

October 18, 1968

**MEMORANDUM**

**To: Mayor Ivan Allen, Jr.**

The attached document, LPA Letter No. 454, provides ample means for rapid clearance of slum pockets in Atlanta and redevelopment of the sites for so-called Low-cost Public Housing.

I consider this document worthy of your attention and careful reading in its entirety. Some of the pertinent portions have been marked for your convenience. I urgently recommend that the procedures authorized in this document be executed during the City's first year's application under the Neighbor Development Program. It is the most practical and feasible means of clearing the bad slum pockets and converting those areas to much needed and more profitable use (standard housing).

The key to accomplishment however is re-use of the land. To qualify, the designated re-use of the land in several instances may have to be changed from its current zoning to Residential. It is likely that in the areas involved, there will be little or no public objection or protests to such zoning changes. This will accomplish a three-fold purpose:

1. Clear the City of most of its worst slum pockets.
2. Provide sites for much needed Public Housing, which are very hard to come by; and
3. Put the land involved to a much more practical and profitable use than has thus far been obtainable under existing zoning, or than is likely to occur in the foreseeable future, under the existing zoning.

Many other cities in the South-East are taking advantage of this program and are doing just what is proposed above.

In formulating, the City's first year's application under the Neighborhood Development Program, I strongly feel that the following features should be insisted upon by you; and I recommend their inclusion in the program:

1. In addition to Bedford-Pine, Model Cities, and certain specific changes in existing Urban Renewal projects, that Plunkettown, the worst portions of Lightening, Vine City,



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East Atlanta and all of Clarendale be included in the first year's program. The latter has substantial white support in the neighborhood and because of its location is important to the program far beyond its size.

2. In the project application for the portion of Plunkettown within the City limits of Atlanta, and similar portions of other areas, that documentation in the application include provision that if and when Urban Renewal project plans for any of the areas are adopted and approved that acquisition may then start promptly in such area(s) (during the first year's program) in hardship cases.
3. That the entire Model Cities area be included in the first year's NDP application, in order that applicable home owners in the entire area may qualify for and benefit from Federal Rehabilitation Assistance in the form of 3% direct Federal Loans and \$3,000 Federal Grants. This will not be possible unless the entire Model Cities area (it qualifies) is included in the NDP.
4. That rehabilitation in the Model Cities area be accomplished by the City, rather than by the Housing Authority, utilizing both the City and Housing Authority Inspectors. This is believed to be the most feasible procedure in view of the extent of current trained staffs available and should produce the fastest results. (The Housing Authority was originally given responsibility for rehabilitation in Urban Renewal projects, when the City had only 5 Housing Code Inspectors and the Federal Government would contribute 2/3 of the cost of the Inspectors in Urban Renewal areas, but not in the rest of the city. However, the Housing Authority has no authority for enforcement and must call upon the City to exercise its Police Power in enforcing difficult rehabilitation cases).
5. That the Housing Code standards be recommended for use as the Rehabilitation Standards in the Model Cities area. This will save much time and effort required in adopting separate rehabilitation standards for the Model Cities area.
6. That the first year's application for the NDP consist of a program balanced between planning and execution, with primary emphasis on execution during the first year, in such areas and to such extent as is possible and practical of accomplishment. (Emphasis on planning only during the first year in some areas may result in too much execution during the second year, for accomplishment with staff and finances available.)

Respectfully submitted,

Encl: LPA Letter No. 454

Malcolm D. Jones  
Housing Coordinator

cc: Mr. Dan E. Sweat, Jr.  
Mr. Cecil A. Alexander