree Street, N. W.
Atlanta, Georgia

PUBLIC INFORMATION

Mr. James L. Townsend, Editor
Atlanta Magazine
Commerce Building
Atlanta, Georgia

Mr. Dale Clark
Director of Public Affairs
WAGA-TV
1551 Briarcliff Road, N. E.
Atlanta, Georgia

Mr. Ray Moore
News Director
WSB-TV
1601 West Peachtree Street, N. E.
Atlanta, Georgia 30309

HOUSING RESOURCES COMMITTEE

Cecil A. Alexander, Architect, Chairman
Dr. Sanford S. Atwood, President, Emory University, Co-Chairman
Dr. Benjamin E. Mays, President, Morehouse College, Co-Chairman

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Dr. Rufus Clement, President, Atlanta University
John Wilson, President, Horne Wilson Company
Albert Love, Executive Vice President, The McCall Corporation
Scott Houston, Jr., Executive Director, Wesley Woods Apartments

DRAFT - MINUTES OF THE HOUSING RESOURCES COMMITTEE MEETING - 2/14/67

Members of the Housing Resources Committee met for their organizational meeting on Tuesday, February 14, 1967, at 10:00 a.m. in the Aldermanic Chambers at City Hall.

The meeting was called to order by Mr. Cecil Alexander, Chairman of the Committee. Mr. Alexander then presented Mayor Ivan Allen, Jr. who spoke at this time. Mayor Allen first expressed his appreciation to everyone on the Committee for their willingness to serve and to respond to the City's efforts to provide better housing for its citizens. He reviewed with the Committee the great magnitude of this problem and the increasing need for more and more housing units. He pledged the City's full cooperation in attempting to overcome this problem and in getting this program underway. He expressed the hope that by 1968 the City would meet its goal for 9,800 new housing units. He also told the group of the Model Cities Program presently being developed by the City. This program would cover a very large portion of the city and would affect 55,000 citizens living in the area. This would be a different program to try to save this particular section of the city. He stated that he felt the progress that had been made since the November Housing Conference is an ~~indication~~ indication that we will meet the goal.

Mr. Ferd Kramer of Draper and Kramer of Chicago spoke to the group at this time. Mr. Kramer is the past President of Action, Inc. and is presently on the Board of Directors of Urban America, Inc. and is chairman of their committee concerned with non-profit housing funds. Mr. Kramer told the committee

of a housing project he helped develop in Chicago some 7 to 8 years ago. This project was developed by a group of private individuals representing a cross-section of the community and the benefits were two fold:

1. It improved the environment considerably in the declining neighborhood; and
2. It provided much needed housing for the staffs of the Michael-Reese Hospital and the Illinois Institute of Technology (these organizations were the first groups to institute studies of the area to determine the approach to follow to combat the decline of the area).

This program was tremendously successful in Chicago and Mr. Kramer felt it would have some applicability in Atlanta. Mr. Kramer also explained that Urban America, Inc. has a division especially interested in non-profit housing and in creating development funds. It is not possible for the Urban America staff to serve the entire nation's non-profit groups and as a result they have been successful in persuading communities to create local development funds to deal with this problem. He stressed that each community must use every possible means for securing housing for its low and middle income citizens.

The Chairman then thanked the members of the Committee for accepting this responsibility and outlined the challenges facing them in providing this low income housing in Atlanta. He stated he hoped this Committee will serve to bring the elements together which are necessary for success (new ideas, new structures, new financing methods, etc.). He ~~then~~ reviewed several programs that are available

Page Three

to help solve this problem. He then outlined the work to be carried out by each panel and explained that the actual work of the Committee will be conducted through the panels. He suggested that each panel appoint two young men to assist them and to carry out the majority of the work. He pointed out that Col. Malcolm Jones and Mr. William Gates are available to assist the Committee and that their office is located on the 12th floor of City Hall. Mr. Dan Sweat of the Mayor's Office is also working closely with this program. He asked that each panel meet at least once a month and suggested that the full committee meet monthly also. He then adjourned the meeting and asked the Committee members to meet with the other members of their panels here today for the purpose of selecting a Chairman and Co-Chairman.

CITY OF ATLANTA



HOUSING RESOURCES COMMITTEE
Room 1204; Ext. 430
March 10, 1967

CITY HALL ATLANTA, GA. 30303
Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

Dear Committee Members:

Enclosed for your file is a copy of minutes of the organizational meeting of this Committee in the Aldermanic Chamber at the City Hall, February 14. Several members who were unable to attend that meeting have requested that minutes be sent them in order that they could keep abreast of developments.

Also enclosed for the benefit of those who did not attend the meeting is a copy of Mayor Allen's address at the meeting.

The guest speaker Mr. Ferd Kramer of Draper and Kramer of Chicago related in a very interesting manner, some of his experiences in working with a group of private individuals in developing a much needed community housing project in Chicago which contributed in stabilizing a declining neighborhood and at the same time providing much needed housing for the staff of Michael-Reese Hospital and Illinois Institute of Technology. The project involved the purchase of badly deteriorated homes and tenements and construction of new apartments, together with the rehabilitation of the better structures. Mr. Kramer emphasized the importance of group action and support in projects of this kind, including cooperation of owners of existing properties and participation by lending institutions, builders, sub-contractors, labor and the City. It is hoped that this may inspire similar projects in Atlanta.

Mr. Kramer stressed the importance of using Section 221d(3) of the National Housing Act in connection with financing rental housing for medium- - low income occupants. The 3% below market interest rate, together with FHA's waiver of the $\frac{1}{8}\%$ mortgage insurance fee allows the sponsor to provide housing at lower rentals, or in the case of cooperatives, lower monthly payments. This helps to close the rental gap between conventionally financed apartments and Public Housing. He also stated that apartment sponsors could usually obtain a substantial tax write-off through the use of limited dividend corporations. Mr. Kramer indicated that mortgage funds are now available for needed housing projects in all of the larger cities and stated that financing discounts have dropped 4 to $4\frac{1}{2}\%$ in most areas during the past three months.

Mr. Kramer's talk was extemporaneous, so unfortunately copies are not available.

A copy of news release by Committee Chairman, Cecil A. Alexander, on February 24, as to activities and accomplishments of the Committee has been mailed to each member. We will endeavor to keep you informed through periodic reports of this nature from time to time as to progress of the program.

On February 24, HUD announced approval of fund "reservation" for 3000 additional units of Public Housing for Atlanta. The Housing Authority request for these units to help meet its share of the accelerated program for low-cost units was approved by the Board of Aldermen, December 20, 1966. This will be quite a boost in providing standard housing for many of Atlanta's families in the lowest income bracket.

On March 7, bids were opened by the Housing Authority for construction of 140 units of Public Housing as an extension of Perry Homes, South of Proctor Creek. These will consist of 78 three bedroom units, 46 four bedrooms and 16 five bedrooms.

Panel meetings were held recently by the Social Problems and Public Information Panels.

Dr. Edwin Harrison has been elected Chairman of the Construction and Design Panel and Moreland Smith, Vice-Chairman.

Virgil Milton has been elected Chairman of the Business Participation Panel and Edward L. Simon, Vice-Chairman.

Dean William S. Jackson has been elected Chairman of the Social Problems Panel.

Lee Burge has been elected Chairman of the Finance Panel and Gordon Jones, Vice-Chairman.

Acting Chairmen of other Panels are urged to report as soon as possible the names of permanent Chairman and Vice-Chairman of their Panels.

During February permits were taken out for construction of 11 single family houses to cost under \$15,000 each; 23 such houses were completed within the City; permit was also issued for construction of 95 apartment units to cost under \$10,000 each.

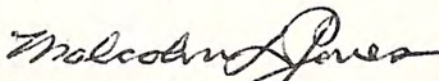
Due to the shortage and high price of large suitable tracts of land within the City for development of low cost housing, it appears that a substantial portion of the accelerated program requirements will have to be built on small tracts and individual lots scattered throughout the City. Builders should be encouraged in this direction.

On small lots, of which there are many in the Central City, where dilapidated structures are being demolished under the Housing Code, if such lots are zoned residential and were of record at the time the Zoning Ordinance was adopted in 1954, a single family residence can be rebuilt on the lot. This is not generally known by property owners.

Cooperative housing, sponsored by non-profit organizations taking advantage of the 3% FHA insured mortgages, at 100% of FHA appraisal, including the land, is becoming a very popular trend in the Atlanta area. This provides an incentive of ownership by the occupants which greatly reduces abuse and vandalism, so prevalent in the past in low income areas. Many fraternal, educational and religious organizations are in a position to take advantage of this approach and should be encouraged to do so. Additional information on this technique is available at the Housing Resources Committee office in City Hall.

Any member learning of new or projected developments in the low cost housing field is requested to pass such information on to the Housing Resources Committee office which endeavors to maintain a record of such developments and their status.

Sincerely,



Malcolm D. Jones
Supervisor of Inspection Services

Encl: Minutes of February 14 Meeting
Copy of Mayor Allen's Address

MINUTES

HOUSING RESOURCES COMMITTEE

FEBRUARY 14, 1967

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The meeting was called to order by Mr. Cecil Alexander, Chairman of the Committee. Mr. Alexander then presented Mayor Ivan Allen, Jr. who spoke at this time. Mayor Allen first expressed his appreciation to everyone on the Committee for their willingness to serve and to respond to the City's efforts to provide better housing for its citizens. He reviewed with the Committee the great magnitude of this problem and the increasing need for more and more housing units. He pledged the City's full cooperation in attempting to overcome this problem and in getting this program underway. He expressed the hope that by 1968 the City would meet its goal for 9,800 new housing units. He also told the group of the Model Cities Program presently being developed by the City. This program would cover a very large portion of the city and would affect 55,000 citizens living in the area. This would be a different program to try to save this particular section of the city. He stated that he felt the progress that had been made since the November Housing Conference is an indication that we will meet the goal.

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creating development funds. It is not possible for the Urban America staff to serve the entire nation's non-profit groups and as a result they have been successful in persuading communities to create local development funds to deal with this problem. He stressed that each community must use every possible means for securing housing for its low and middle income citizens.

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The meeting was then adjourned and the Committee members were asked to meet with the other members of their panels here today for the purpose of selecting a Chairman and Co-Chairman.

ADDRESS BY MAYOR ALLEN
HOUSING RESOURCES COMMITTEE ORGANIZATIONAL MEETING
COUNCIL CHAMBER, CITY HALL
10:00 A.M., TUESDAY, FEBRUARY 14, 1967

Chairman Alexander, Co-Chairmen Dr. Mays and Dr. Atwood,
Ladies and Gentlemen ----

First of all I want to express my personal appreciation and the thanks of your City Government to all of you for your willingness to serve on this most important committee.

As I see it, this is truly a most important committee, for it is tackling the solution of our City's single most serious problem -- the lack of an adequate supply of safe and decent housing for a large portion of Atlanta's population.

By accepting service on this Housing Resources Committee, you are carrying on one of the traditions that all through our first century of progress has made Atlanta a great city and will keep on making it a greater city, year after year.

This tradition is active, enthusiastic, intelligent, and energetic citizen participation in governmental affairs and public service.

The way Atlanta citizens assume the responsibilities of citizenship that are so closely tied with the enjoyment of the rights of citizenship sets Atlanta apart from and above so many other cities. It is one of the basic forces that keeps our Atlanta moving forward while so many cities falter and fall back.

So again I want to thank you for being willing to participate in this high endeavor to see to it that every Atlanta citizen, no matter what his scale of living, has a decent and safe roof over his head.

Also, I want to express my appreciation to your Chairman and two Co-Chairmen for all they have gotten done during the two months that have elapsed since the idea of this committee was put into action on November 15.

Thanks to their leadership and to the activities of all who have worked with them, this committee now has a solid foundation of facts and plans upon which to get into full swing.

The specifics of the challenging opportunities which this committee faces will be outlined by Mr. Alexander.

But before he and our distinguished visitor from Chicago address you I invite your attention to the extent of the problem which we are tackling together and which our joint effort must and shall solve.

I think this can be most sharply brought into focus by referring to a few statements which I made at the November 15 Conference of Housing.

As I said then:

"The problem is simply this --

Atlanta does not have the housing to meet the needs of families and individuals to be relocated by the present or future governmental action which will be necessary for the continued progress of Atlanta."

To bring this general statement down to specific facts and figures, it means that from now until the end of 1971, we shall need 16,800 housing units to take care of the people who will have to be relocated because of governmental action.

This is the total of dwelling units which we must and shall provide to take care of Atlanta citizens who will be forced to move because of changes wrought by such governmental activities as urban renewal, expressway construction and code enforcement to eliminate housing that is not fit for human habitation.

To relocate thousands of people in decent housing presents us with a challenging opportunity of truly tremendous proportions.

But Atlanta is accustomed to meeting challenges and seizing opportunities.

So I am completely confident that by thinking, planning and working together, as we are starting off today, we can and shall meet this challenge and transform this opportunity into solid achievement.

We are setting our sights high at the beginning. We are embarking upon a crash program for 1967 and 1968 to provide 4,900 new housing units each year -- a total of 9,800 units to be ready and occupied by the end of December, 1968.

For us to reach this high two year goal, private enterprise must provide 30 per cent. Non-profit sponsors of 221-D-3 housing must provide 13 per cent. The big push, 57 per cent, must come from public housing.

This is a big order to fill in just two years - but we can and we shall fill it.

I would also like to mention again what I emphasized on November 15th that we have a new and powerful tool to help us -- this is the Federal "Turnkey Program" - which opens up a whole new avenue of progress in housing.

As we set our eyes on the high goal for 1967 and 1968, I want to emphasize that a lot already has been accomplished since November 15.

The most striking tangible results are visible in the big push -- public housing.

One day last month I spent several hours with top officials of the Atlanta Housing Authority taking a look at what is going on and what is being planned to increase our supply of public housing.

Incidentally, we are starting from a very good base, because Atlanta now has far more public housing units in operation than any other city in the southeast.

It was truly a thrilling sight to see what we have accomplished in public housing during the past few months.

The Atlanta Housing Authority is determined to meet the goal of 5,586 units that is set for 1967 and 1968.

This target figure includes the 1,140 units now under development. These embrace 650 under construction in the McDaniel Street section of the Rawson-Washington Urban Renewal Project, 140 units assigned to an area adjacent to Perry Homes and 350 units in the Thomasville Urban Renewal Project.

The McDaniel Street program is being carried out so that 348 units will be ready in 12 months, 402 in 17 months, the rest in 22 months. Included will be a high rise building for the elderly, along the lines of the three now in operation.

The 140 units adjacent to Perry Homes should be ready in 18 months. The Thomasville units will get underway as soon as final plans are completed by the architects.

Now the Atlanta Housing Authority is tackling plans for the units which Atlanta has under reservation from the Federal Government.

Attention is being centered on sites for 1,200 units to be developed under the Turnkey Program. A good beginning has been made on the program to lease 300 more units.

That will take care of the units for which we have reservation with the Federal Government. But that is not the end of our plans for action in public housing.

We have requested a reservation for 3,000 more units -- and I confidently hope we will soon receive approval on this.

So our public housing all-out effort is off to a very encouraging start. Also now in full swing is our preparation to make application for a Federal Planning grant under the brand new Model City Program, in which up to 90 per cent of the cost can be paid by the Federal Government.

I will not go into detail about this new program except to say that an area of some 3,000 acres in the southern section of our City, which includes some 10 per cent of the City's population, and a much higher per cent of its problem situation, has been designed as a target area.

Also on the City's part, we are strengthening enforcement of building and housing codes by building up our inspection staff, as promised, so far the City has hired 15 out of 18 additional authorized inspectors.

So the public enterprise part of our effort to provide the housing we must have is off to a good beginning.

Now our immediate challenging opportunity is to get the private enterprise part of the program -- the part that must provide 30 per cent and the non-profit sponsors who must provide 13 per cent into full swing.

We have not been dragging our feet on this. Interest has been shown by many developers, despite the discouraging tight money situation of the past several months. Many plans are being discussed.

But this a big job for our whole city.

It is a job in which this committee can and will furnish the leadership and the inspiration to all developers, large and small, to join forces in an all - out endeavor.

Then, too, we must arouse widespread interest to provide the non-profit sponsors for 221 housing. We must reach out to foundations, churches, fraternal organizations, educational institutions.

We must show them the opportunities and advantages of sponsoring low income housing.

That is the challenging opportunity of leadership which is presented to this committee.

You will hear more about the specifics of how this has been done in Chicago and how it can be done in Atlanta from the two main speakers who will follow me.

Again, I want to thank each and every one of you for being willing to devote you time and thought and energy to the work of this most important committee.

I salute each and every one of you for so unselfishly assuming the high responsibility of citizenship.

I promise that the City government will work with this committee to its fullest capacity.

We can, we must, and we shall achieve our goal of providing decent, safe housing for every Atlantian.

General Functions of Housing Resources Committee

1. To promote low cost housing and facilitate its construction in Atlanta on an accelerated basis.
2. To bring together the various interests needed to produce housing.
3. To see to it that the human factors in housing are given full play.
4. To inform the public of the housing problem in Atlanta.

(A Housing Resources Committee ^{office} has been established in City Hall (Room 1204) to maintain liaison with builders and developers, to act as a clearing house for all information regarding low cost housing and to coordinate committee activities.)

Panels for Housing Resources

Suggested Functions for the Committee Panels
(Not necessarily limited to the following.
Panels are encouraged to use own initiative.)

Legal

- a. To investigate and make available information on laws governing Federal, State and City, related to housing.
- b. To review existing local laws governing housing and make recommendations for improvements.
- c. To make specific recommendations regarding code enforcement.
- d. To act as legal resource to the Committee as a whole.

Construction and Design

- a. To review present codes and construction practices in order to recommend improvements in terms of expediting and making housing more economical.
- b. To investigate new methods of producing housing with special attention to prefabrication.
- c. To seek out contractors and architects interested in low cost housing design.
- d. To recommend methods of making rehabilitation of existing housing feasible and profitable.

Finance

- a. To seek out and make available information relative to housing and financing.
- b. To encourage money sources to make funds available for financing.
- c. To seek and recommend new ways to finance low cost housing.

Non Profit Funds

- a. To compile information regarding nonprofit funds.
- b. To compile information relative to Federal participation in nonprofit funds.
- c. To aid in the establishment of nonprofit funds for low cost housing and to promote and interest sponsors in the program.
- d. To counsel with existing or new funds.

Public Housing

- a. To aid the Housing Authority in the completion of their program.
- b. To seek out and report on new methods of financing and producing public housing across the country.
- c. To familiarize themselves with the Atlanta program and visit all existing projects.
- d. To make recommendations regarding future public housing.

Land Acquisition and Rehabilitation Opportunities

- a. To seek out and catalogue land available for low cost housing.
- b. To keep in touch with realtors concerning available land.
- c. To recommend neighborhoods for concentrated rehabilitation.

✓ Social Problems

- a. To arrange for temporary housing as needed, for people being displaced either for rehabilitation or resettlement.
- b. To coordinate housing with agencies involved in the depressed areas such as the Community Chest, Community Council and EOA.
- c. To enlist groups such as church, garden clubs, civic clubs in problems related to housing.
- d. To look for gaps in the housing picture which are not being met by any existing or projected programs.
- e. To seek means of providing positive assistance to home owners in Housing Code enforcement cases, on a city-wide basis, where dire hardship is involved.
- f. To seek ways of involving residents of depressed areas in self-help programs.

Business Participation

To seek out and interest large local and national corporations in demonstration projects and or building low cost housing or rehabilitating existing housing in the Atlanta area.

Public Information

To disseminate through the public media, talks and written material, information relating to the housing problems and solutions in Atlanta.

HOUSING RESOURCES COMMITTEE

Cecil A. Alexander, Architect, Chairman
Dr. Sanford S. Atwood, President, Emory University, Co-Chairman
Dr. Benjamin E. Mays, President, Morehouse College, Co-Chairman

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Donald Hollowell, Regional Director, Equal Employment Opportunity
Commission
Honorable Luther Alverson, Judge, Fulton County Superior Court

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Herman Russell, Contractor
Moreland Smith, Director of Urban Planning Project, Southern Regional Council
Rev. John A. Middleton, President, Morris Brown College
Henry F. Alexander, Builder
James Moore, President, Atlanta Labor Council

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A. H. Sterne, President, The Trust Company of Georgia
Gordon Jones, President, The Fulton National Bank
Joseph Earle Birnie, President, The National Bank of Georgia

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Dr. Rufus Clement, President, Atlanta University
John Wilson, President, Horne Wilson Company
Albert Love, Executive Vice President, The McCall Corporation
Scott Houston, Jr., Executive Director, Wesley Woods Apartments

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Leonard Reinch, President, Cox Broadcasting Company
Clarence Coleman, Regional Director, National Urban League
Charles F. Palmer, President, Palmer, Inc.

Land Acquisition

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C. R. Yates, President, Yates-Milton Stores
Dr. Vivian Henderson, President, Clark College

Social Problems

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Duane Beck, Director, Community Council of the Atlanta Area, Inc.
Mrs. Sujette Crank, Social Director, Neighborhood Services, E.O.A., Inc.
Dr. T. Johnson, Professor of Political Science, Morehouse College
Dean William Jackson, Atlanta University *ch*

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E. L. Simon, Auditor, Atlanta Life Insurance Company
Harlee Branch, President, The Southern Company
C. A. "Art" Jenkins, Director of Industrial Relations, Lockheed
Roland Maxwell, President, Davison's Department Stores

Public Information

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Dale Clark, Director of Public Affairs, WAGA-TV
Ray Moore, News Director, WSB-TV

Mr. Street
Jan 18

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CITY OF ATLANTA



*Don Sweat
sample*

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MRS. ANN M. MOSES, Executive Secretary

DAN E. SWEAT, JR., Director of Governmental Liaison

January 10, 1967

Mr. Ray Moore
News Director
WSB-TV
1601 West Peachtree Street, N. E.
Atlanta, Georgia 30309

Dear Mr. Moore:

We wish to thank you for your acceptance of our recent invitation to serve on the Housing Resources Committee, and to confirm your appointment by the Mayor as a member of this Committee.

Your experience and advice in this field will be most welcomed and I am sure will be very helpful to the program.

As soon as we have heard from other nominees, an organizational meeting will be called to acquaint Committee members with the program and to assign specific missions to various groups of the Committee.

Sincerely,

Cecil A. Alexander, Chairman
Housing Resources Committee

CAA:eo

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BUSINESS PARTICIPATION

Mr. John J. McDonough
Finch, Alexander, Barnes, Rothschild & Paschal
~~70 Fairlie Street, N. W.~~
Atlanta, Georgia
44 Broad Street, N. W.
Atlanta, Georgia

Mr. Virgil Milton
3626 Tuxedo Road, N. W.
Atlanta, Georgia

Mr. L. D. Milton, President
Citizens Trust Company
212 Auburn Avenue, N. E.
Atlanta, Georgia

Mr. E. L. Simon
Atlanta Life Insurance Company
148 Auburn Avenue, N. E.
Atlanta, Georgia

Mr. Harlee Branch
The Southern Company
3390 Peachtree Road, N. E.
Atlanta, Georgia

Mr. W. A. Pulver, President
Lockheed-Georgia Company
South Cobb Drive
Marietta, Georgia

BUSINESS PARTICIPATION (Continued)

Mr. Roland Maxwell, President
Davison's Department Stores
180 Peachtree Street, N. W.
Atlanta, Georgia

PUBLIC INFORMATION

Mr. John Crown
City Editor
Atlanta Journal
10 Forsyth Street, N. W.
Atlanta, Georgia

Mr. William I. Ray
Executive Editor
Atlanta Newspapers
10 Forsyth Street, N. W.
Atlanta, Georgia

Mr. C. A. Scott
Atlanta Daily World
210 Auburn Avenue, N. E.
Atlanta, Georgia

Mr. Ernest M. Pharr
Editor
Atlanta Inquirer
787 Parsons Street, S. W.
Atlanta, Georgia

Mr. James Townsend
Atlanta Magazine
Commerce Building
Atlanta, Georgia

Mr. Dale Clark
Director of Public Affairs
WAGA-TV
1551 Briarcliff Road, N.E.
Atlanta, Georgia

Mr. Ray Moore
News Director
WSB-TV
1601 West Peachtree Street, N. E. 30309

Housing Resources Committee Subcommittees

Legal

Hon. Charles Weltner, Congressman
Donald Hollowell, Regional Director, Equal Employment Opportunity Commission
Hon. Luther Alverson, Judge, Fulton County Superior Court
Robert Wood, General Counsel, Southeastern Area, Sears Roebuck Co.

Construction And Design

Pres. Edwin Harrison, Georgia Institute of Technology
✓Herman Russell
Frank Malone, President, Southern Bell
Ed Hatch, President, Georgia Power Co.
Moreland Smith, Southern Regional Council
Rev. John A. Middleton, Pres., Morris Brown
Dr. Cleveland Denard, Principal, Carver Vocational School
* See Below

Finance

Jack Tarver, Federal Reserve Bank
Richard Courts, Courts & Co.
Jesse Hill, Atlanta Life
Dean Harding B. Young, Atlanta University
Lee Burge, Pres., Retail Credit
Harold Patterson, Pres., Federal Reserve Bank
Butler T. Henderson, Assistant to Dr. Mays, Morehouse College

Nonprofit Funds

A. B. Padgett, Director Atlanta Metropolitan Fund
Boisfeuillet Jones, Director, Woodruff Foundation
Hamilton Douglas, Attorney
Rev. Holmes Borders
Dr. Rufus Clement, Pres., Atlanta University
John Wilson, Director, Atlanta Chamber of Commerce
Albert Love, Ex-Vice Pres., The McCall Corp.

Public Housing

E. H. Sterne, Chairman, Atlanta Housing Authority
Dr. Albert Manley
Lucien Oliver, Vice Pres., Sears Roebuck Co.
Leonard Reinch, Pres., Cox Broadcasting Co.
Clarence Coleman, National Urban League

Land Acquisition

Robert Biven, President, Central Atlanta
Robert L. Sommerville, President, Atlanta Transit
W. L. Lee, President, Atlanta Gas Light
C. R. Yates, President, Yates-Milton Stores
Vivian Henderson, President, Clark College

Social Problems

Charles Emmerich, Director E.O.A.
Duane Beck, Director, Community Council
Suyette Crank
Prof. T. Johnson, Political Science, Morehouse College
William Jackson, Atlanta University
C. A. Bacote

* T. D. Archer, President, Building Trades Council
Henry F. Alexander
James Moore, President, Atlanta Labor Council

Legislation
City Departments
U.S. - Gypsum

Business Participation

John J. McDonough, Finch, Alexander, Barnes, Rothschild & Paschal, Architect
Virgil Milton, 3626 Tuxedo Road N.W.
L. D. Milton, President, Citizens Trust
E. L. Simon, Atlanta Life
Harlee Branch, Southern Company
W. A. Pulver, President, Lockheed
Rolland Maxwell, President, Davison's Dept. Stores

Public Information

John Crown, City Editor, Atlanta Journal
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C. A. Scott, Atlanta Daily World
Ernest M. Pharr, Editor, Atlanta Inquirer
James Townsend, Atlanta Magazine
Dale Clark, WAGA
Ray Moore, WSB

The subcommittees are, in addition to supplying "know-how", also to be influential at all levels in gain acceptance for the program. Each Committee will select at least two younger men to work with them. These men should come from firms that can afford to donate part of their time for intensive work. Suggestions of a few follow:

"Bo" Whitman, First National Bank
H. Alan Elsas, The Robinson Humphrey Co.
George Kennedy, Trust Company of Georgia
Tom Porter, The Coca-Cola Co.

In addition, each Committee will select an advisory panel of men active in the field of housing. It is understood that this panel will be available to advise when needed but will be free of any conflict in pursuing active housing interests.