

MINUTES

Housing Resources Executive Committee and Low-income Housing Coordinating Group Meeting

April 11, 1968

The regular monthly meeting of the Housing Resources Committee and Low-income Housing Coordinating Group was held in Committee Room 2, City Hall, at 10:00 a.m., Thursday, April 11, 1968.

Copies of invitational notices, agenda, list of those invited and attending and reference documents are attached to the file copy of these minutes.

The following Panels of the Housing Resources Committee were not represented at the meeting: Legal, Public Housing, Social Problems and Public Information.

Chairman Alexander Presided.

In opening the meeting Mr. Alexander referred to the objectives of the late Dr. Martin Luther King, Jr., and complimented Dr. Benjamin E. Mays, Co-Chairman of the Housing Resources Committee, on his eulogy address at the funeral of Dr. King.

Mr. Alexander then expressed the appreciation of the Committee for the support it is receiving in the Chamber of Commerce and called upon Mr. Curtis Driskell of the Chamber's staff who read a Resolution adopted by the Board of Directors of the Chamber of Commerce April 10, 1968 supporting proposed package zoning approach for obtaining sites for low-income housing.

Mr. Alexander then made referenc to a new assignment for the Land Committee, as indicated on the agenda, and explained interpretation by the Director of Planning on utilization of the City's recently adopted Land Use Plan, as relates to low-income housing. He then called upon Mr. Jones to comment on the Committee's support on two recent zoning petitions.

Mr. Jones explained that the Executive Committee on March 14, 1968 authorized the Housing Resources Committee to support rezoning requests in connection appropriately planned development projects which conform to the 1963 Lande Use Map and that consequently recent zoning petitions for a 15 acre tract on Jonesboro Road, S.E. for a Turnkey project and for a 99 acre tract (East Lake Golf Course No. 2) for a multiplicity of housing development types under Turnkey and 221 d (3) had both been supported by this Committee in letters to members of the Zoning Committee from Chairman Alexander and stated that Mr. Alexander appeared personally in support of both projects before the Zoning Committee at the Public Hearing; that the former site is consistent with the Land Use Plan and the latter is consistent with the Planning Director's interpretation of intended

use of the Land Use Plan; that both sites already have the essential Community Facilities or evidence that such will be provided simultaneously with the proposed development; and that both sites have been approved by the Housing Authority and have tentative approval of HUD; that action taken by the Zoning Committee was to Deny rezoning of the former site and to Defer action on the latter site.

Mr. Alexander proposed a meeting with representatives from the School Board, Planning Department and others affected such as Planning and Development Committee and Planning Board, Housing Authority and Citizenry to consider ways and means for taking zoning out of politics.

Mr. Alexander called for special report from the Legal Panel on School Construction by Developers in low-income housing projects. As the Legal Panel was not represented at the meeting the report was postponed.

At this time the Chairman recognized and welcomed Mr. Cary Hooks, newly appointed Director of FHA for Georgia. Mr. Hooks responded with assurance of FHA's continued cooperation in the low-income housing program and gave a brief report on 221 d (3) projects in Metropolitan Atlanta as follows:

11 Completed	1,352 Units
13 Under Construction	972 "
5 Commitments Issued	704 "
1 Application in process	300 "
7 Preliminary Application Stage	1,043 "

He also commented on progress being made in the Appalachian Program, which covers the area Carrolton-Rome-Dalton in Georgia. Also that progress is being made on the Rockdale project.

Mr. Alexander commented on low-income housing being developed in Gainesville and suggested that we here in Atlanta should give encouragement and assistance if possible to Gainesville and other neighboring cities to develop low-income housing, which would have a tendency to ease the burden currently being placed on Atlanta.

Dr. Sidney L. Davis, Chairman of the Housing Appeals Board, was called upon for comments. He explained the urgent need for some sources of assistance in dire hardship cases for bringing dwelling units up to standards required by the Housing Code; that to date all efforts in this direction have been unsuccessful and that the Housing Code Division has about 500 cases in this category.

Mr. T. M. Alexander, Sr., member of the Housing Appeals Board, confirmed and expanded on Dr. Davis' comments. He pointed out particularly the need for some City controls over unscrupulous, fly-by-night contractors who are not required by the City or State to meet any performance qualifications and who constantly victimize unfortunate low-income property owners.

Mayor Allen responded by stating that he has only recently called upon the Better Business Bureau to be on the outlook for this kind of so called Home Improvement Contractor and to expose the unscrupulous ones.

Mayor Allen then made reference to the Civil Rights Act recently approved by Congress and to his request to the City Attorney for report on its implication to Atlanta. He suggested that the Housing Resources Committee call upon the Board of Aldermen for:

- (1) Establishment of a City-wide Relocation Service in Atlanta; and
- (2) Re-evaluation of Zoning for the entire City, with view to providing, thru zoning, adequate space for necessary housing. He also pointed out that this may require some changes in the Land Use Plan.

Subsequently, motion was made by Mr. Winn, seconded by Dr. Mays and adopted unanimously that the Housing Resources Committee support the program proposed by Mayor Allen.

Mr. Alexander announced that implementation of the Housing Resources Committee's action would be referred to one of the Standing Panels or that an Ad Hoc Committee would be appointed to carry it out.

Mr. Alexander then referred back to comment made by Dr. Davis and Mr. T. M. Alexander, Sr. and announced that he would refer to the Legal Panel the matter of:

- (1) Extending the coverage of grants for Code Enforcement in Hardship cases.
- (2) Adoption of Code Enforcement Areas, which we should try to get designated in Atlanta.

Dr. Mays said there should be a call made for Federal legislation to make funds available to help code enforcement in hardship cases.

Dr. Henderson commented on EOA Grants of up \$2,000.00, but which he concluded are apparently limited to rural areas.

Mr. Alexander made a suggestion that Foundations in Atlanta might provide some help and made inquiry if requirements for selection of Code Enforcement areas had been simplified; apparently they have not.

Mr. Alexander then announced a special meeting for Wednesday, May 17 of principals concerned with view to determining legal implications and ways of establishing some local Code Enforcement areas whereby needy owners could qualify to receive Federal grants and loans, now authorized for Urban Renewal areas only in Atlanta.

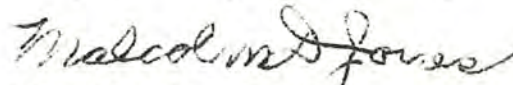
Mr. William S. Howland reported that CACUR has experienced considerable difficulty in locating suitable properties for rehabilitation under Section 221 (h) particularly in respect to the high prices being asked for existing properties in need of major repairs and the skepticism of owners in disposing of their properties to a non-profit corporation with expectation of buying them back again after rehabilitation.

Mr. Alexander announced his intention of setting up a series of Panel meetings to reorient members and establish more specific assignments and objectives.

Announcement was made of the Housing Development Corporation status, i.e., incorporation has taken place; office set aside for its use in the First National Bank Building; funds have been made available; administrative support is to come from CAP initially; now look for a Director.

The meeting adjourned at 11:05 a.m.

Respectfully submitted,



Malcolm D. Jones
Housing Coordinator

Encls: Resolution by Chamber of Commerce
Invitational notices and lists of those invited and attending
(with file copy only)