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EXECUTIVE DIRECTOR AND SECRETARY

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

December 10, 1969

MEMORANDUM

To: Mr. E.M. Laws
Chairman, Vine City Project Area Committee

From: Mr. Lester Persells, Executive Director and
Mr. Howard Openshaw, Director of Redevelopment

Present: Mr. E.M. Laws, Mrs. Dorothy Bolden, Mrs. Clara Bell
Williams, Mr. Richard Hoffman, Mr. Ralph Jacobson,
Mr. Lester Persells, Mr. Howard Openshaw.

Subject: RESPONSE TO QUESTIONS RAISED BY REPRESENTATIVES OF THE
VINE CITY PROJECT AREA COMMITTEE AND THEIR LEGAL COUNSEL
ON NOVEMBER 21, 1969.

1. We regret that the situation in Vine City is such that representatives of the PAC have requested Mr. Barnett's transfer. Mr. Persells and I both feel that Mr. Barnett is totally committed to serve the PAC and the Vine City community. We certainly hope that any difficulties that exist can be worked out and that Mr. Barnett's relationship with the PAC will be effective in achieving the objectives of the Vine City community.
2. The Atlanta Housing Authority has established a project office and appropriate staff in each NDP area in order to bring the program closer to the people and to enable the residents, through their PAC, to be involved in the planning and implementation of the program. The project director is the Housing Authority's representative in the community and, in turn, represents the community in his contacts with this office. Of course, all members of the Authority are available upon request for technical assistance. If any problems can be identified in communications between the Authority and the PAC, then we will do more than our share to correct them.
3. The PAC working directly with the project director in the day-to-day program activities has proven effective in all neighborhoods. The purpose of establishing project offices and project directors in neighborhoods is to allow the Housing Authority and the PAC to communicate more meaningfully with residents. All plans and recommendations from

individual neighborhoods are reviewed by the Housing Authority and the City Planning Department with regard to the total program of the City and the financial limitations of the City and the Federal government. The PAC should be represented at all meetings of the Planning and Development Committee of the Board of Aldermen when actions affecting Vine City are considered (see item 6 below).

4. A list of the membership of the Citizens' Advisory Committee for Urban Renewal appointed by the mayor is attached (exhibit A). It is our understanding that Mr. A.J. Lockhart, 85 Griffin Street, NW, a resident of Vine City, is on the committee. Attached is a letter (exhibit B), dated August 20, 1969 to Dr. Noah Langdale, Chairman of the CACUR, respectfully requesting that each Project Area Committee be invited to appoint a member to the Citizens' Advisory Committee for Urban Renewal.

5. All project directors, managers and branch chiefs from the Redevelopment Division of the Authority hold staff meetings every Monday at 10 A.M. at 824 Hurt Building. The purpose of the staff meetings is to report on pending activities and to coordinate the activities of the various projects and departments within the Authority. While these staff meetings are not secret, no useful purpose would be served by PAC attendance, as no policy making decisions are made therein.

6. The Housing Authority will notify the PAC whenever the Planning and Development Committee of the Board of Aldermen meets to consider any actions affecting Vine City. Prior to adoption by the Mayor and Board of Aldermen of any plans designating acquisition or rehabilitation of properties, a public hearing is required, to which the PAC and area residents will be invited to represent the community's views. However, other committees of the Board of Aldermen may take actions concerning a particular neighborhood without the knowledge of the Housing Authority, such as actions on rezoning, street paving, utility installation, etc.

7. The draft of the Citizen Participation Report for Vine City, prepared by the Planning Consultants, contains an estimated cost of \$13,220. to support the PAC and includes costs of publishing newsletters, attending monthly meetings, and providing technical assistance to the PAC. These costs will be included in the planning consultant's contract.

8. Following notification that Atlanta's 1970 NDP allocation from the Federal Government was reduced to \$7,500,000 it became necessary to return the plans to the neighborhoods to determine priorities within the available Federal funds.

The revised time schedule is as follows:

- January 30 -- Public Hearings on neighborhood plans for 1970.
- February 2 -- Submit to Board of Aldermen for approval.
- February 3 -- Submit to Atlanta Housing Authority Board for approval.
- February 6 -- Submit NDP application to HUD.

It is imperative that PAC plans for each neighborhood be finalized and submitted to the Housing Authority no later than January 15, 1970.

9. Each submission to the Federal Government of an NDP application

requires a citizen participation report including: (a) a statement from each PAC on the timing, location and appropriateness of activities planned for the Urban Renewal Area, and (b) a report on citizen participation describing the information and technical assistance provided, prepared by the Housing Authority. While the PAC minutes would assist the Housing Authority in preparing item (b) above, it is not essential or required that the Housing Authority obtain copies of the PAC minutes. We feel compelled at this point to state again that the PAC, representing all the area residents, consultants, and the Housing Authority are a team, hopefully working together in a cooperative spirit to achieve the objectives of the Vine City Community.

10. With regard to PAC attendance at local, regional or national meetings at project expense, see attached letter from HUD dated November 26, 1969, (exhibit C).

11. The Department of the Public Works of the City has advised this office that street paving now under way in Vine City, was undertaken at the request of the Mayor. With respect to new construction to be undertaken by the City in Vine City, I have requested Mr. Ray Nixon, Chief of the City Construction, to coordinate future work with the Housing Authority to determine if the improvements are in accordance with the plans for the Area and to determine the method of funding, ie., assessment against property owners or provided by the City.

12. Apparently the relocation activity report was not included in the Neighborhood Development Program application furnished to the PAC. A copy of the relocation activity report is attached (exhibit D).

13. It is our understanding that the PAC volunteered to assist the planning consultants in conducting project area surveys. In accordance with the consultants' contract with the Authority and HUD regulations, all survey data become the property of the Authority. However, all planning documentation is available to the PAC at the project office.

14. The City Planning Department is responsible for the annual preparation and submission of the City's workable program to the Department of Housing and Urban Development. Contact Mr. Collier Gladin, Planning Director of the City, 7th floor, City Hall, telephone 522-4463, for information relating to Atlanta's workable program.

15. It is the policy of the Housing Authority to employ residents from program areas as jobs become available dependent, of course, on meeting job qualifications. Persons employed in jobs requiring minimum qualifications will be trained and promoted according to their demonstrated abilities.

16. The City Planning Department and the Housing Authority will present to the Planning and Development Committee of the Board of Aldermen a proposed allocation of NDP moneys and activities by neighborhoods based on available Federal funds and PAC recommendations and priorities, all subject to approval of the City comptroller, Planning and Development Committee, the mayor and Board of Aldermen and the Federal Government, (see attached schedules A and B, exhibits E and F).

17. Structures in good condition will not be acquired unless their location and retention is contrary to the Urban Renewal plans formulated

by the PAC and adopted by the Mayor and Board of Aldermen after a public hearing. The plan will designate good structures for rehabilitation.

18. Home owners can be told now whether their houses are subject to rehabilitation or clearance as determined by the plans prepared by the PAC and their planning consultants. However, it is important to differentiate whether rehabilitation or clearance will take place in 1970 or a subsequent year and also to know that the plans are not final until approved by the City and the Federal Government.

The PAC has established a priority of activities to be undertaken in 1970 with clearance to begin in area 35, then area 34, etc. A specific area must also be designated for rehabilitation by the PAC if this is your desire.

19. In my letter to Mr. Laws on December 4, 1969 I indicated that, to the extent feasible, the Housing Authority will carry out the objectives of the PAC, i.e., complete the clearance and redevelopment of area 35 before beginning acquisition in area 34. A determination must be made about this particular sequence of areas as to whether it is practicable and possible from the standpoint of street access, utilities, and construction of the residential units.

It will be virtually impossible to acquire property, relocate families, demolish buildings, install necessary improvements, sell the land to private enterprise and to construct and complete housing short of a year, which means that property acquisition of the second area will probably not occur in the initial NDP year. It is simply a question of the time involved to complete each activity in sequence in accordance with applicable state and Federal regulations. We will explore with the PAC the most feasible way to proceed, and concur with the PAC that families to be displaced from the initial clearance area should be kept to a minimum and every effort must be made to provide an opportunity for each family to remain in the area.

In summary, we hope that this response adequately answers the questions posed at the November 21, 1969 meeting. We want to assure the PAC and all residents of the Vine City community of the commitment of the Atlanta Housing Authority to a meaningful involvement of area residents in the planning and execution of all Urban Renewal activities to be undertaken in Vine City. The Housing Authority solicits the continued cooperation of the PAC as we work together to make Vine City an outstanding residential area of Atlanta.

Enclosures.

NOVEMBER 21, 1969

A-2-5
Vine City

1. The PAC would like to see Barnett transferred. Citizens from the community should be able to recommend a resident of the Vine City area for Barnett's position. If this is not possible, then the PAC should be allowed to pick a project director from a list of names submitted to the PAC by the Atlanta Housing Authority. A project director picked in this manner will conform to the spirit that the people from the community should gain from every aspect of the Urban Renewal Program.
2. The communications between the Atlanta Housing Authority and the PAC are too indirect. It is unclear what power the middle man, in this case Barnett, has. The PAC would like to deal directly with whomever has the final say on a particular issue.
3. The PAC should be working directly with any policy-making bodies which the Atlanta Housing Authority has. This will allow both the Atlanta Housing Authority and the PAC to communicate more meaningfully with the citizens.
4. The PAC would like to know who is on the Urban Renewal Committee. Is the PAC represented on the Urban Renewal Committee. Any representative of the Vine City community should be a member of or approved by the PAC.
5. The PAC understands that the Atlanta Housing Authority holds meetings on Monday afternoon for the discussion of issues relevant to the Vine City community. The PAC would like to attend these meetings.
6. The Atlanta Housing Authority should notify the PAC whenever the Aldermanic Board is planning to take an action which will affect the citizens of Vine City.
7. The PAC knows nothing about the items listed on Page Five of the Citizen Participation Report--Vine City, prepared by the Atlanta Housing Authority. The PAC would like an explanation of the costs listed.
8. The PAC would like a time table from the Atlanta Housing Authority which would inform them of when decisions on particular items have to be made.
9. The Atlanta Housing Authority has no authority to use PAC minutes in any statements sent to any federal agency.

The PAC will prepare a statement which the Atlanta Housing Authority may submit to the Department of Housing and Urban Development with the action proposal for 1970.

10. The PAC would like to be informed of any other local, regional or national meetings which might be of importance to urban redevelopment in the Vine City community and have PAC representation sent.

11. All construction or roadwork which is not in conformity with the Urban Renewal Plan developed for the Vine City area should be halted immediately and no new construction or roadwork should begin.

12. Where is the relocation activity report.

13. Where is the project area survey conducted by the PAC?
understand PAC volunteered to assist, planning consultant in area survey. Data collected is at the P's office. becomes property of AHA.

14. Where is the Atlanta Workable Program?

15. Is it possible to train community people to handle certain jobs associated with urban redevelopment which will become available during the next few years?

16. When will the amount of money available for Vine City urban renewal be known and how will the amount be determined? Is there any way for the PAC to influence the size of the grant?

17. Will a house which is in good condition be subject to urban renewal because of the poor condition of the houses which surround it?

18. When will home owners be told whether their house is subject to rehabilitation or clearance?

19. It should be made clear to Mr. Openshaw that work in Area 35 should be completely finished before any clearance or work is begun in Area 34. In this regard the PAC should know how much money if any, will be lost by proceeding in this manner.

LAW OFFICES
CHARLES LONGSTREET WELTNER
1644 FIRST NATIONAL BANK BUILDING
ATLANTA, GEORGIA 30303

W. J. Longstreet Weltner

522-7461

December 22, 1969

MEMORANDUM TO: ALL PERSONS CLAIMING ANY INTEREST IN THE
PROCEEDS OF THE FOLLOWING CONDEMNATION CASE:

RE: HOUSING AUTHORITY OF THE CITY OF ATLANTA,
GEORGIA v. Charles R. Banister, et al
Case No. B-50703, Project No. Ga.A-2-(3)
Parcel No. 48-10, 11 & 12

This is to notify you that on the 19th day of December,
1969, \$ 20,000.00 was paid into the Registry of the Court
in the above styled case.

Any unpaid taxes or other valid claims must come out of this
award. As you know, the property owner may pay the taxes or other
claims himself and take the full amount of the award himself or
take the award less the unpaid taxes and other claims. In any
event, after the taxes have been paid, tax proration may be obtain-
ed from the Housing Authority, and you may contact Mr. William
Swanson, 523-6074 concerning this.

W. J. Longstreet Weltner

cc: Honorable Arthur K. Bolton, Attorney General
Honorable Harold Sheats, Fulton County Attorney
Mr. Jack Camp, Tax Commissioner for City of Atlanta and Fulton
County
Mr. W. S. McGinnis, Revenue Collector for City of Atlanta
Mayor of the City of Atlanta
Mr. William Eugene Harrison
Miss Julia B. Elliott
Mr. William R. Greenleaf



824 Hurt Building
Atlanta, Georgia 30303
Telephone 523-6074

December 12, 1969

Mr. Charles Davis
Comptroller
City of Atlanta
City Hall
Atlanta, Georgia, 30303

Re: Project No. GA. R-11
University Center
Urban Renewal Area

Dear Mr. Davis:

Enclosed herewith is a letter dated November 17, 1969 from HUD approving Amendment No. 9 to the University Center Urban Renewal Plan.

Your attention is directed to paragraph three of the above letter indicating that no additional Federal funds will be forthcoming and that any local funds required to complete project activities involving costs beyond the approved budget will not constitute a local grant-in-aid.

The Housing Authority will proceed expeditiously, to complete all remaining activities within the currently approved budget.

Very truly yours,

Howard Openshaw
Director of Redevelopment

Enclosure.

cc. Dan Sweat
Collier Gladin

HO:mc

C O P Y



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PEACHTREE SEVENTH BUILDING, ATLANTA, GEORGIA 30323

Room 645

Office of the Regional Administrator

file in CO file
R-11 FINANCE

IN REPLY REFER TO:

3RF

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

Dear Mr. Persells:

Subject: Project No. Ga. R-11
University Center Urban Renewal Area
Part II, Amendment No. 9 to the Urban Renewal
Plan and Loan and Grant Contract

I am pleased to confirm the telegraphic announcement that the Assistant Secretary for Renewal and Housing Assistance has executed an amendatory allocation order authorizing the revision of your existing Contract for Loan and Grant and Urban Renewal Plan. Subject to your execution of an amendatory contract, this amendatory allocation order will increase the amount of the Federal capital grant authorization by \$318,644 to a total of \$5,565,629 and increase the amount of the loan authorization by \$122,764 to a total of \$3,760,427.

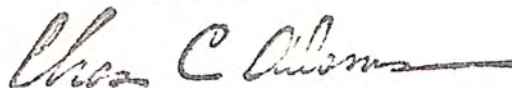
Your attention is directed to the fact that the Loan and Grant Contract expressly states that the Government has no obligation to enter into any contract for additional Federal financial assistance in connection with this project.

You are hereby advised that we have no intention of increasing the project capital grant from the amount now approved, except for increases which might arise pursuant to future Federal legislation. It is therefore your responsibility to monitor the carrying out of activities pursuant to this contract in such a way that, if project costs should increase, you will be able to act promptly to prevent overrunning the budget on which the Federal grant is based. In such circumstances, and regardless of the reason for the additional costs, you should reduce the scope of project costs and activities so as to be able to complete the project with the present project capital grant. The only alternative means by which the Local Public Agency could fulfill its obligation to complete the project would be by obtaining any necessary additional funds from non-Federal sources; contribution of such funds to the project would not constitute a local grant-in-aid. This should be made known to the governing body of the Local Public Agency, and to the chief executive and governing body of

the locality.

Enclosed are Forms HUD-6200, Project Cost Estimate and Financing Plan, and HUD-6220, Project Expenditures Budget, with an explanation of differences between requested and approved amounts. Our approval of the project expenditures budget constitutes a concurrence in your incurring costs in conformity with such budget from the date of approval thereon.

Sincerely yours,



for Edward H. Baxter
Regional Administrator

Enclosures

cc: Mr. Howard Openshaw



*File
Housing
Authority*

MEMORANDUM

DATE 5-14-69

TO Mayor Allen

FROM Walter Mitchell

SUBJECT Statement of F.C. Commissioners

- | | |
|--|---|
| <input type="checkbox"/> PER OUR CONVERSATION | <input type="checkbox"/> PER YOUR REQUEST |
| <input checked="" type="checkbox"/> FOR YOUR INFORMATION | <input type="checkbox"/> FOR HANDLING |
| <input type="checkbox"/> FOR YOUR APPROVAL | <input type="checkbox"/> FOR DISCUSSION |
| <input type="checkbox"/> FOR YOUR SIGNATURE | <input type="checkbox"/> FOR FOLLOW-UP RECORD |
| <input type="checkbox"/> FOR YOUR COMMENTS | <input type="checkbox"/> FOR YOUR FILE |
| <input type="checkbox"/> PREPARE REPLY | |
| <input type="checkbox"/> PLEASE RETURN TO _____ | |

REMARKS:

*This should be attached
to letter dated May 13, 1969
marked "Personal + Confidential",*

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON

FRANK G. ETHERIDGE

JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

December 19, 1969

LH. Persells

LESTER H. PERSELLS
EXECUTIVE DIRECTOR AND SECRETARY

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

Mayor Ivan Allen, Jr.
City Hall
Atlanta, Georgia 30303

Dear Mayor Allen:

In accordance with the resolution adopted by the Board of Aldermen on November 3, 1969 requesting copies of minutes of each meeting of every agency, board, commission or other organization created by the governing authority of the City of Atlanta, we submit herewith minutes of the special meeting of the Board of Commissioners of the Housing Authority of the City of Atlanta, Georgia, held on December 11, 1969 and the minutes of the Regular Meeting of December 16, 1969.

Very truly yours,

Lester H. Persells

Lester H. Persells
Executive Director
and Secretary

LHP:HO::pc

THE MINUTES OF A REGULAR MEETING

OF

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

HELD ON THE 16TH DAY OF DECEMBER, 1969

The Regular Meeting of the Commissioners of the Housing Authority of the City of Atlanta, Georgia, held on the 16th day of December, 1969, at 3:00 P.M., in the Conference Room of the Authority, 824 Hurt Building, Atlanta, Georgia.

The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Mr. Edwin L. Sterne	Mr. George S. Craft
Mr. J.B. Blayton	Dr. W.H. Borders
Mr. Jack F. Glenn	

The Minutes of the Regular Meeting of December 2, 1969 and the Minutes of the Special Meeting of December 11, 1969 were approved.

Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS, on September 2, 1969, the Board of Commissioners authorized an engineering services contract with Morrison J. Simms and Associates in connection with the site improvements needed for temporary housing for Model Cities Urban Redevelopment Area, Project GA. A-2-3.

WHEREAS, changes in the scope of the work have necessitated an amendment to the contract to adjust the method of compensation and to increase the upset amount of the contract;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA, that the amendment to the engineering services contract is approved and the Executive Director be and is hereby authorized to execute same.

Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS, Parcels 27, 41, 43, 57 and 60 in the West End Urban Redevelopment Area, Project Georgia R-90, as shown on Disposal Map 5 of said project, have been acquired by the Atlanta Housing Authority; and

WHEREAS, it is believed that an offering of these parcels at this time, on a one or more basis, will result in acceptable proposals; and

WHEREAS, James H. Pritchett appraised the parcels on November 3, 1967, and Francis Scott Key appraised the parcels on October 9, 1967, and valued them as follows:

PARCEL NO.J.H. PRITCHETTF.S. KEY

27	\$1,500	\$1,650
41	1,000	1,200
43	1,350	1,350
57	1,250	1,350
60	1,250	1,350

WHEREAS, on July 8, 1968, the Department of Housing and Urban Development concurred in the establishment of fair market value for said parcels as follows:

<u>PARCEL NO.</u>	<u>PRICE</u>
27	\$1,600
41	1,100
43	1,350
57	1,300
60	1,300

WHEREAS, a complete set of Disposition Documents designated "Disposition Documents, 5 Residential Parcels, West End Urban Redevelopment, Project Georgia R-90", which are to be used in connection with the offering for sale and redevelopment of said property and which set forth a legal description of said property and the manner and method of offering it for sale, has been presented to the Board of Commissioners for consideration and approval;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA:

1. That the proposed procedure of offering said parcels for sale and redevelopment as set forth in said Disposition Documents is the appropriate method of making said parcels available for redevelopment.
2. That it is in the best interest of the Project in which said parcels are located to make this offering at this time.
3. That the use of said Disposition Documents in connection with said offering is hereby approved.
4. That an invitation be issued to the general public to make proposals for the purchase and redevelopment of said parcels, all in accordance with the manner and method of procedure as set forth in said Disposition Documents.
5. That said offering be made with the pre-established minimum sales prices as concurred with by the Department of Housing and Urban Development, and as set forth above, which amounts are hereby determined to be not less than the fair value of the land for uses in accordance with the Urban Redevelopment Plan for the Project Area.
6. That a redeveloper be allowed to purchase and redevelop one or more of said parcels, and that if an acceptable proposal for all of said parcels is not received at the time of opening of proposals, said offering shall continue for a period of twelve months or until all of said parcels are sold, whichever shall first occur.

Upon motion made by Mr. Blayton and seconded by Mr. Glenn, the following resolution was unanimously adopted:

WHEREAS, the Housing Authority of the City of Atlanta, Georgia, has acquired all the property comprising Parcel 53, as shown on a surveyor's plat of the property, prepared by Charles L. Dean, Registered Surveyor, dated March 18, 1969; and

WHEREAS, a complete set of disposition documents, designated "Disposition Documents, Parcel 53, West End Urban Redevelopment Area, Project Georgia R-90", which are to be used in connection with the offering and sale of said parcel of land and which set forth a legal description of the property and the manner and method of offering it for sale, has been prepared and presented to the Board of Commissioners for consideration and approval; and

WHEREAS, Francis S. Key and James H. Pritchett have appraised the property and valued it as follows:

<u>APPRAISER</u>	<u>VALUATION</u>	<u>DATE</u>
F.S. Key	\$17,250	8-26-69
J.H. Pritchett	14,400	8-15-69; and

WHEREAS, on September 5, 1969, the Department of Housing and Urban Development concurred in a minimum sales price of \$16,000;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA:

1. That the said disposal procedure of offering said property for sale and redevelopment as set forth in said Disposition Documents is the appropriate method of making said land available for redevelopment.
2. That it is in the best interest of the West End Urban Redevelopment Project to make this offering at this time.
3. That the use of said Disposition Documents in connection with said offering is hereby approved.
4. That an invitation be issued to the general public to make proposals for the purchase and redevelopment of said property all in accordance with the manner and method of procedure as set forth in said Disposition Documents.
5. That said offering be made with a minimum sales price in the amount of \$16,000.00, which amount is hereby determined to be not less than the fair value of the land for uses in accordance with the Urban Redevelopment Plan for the Project Area.

⁵ Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS, the regulations of the Housing Assistance Administration and the Renewal Assistance Administration each state that salaries should be no less than local public practices; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA:

1. That the employment of Mr. John Bins be extended until his 66th birthday which will occur February 22, 1970.

2 Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS, Mr. Thomas J. Crittenden, Assistant Director of Housing for Management, has rendered commendable service to the Housing Authority; and

WHEREAS, Mr. Crittenden will reach retirement age of 65 on December 26, 1969; and

WHEREAS, Mr. Crittenden is in good health and is capable of providing continued service to the Authority; and

WHEREAS, the Authority's Personnel Policy dated October 21, 1967, permits the extension of employment on a year to year basis beyond age 65;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA:

1. That the employment of Mr. Thomas J. Crittenden be extended for one year beyond his 65th birthday which falls on December 26, 1969.

2 Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS, Mr. Moses Mount, Fireman, has rendered commendable service to the Housing Authority; and

WHEREAS, Mr. Mount reached retirement age of 65 on December 28, 1968; and

WHEREAS, Mr. Mount is in good health and is capable of providing continued service to the Authority; and

WHEREAS, the Authority's Personnel Policy dated October 21, 1967, permits extension of employment on a year to year basis beyond age 65.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA:

1. That the employment of Mr. Moses Mount be extended until his 66th birthday which will be December 28, 1969.

Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS it is the desire of the Authority to obtain the best possible retirement benefits for its employees; and

WHEREAS it is desired to take maximum advantage of the amount of

WHEREAS, the Housing Authority of the City of Atlanta has used the practice of the City of Atlanta as the major base on which to establish comparability; and

WHEREAS, the City of Atlanta effective the last pay period in December, 1969, granted an across-the-board cost of living salary increase amounting to slightly more than 8% for all employees except Supervisory Personnel who were granted slightly more than a 12% increase.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA:

1. Effective with the pay period beginning December 29, 1969 a cost of living increase be granted, all Administrative and Maintenance employees of the Authority equivalent to 8%, which is a 2 step increase in our established salary schedules.

2. That each grade level be amended by adding 2 new steps totalling 8%, still maintaining the same number of steps within each grade level as at present.

Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS, Mr. Philip E. Vrooman, Chief, Real Estate Disposition Section has rendered commendable service to the Housing Authority; and

WHEREAS, Mr. Vrooman reached retirement age of 65 on February 27, 1968; and

WHEREAS, Mr. Vrooman is in good health and is capable of providing continued service to the Authority; and

WHEREAS, the Authority's Personnel Policy dated October 21, 1967, permits the extension of employment on a year to year basis beyond age 65.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA:

1. That the employment of Mr. Philip E. Vrooman be extended for up to an additional year beyond his 67th birthday which falls on February 27, 1970.

Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS, Mr. John Bins, Laborer, has rendered commendable service to the Housing Authority; and

WHEREAS, Mr. Bins reached retirement age of 65 on February 22, 1969; and

WHEREAS, Mr. Bins is in good health and is capable of providing continued service to the Authority; and

WHEREAS, the Authority's Personnel Policy dated October 21, 1967, permits the extension of employment on a year to year basis beyond age 65.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA:

1. That the employment of Mr. John Bins be extended until his 66th birthday which will occur February 22, 1970.

Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS, Mr. Thomas J. Crittenden, Assistant Director of Housing for Management, has rendered commendable service to the Housing Authority; and

WHEREAS, Mr. Crittenden will reach retirement age of 65 on December 26, 1969; and

WHEREAS, Mr. Crittenden is in good health and is capable of providing continued service to the Authority; and

WHEREAS, the Authority's Personnel Policy dated October 21, 1967, permits the extension of employment on a year to year basis beyond age 65;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA:

1. That the employment of Mr. Thomas J. Crittenden be extended for one year beyond his 65th birthday which falls on December 26, 1969.

Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS, Mr. Moses Mount, Fireman, has rendered commendable service to the Housing Authority; and

WHEREAS, Mr. Mount reached retirement age of 65 on December 28, 1968; and

WHEREAS, Mr. Mount is in good health and is capable of providing continued service to the Authority; and

WHEREAS, the Authority's Personnel Policy dated October 21, 1967, permits extension of employment on a year to year basis beyond age 65.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA:

1. That the employment of Mr. Moses Mount be extended until his 66th birthday which will be December 28, 1969.

Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS it is the desire of the Authority to obtain the best possible retirement benefits for its employees; and

WHEREAS it is desired to take maximum advantage of the amount of

of the Authority. Give an increase to the following:

Executive Director	\$1,750.per annum
Director of Housing	\$1,500.per annum
Director of Housing	\$1,500.per annum
Director of Urban Redevelopment	\$1,500. per annum
Director of Finance	\$1,500. per annum

There being no further business to come before the meeting, upon motion duly made and seconded, the meeting was adjourned.

Chairman

Counsel

Secretary

CITY OF ATLANTA



March 21, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

MEMORANDUM

TO: Mr. R. Earl Landers
Administrative Assistant

Re your note to give you my opinion on Mr. James A. Smith's Memorandum of March 14, 1969, to Mr. Wofford pertaining to first batch of weekly lists from the Housing Authority of families certified for Public Housing, the following is offered:

Hasty perusal of the 45 certifications indicates that only 11 locations listed appear to actually justify Housing Code notices (4 of these already had Housing Code notices, and notices were prepared on 4 others as result of these inspections); a few may have been justified because of overcrowding.

The remaining 34 certifications because of sub-standard housing conditions or overcrowding include:

Public Housing unit in Perry Homes
A location outside of the City Limits
Six addresses given which could not be found
Remainder apparently unjustified (in opinion of Housing Code Inspectors)

Attention is invited to paragraph 4 of my Memorandum to you of February 26 (copy attached) in which I pointed out the fallacy of the Housing Authority accepting the tenants' word for sub-standard conditions of housing as a basis for application for Public Housing. This practice is clearly confirmed in communication of February 28, 1969, from the Chief Tenant Selection Officer to Mr. Smith (copy of which is enclosed). This is obviously the principal reason for the abuse indicated in Mr. Smith's Summary Memorandum to Mr. Wofford. Unless this is corrected, no amount of effort on the part of the City can ever produce enough Public Housing in Atlanta.

The attached material appears to be positive evidence of why the current procedure should be changed, as proposed by Building Department Officials, that a prospective applicant for Public Housing

Mr. R. Earl Landers
March 21, 1969
Page 2

because of inadequate housing conditions should first request and obtain a certificate from the Housing Code Division that the unit occupied is sub-standard or overcrowded to the extent that relocation is justified; and that such certification be presented to Housing Authority Tenant Selection Officials before certification for Public Housing is considered.

I recommend that the Housing Authority be requested to adopt such procedure immediately.

One other detail brought out during my discussion with Housing Authority Officials was that in reporting certification for Public Housing to the Building Department, an estimated date for move would be included (although it was mutually admitted that such dates would be tentative). This does not appear to have been done in these instances. It should be included in future reports.

Sincerely,



Malcolm D. Jones
Housing Coordinator

MDJ/mc

Encls: Assembled correspondence
Copy of Memorandum of February 26, 1969

THE MINUTES OF A REGULAR MEETING

OF

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

HELD ON THE 18TH DAY OF NOVEMBER, 1969

The regular meeting of the Commissioners of the Housing Authority of the City of Atlanta, Georgia, held on the 18th day of November, 1969, at 3:00 P.M., in the Conference Room of the Authority, 824 Hurt Building, Atlanta, Georgia.

The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Mr. Edwin L. Sterne
Mr. Jack F. Glenn
Mr. J.B. Blayton

Absent

Mr. George S. Craft
Vacant

The Chairman declared a quorum present.

Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

RESOLVED that Dr. William Holmes Borders is hereby elected a Commissioner of the Housing Authority of the City of Atlanta, Georgia to serve for the remainder of the present unexpired term of the late Frank G. Etheridge.

The Minutes of the Regular Meeting of November 4, 1969, were approved.

³ Upon motion made by Mr. Blayton and seconded by Mr. Glenn, the following resolution was unanimously adopted:

⁴ Upon motion made by Mr. Blayton and seconded by Mr. Glenn, the following resolution was unanimously adopted:

3

HUD-5272b
June 1968

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

The following resolution was introduced by Commissioner

Blayton, read in full and considered:

3
ARO-Comm. B
HUD-57232
(Formerly HIA-2713)
4-25-66

RESOLUTION NO. _____

Resolution awarding \$ 9,755,000.00 principal amount
of New Housing Authority Bonds (Seventh Issue) of

The Housing Authority of the City of Atlanta, Georgia

WHEREAS The Housing Authority of the City of Atlanta, Georgia

(herein called "Local Authority") has received, in response to its advertise-
ment, sealed proposals for the purchase of \$ 9,755,000.00 principal amount
of New Housing Authority Bonds (Seventh Issue) (herein called
"Bonds" and has opened and considered said proposals;

NOW THEREFORE, BE IT RESOLVED by the Local Authority:

Section 1. The proposal of an interest rate of 6 % per annum to
be borne by the Bonds and the offer to pay for such Bonds at par and accrued
interest to the date of delivery plus a premium of \$ 9,755.00
submitted by BANKERS TRUST COMPANY, ET AL * in the form
hereto annexed as an exhibit is hereby accepted.

Section 2. The proposals and offers of the following at the indicated
interest rates and premiums are hereby rejected:

<u>Bidder</u>	<u>Interest</u> %	<u>Premium</u> \$
NONE		

Section 3. The Secretary is authorized and directed to (a)
immediately notify the successful bidder by telegram (with a confirmation
by letter) of the award of the Bonds, (b) return immediately the good faith
deposits enclosed with the proposals which are rejected, (c) deposit the
good faith deposit in a special account within the General Fund to be held as
security by the Local Authority until released therefrom pursuant to the
provisions of the advertisement and proposal, and (d) take such other action
as may be required to carry out the award of the Bonds.

Section 4. This Resolution shall take effect immediately.

* Phelps Fenn & Company
Chemical Bank
Harris Trust and Savings Bank
The Chase Manhattan Bank, N.A.
JOINT MANAGERS AND ASSOCIATES

Blyth & Co., Inc.
Lehman Brothers
Kuhn, Loeb & Co.
Bank of America
The First Boston Corp.

HUD-52302D
March 1967
(Formerly PHA-2302D)

FORM OF PROPOSAL TO BE COMPLETED, DATED, AND
ADDRESSED TO THE LOCAL AUTHORITY

The Housing Authority of the
City of Atlanta, Georgia

November 6 1969

824 Hurt Building

Atlanta, Georgia 30303

Gentlemen:

For the \$ 9,755,000.00 aggregate principal amount of New Housing Authority Bonds of The Housing Authority of the City of Atlanta, Georgia (herein called the "Local Authority") described in your official Notice of Sale published in The Daily Bond Buyer on September 10, 1969, which Notice of Sale is incorporated herein by reference and is made a part of this proposal, we propose an interest rate of six per cent (6)% per annum to be borne by all of such Bonds and offer to pay for such bonds, bearing interest at such rate, par and accrued interest to the date of delivery plus a premium of \$ 9,755.00. Said Bonds shall mature as set forth in the schedule of annual maturities as prescribed by the Local Authority at the above interest rate.

In accordance with the terms of the above-mentioned Notice of Sale, we enclose herewith a certified or bank cashier's or treasurer's check for \$ 195,100.00 payable to your order as a good faith deposit.

This proposal is subject to the approval of the validity of the Bonds by our attorneys, Messrs. King & Spalding of

Atlanta, Georgia. Such attorneys will (a) furnish a copy of their approving opinion to the Local Authority when issued, (b) prepare all documents necessary to evidence the validity of the Bonds subsequent to the award, or for corrective action prior thereto, and (c) provide advice and assistance to the Local Authority in connection with accomplishing such other actions as may be reasonably necessary to the validity of the Bonds and the delivery thereof in accordance with the contract to purchase the Bonds. The fees and charges of such attorneys will be borne by the undersigned.

The undersigned agrees to accept delivery of and pay for all of the above described Bonds within seventy-two hours after notification to the undersigned by you that said Bonds are ready for delivery.

If this proposal is accepted by you, the proceeds of the good faith deposit check are to be retained by you as part payment against delivery of and payment for said Bonds, or to be retained by you as liquidated damages in the event that we should fail to take up and pay for the Bonds in compliance with this proposal. The amount of the good faith deposit is to be returned by you to us on the failure on your part to perform in accordance with the terms of said Notice of Sale and this proposal, or at our election to be relieved of our obligations hereunder in the event that prior to payment for such Bonds the interest received by private holders from bonds issued by public housing agencies in connection with low-rent housing or slum clearance projects shall be taxable by the terms of any Federal law hereafter enacted.

Bankers Trust Company
Phelps Fenn & Company
Chemical Bank
Harris Trust and Savings Bank
The Chase Manhattan Bank, N.A.
JOINT MANAGERS AND ASSOCIATES

Blyth & Co., Inc.
Lehman Brothers
Kuhn, Loeb & Co.
Bank of America
The First Boston Corp.

By: Bankers Trust Company
/s/ Robert E. Wanglund
Assistant Vice President

(No addition, alteration, or change is to be made to the above proposal)

4
HUD-5272g
(Formerly PHA-272g)
September 1966

Commissioner Blayton moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Glenn, and upon roll call the "Ayes" and "Nays" were as follows:

AYES

NAYS

Mr. Edwin L. Sterne
Mr. J. B. Blayton
Mr. Jack F. Glenn

None

The Chairman thereupon declared said motion carried and said resolution adopted.

The following resolution was introduced by Commissioner

Blayton, read in full and considered:

RESOLUTION NO. _____

RESOLUTION EVIDENCING APPOINTMENT OF FISCAL
AGENT AND AUTHORIZING EXECUTION OF A FISCAL
AGENT AGREEMENT.

BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF
THE CITY OF ATLANTA, GEORGIA :

Section 1. That The Housing Authority of the City of Atlanta, Georgia
, shall enter into a Fiscal Agent Agreement with Trust
Company of Georgia, Atlanta, Georgia in substantially the
form set forth under Section 3 hereof.

Section 2. The Chairman and/or Vice-Chairman is hereby authorized and directed to execute said Fiscal Agent Agreement as set forth under Section 3 hereof, on behalf of this Authority, and the Secretary is hereby authorized and directed to impress the seal of this Authority thereon and to attest such seal, and to transmit five copies thereof to the Housing Assistance Administration.

Section 3. The Fiscal Agent Agreement referred to herein shall be in substantially the following form:

FISCAL AGENT AGREEMENT

THIS AGREEMENT, entered into this _____ day of _____ 19 _____, by and between The Housing Authority of the City of Atlanta, Georgia (herein called the "Agent Authority"), a duly organized and existing public body corporate and politic of the _____ State _____ of _____ Georgia _____, and Trust Company of Georgia (herein called the "Fiscal Agent"), located at Atlanta, Georgia

WITNESSETH:

WHEREAS, a certain agreement dated as of July 23, 1969, (herein called the "Financing Agreement") between the Agent Authority and certain other housing authorities which are or may become parties to the Financing Agreement (each of which is herein called "Member Authority") provides for cooperation in the exercise of their powers for the purpose of collectively financing certain low-rent housing projects of each Member Authority; and

WHEREAS, certain contracts (herein collectively and individually called the "Annual Contributions Contract") between each member Authority and the United States of America (herein called the "Government" and in the Annual Contributions Contract called the "Public Housing Administration" or the "PHA") now or hereafter included in the Financing Agreement provides for a loan and for annual contributions to be made by the Government to assist the Member Authority in developing and in achieving and maintaining the low-rent character of its low-rent housing projects;

WHEREAS, under the terms of the Financing Agreement, the Agent Authority acting on behalf of and for the Member Authorities agrees to issue Bonds and Notes and to designate a Fiscal Agent for the payment of such Bonds and Notes, all as more particularly described in the Annual Contributions Contract; and

WHEREAS, each Bond Resolution adopted by the Agent Authority pursuant to the Financing Agreement shall identify the projects to be financed by the issue of Bonds authorized by such Bond Resolution and each Member Authority and its Annual Contributions Contract in respect to any such projects;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, the parties hereto do agree as follows:

1. The Fiscal Agent has trust powers and is and shall continue to be a member of the Federal Deposit Insurance Corporation as long as this Agreement is in force and effect.
2. The Fiscal Agent hereby accepts the powers, duties and obligations conferred and imposed upon it as Fiscal Agent by the Annual Contributions Contract and by the Bond Resolutions which may be adopted from time to time by the Agent Authority and each successor Agent Authority pursuant to the Financing Agreement and which confer and impose upon the Fiscal Agent the same or similar powers, duties and obligations with respect to additional issues of Bonds as the Bond Resolution authorizing the issuance of the first issue of Bonds pursuant to the Financing Agreement.
3. The Fiscal Agent shall, as provided in the Bond Resolutions, establish and maintain a Debt Service Fund and an Advance Amortization Fund for the receipt, deposit and disbursement of monies. Each Member Authority shall deposit with the Fiscal Agent in the respective Funds and the Fiscal Agent shall accept for deposit all monies (including annual contributions payable to the Member Authority by the Government which are deposited with the Bank as Fiscal Agent pursuant to the Annual Contributions Contract and the Bond Resolutions. All monies so deposited with the Fiscal Agent shall be held by the Fiscal Agent in trust in the respective Funds and shall be applied by the Fiscal Agent as provided in the Annual Contributions Contract and the Bond Resolutions.

4. A. The Fiscal Agent shall purchase, with monies from the Debt Service Fund and the Advance Amortization Fund, and sell investment securities as the Agent Authority with the approval of the Government may direct. The Fiscal Agent shall in any event sell any such securities to the extent necessary to provide cash in the Funds to make any payments or transfers required to be made from said Funds pursuant to the Annual Contributions Contract and the Bond Resolutions. Such securities shall be held by the Fiscal Agent in safekeeping for account of the Funds and interest on such securities and the proceeds from the sale thereof shall be deposited in such Funds upon receipt.
- B. The Fiscal Agent shall honor any directive of the Comptroller of the Government to pay any monies out of (1) the Debt Service Fund in excess of the amount necessary to provide for (i) the payment of the Bonds and interest thereon and (ii) the Bond Service Carry-Over, as provided in the Bond Resolutions, and (2) the Advance Amortization Fund, to any Member Authority or to the Government, and shall upon request, advise the Government of the balances in said Funds.
5. All monies held by the Fiscal Agent in the Debt Service Fund and in the Advance Amortization Fund shall be secured at all times by the Fiscal Agent with either direct obligations of the United States of America or obligations of a public housing agency as required by and described in the Bond Resolutions which may be adopted from time to time by the Agent Authority pursuant to the Financing Agreement.
6. On or before each date of maturity of the principal of and interest on the Bonds authorized under the Bond Resolutions, the Fiscal Agent shall make provision for the transfer of monies from the Debt Service Fund to the bank or banks (herein collectively called the "Alternate Paying Agent") specified in the Bond Resolutions as the alternate place or places for the payment of the principal of and interest on any such Bonds in amounts sufficient to pay such principal and interest as the same mature or become due and are presented to the Alternate Paying Agent for payment.
7. The Agent Authority shall pay to the Fiscal Agent for its services and the services of the Alternate Paying Agent the following fees and charges:
- A. An annual administration charge of \$100 plus 1/100 of 1% of the principal amount of bonds in excess of one million dollars, but in no event to exceed \$350 for each issue of Bonds.
- B. For the payment of coupons of each issue of bonds:
 10¢ each for each coupon of each maturity.
- C. For the payment of bonds (registered or coupon) of each issue:
 \$1.25 per bond.
- D. For the payment of interest on registered bonds:
 25¢ per check disbursed.
- E. For registration of bonds:
 An initial fee of 50¢ for the registration of each bond.
- F. For sorting, listing, cremating, and furnishing certificate of cremation:
 1¢ for each coupon and 1½¢ for each bond or minimum of \$10 for each semi-annual cremation.

The Fiscal Agent agrees to pay all fees and charges of the Alternate Paying Agent

4

HUD 52173A (Group Financing)
January 1967 - Region III

8. The rights and duties of the Fiscal Agent under this Agreement shall not be transferred or assigned nor shall this Agreement be terminated by either party except that upon the assignment or termination of the rights, powers, and duties of the Fiscal Agent pursuant to the terms of the Bond Resolutions, this Agreement shall be similarly assigned or terminated.

9. The Agent Authority and the Fiscal Agent agree that at the end of three years or such earlier time as reasonable accurate data are available to enable the determination of the reasonableness of the fees set forth above for the services of the Fiscal Agent and the Alternate Paying Agent, the parties shall renegotiate the amount of such fees by decreasing or increasing such amount to provide a reasonable margin of profit for the services provided for hereunder.

10. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original and such counterparts shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Agent Authority and the Fiscal Agent have caused this Agreement to be executed in their respective names and their respective seals to be impressed hereon and attested all as of the date and year first above written.

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA
Agent Authority

(SEAL)

ATTEST:

By _____
Chairman

Secretary

(SEAL)

TRUST COMPANY OF GEORGIA

Fiscal Agent

ATTEST:

By _____

⁵ Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS, the Urban Redevelopment Plan for the Bedford-Pine Urban Redevelopment Area proposed that privately owned utilities be placed underground in the streets adjoining the City of Atlanta Civic Center; and

WHEREAS, the placement of privately owned utilities underground is an eligible project cost; and

WHEREAS, an agreement to install said utilities underground has been drawn up and approved by the Georgia Power Company;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Atlanta, Georgia, that the Executive Director be and is hereby authorized to execute a contract in the form attached hereto with the Georgia Power Company for \$523,561 for the purpose of placing their facilities underground in the streets adjoining the City of Atlanta Civic Center.

⁶ Upon motion made by Mr. Blayton and seconded by Mr. Glenn, the following resolution was unanimously adopted:

WHEREAS, in response to our Invitation to Bid, the following bids for the demolition and site clearance of certain buildings and structures in the Bedford-Pine Urban Redevelopment Area, Project GA. A-2-1, were received and opened publicly and read aloud at 2:00 P.M., (E.S.T.) on the 7th day of November, 1969, at the office of the Housing Authority of the City of Atlanta, Georgia.

BIDDERS

BIDS

Hudgins and Company, Inc.	\$ 16,636.00
Complete Wrecking & Grading, Inc.	14,764.00
Continental Wrecking Corporation	7,988.00

WHEREAS, Continental Wrecking Corporation having submitted the lowest bid in the amount of \$7,988.00;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA;

That the Executive Director be and is hereby authorized and directed to enter into a Contract with Continental Wrecking Corporation for the demolition and site clearance of certain buildings and structures in the Bedford-Pine Urban Redevelopment Area, Project GA. A-2-1, as covered by their bid received on November 7, 1969.

THE MINUTES OF A REGULAR MEETING

OF

THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA

HELD ON THE 2ND DAY OF DECEMBER, 1969

The regular meeting of the Commissioners of the Housing Authority of the City of Atlanta, Georgia, held on the 2nd day of December, 1969, at 3:00 P.M., in the Conference Room of the Authority, 824 Hurt Building, Atlanta, Georgia.

The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Mr. Edwin L. Sterne
Mr. Jack F. Glenn
Mr. J.B. Blayton
Dr. W.H. Borders

Absent

Mr. George S. Craft

The Minutes of the Regular Meeting of November 18, 1969 were approved.

Upon motion made by Mr. Blayton and seconded by Mr. Glenn, the following resolution was unanimously adopted:

WHEREAS, on November 25, 1968, the Atlanta Housing Authority accepted a proposal from A. P. S., Inc., 515 Plaster Avenue, N.E., Atlanta, Georgia, to buy Parcels 22 and 23 in the West End Urban Redevelopment Area, Project Georgia R-90 and to develop same as shopping center; and

WHEREAS, under the terms of the proposal, the said A. P. S., Inc., is required to execute an Agreement for Disposition of Land applicable to said property within one year; and

WHEREAS, said A. P. S., Inc., has requested a six month extension in the time set for the execution of said agreement to permit time for finalizing arrangements with the City of Atlanta and Sears, Roebuck and Company for a suitable connection with the Sears store which is located across Dunn Street from said Parcels 22 and 23; and

WHEREAS, said request appears reasonable and should therefore be granted;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA that:

The granting of the request made by A. P. S., Inc., for an extension of six months in the required time set for executing the Agreement for Disposition of Land applicable to said Parcels 22 and 23 is hereby authorized and directed.

There being no further business to come before the meeting, upon motion made and seconded, the meeting was adjourned.

Edwin L. Stone

Chairman

A. L. [unclear]

Counsel

Lester H. [unclear]

Secretary

Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS, East Lake Meadows (Ga-6-30), a "Turnkey" Project, has not had the street and major service drive names approved by the Board of Commissioners to facilitate occupancy planning; and

WHEREAS, these streets and service drives as tentatively named by the private Developer are not in conflict with any other city street as stated by the Planning Section of the City of Atlanta, on November 7, 1969;

NOW, THEREFORE, be it resolved that the future streets marked for dedication be named East Lake Boulevard, Mirror Lane, Meadowlake Drive, and Alston Drive, and that the two service drives be named Walton Land and Evans Lane.

Upon motion made by Mr. Blayton and seconded by Mr. Glenn, the following resolution was unanimously adopted:

WHEREAS, The Housing Authority of the City of Atlanta, deems the acquisition of Parcel 1-11 in the Georgia Tech II Urban Redevelopment Area, N.D.P. Ga. A-2-(2) (as shown in the Georgia Tech II Urban Redevelopment Area and more particularly identified on Land Acquisition and Boundary Map RP-1, dated November, 1968), necessary for its purposes under the Georgia Urban Redevelopment Law;

THEREFORE BE IT RESOLVED, that the acquisition of fee simple title to said Parcel 1-11 is necessary for such purposes;

BE IT FURTHER RESOLVED, that the attorneys for the Housing Authority are authorized and directed to institute condemnation proceedings against any and all persons having any interest in said property and to prosecute such proceedings to final judgment.

Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS, The Housing Authority of the City of Atlanta, deems the acquisition of Parcels 21-19 & 20 in Area C1 in the Model Cities Urban Redevelopment, N.D.P. Ga. A-2-(3) (as shown in the Model Cities Urban Redevelopment Area, N.D.P. Ga. A-2-(3) and more particularly identified on Land Acquisition and Boundary Map number SD #3, dated November, 1968), necessary for its purposes under the Georgia Urban Redevelopment Law.

THEREFORE BE IT RESOLVED, that the acquisition of fee simple title to said Parcels 21-19 & 20 in Area C1, is necessary for such purposes.

BE IT FURTHER RESOLVED, that the attorneys for the Housing Authority are authorized and directed to institute condemnation proceedings against any and all persons having any interest in said property and to prosecute such proceedings to final judgment.

Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS, the Housing Authority of the City of Atlanta, deems the acquisition of Parcel 29-1 in Area C5T21 in the Model Cities Urban Redevelopment Area, N.D.P. Ga. A-2-(3) (as shown in the Model Cities

Urban Redevelopment Area, Project N.D.P. Ga. A-2-(3) and more particularly identified on Land Acquisition and Boundary Map number SD #3, dated November, 1968), necessary for its purposes under the Georgia Urban Redevelopment Law.

THEREFORE BE IT RESOLVED, that the acquisition of fee simple title to said Parcel 29-1 in Area C5T21 is necessary for such purposes.

BE IT FURTHER RESOLVED, that the attorneys for the Housing Authority are authorized and directed to institute condemnation proceedings against any and all persons having any interest in said property and to prosecute such proceedings to final judgment.

Upon motion made by Mr. Blayton and seconded by Mr. Glenn, the following resolution was unanimously adopted:

Be it resolved by the Board of Commissioners of the Housing Authority of the City of Atlanta, Georgia as follows:

SECTION 1. The pending proposed Seventh Amendatory Contract (herein called the "Amendatory Contract"), to amend that certain Loan and Grant Contract No. Ga. R-11(LG) dated the 30th day of June, 1969, by and between the Housing Authority of the City of Atlanta, Georgia (herein called the "Local Public Agency") and the United States of America (herein called the "Government"), is hereby in all respects approved.

SECTION 2. The Chairman is hereby authorized and directed to execute the Amendatory Contract in two counterparts on behalf of the Local Public Agency, and the Secretary is hereby authorized and directed to impress and attest the official seal of the Local Public Agency on each such counterpart and to forward such counterparts to the Department of Housing and Urban Development, for execution on behalf of the Government, together with such other documents relative to the approval and execution of such counterparts as may be required by the Government.

SECTION 3. This Resolution shall take effect immediately.

Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS, the regulations of the Housing Assistance Administration state that salaries should be comparable with local public practices; and

WHEREAS, the Housing Authority of the City of Atlanta has been using the practice of the City of Atlanta as a major base on which to establish comparability; and

WHEREAS, legal holidays and other fringe benefits are a part of salary consideration; and

WHEREAS, the City of Atlanta has passed a resolution granting its employees Friday, December 26, 1969 as a holiday with pay;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA:

1. December 26, 1969 is hereby declared a legal holiday, with pay, for all employees of the Housing Authority of the City of Atlanta.

Upon motion made by Mr. Blayton and seconded by Rev. Borders, the following resolution was unanimously adopted:

WHEREAS, the Housing Authority of the City of Atlanta, Georgia (herein called the "Local Issuing Agency") has previously adopted a resolution titled "RESOLUTION AUTHORIZING THE SALE, ISSUANCE AND DELIVERY OF PROJECT NOTES AND THE EXECUTION OF REQUISITION AGREEMENTS" on the 18th day of February, 1969; and

WHEREAS, the Local Issuing Agency and the United States of America (herein called the "Government") recognize the desirability of the Local Issuing Agency obtaining funds for the purpose described in the aforementioned resolution from sources other than the Government despite the existence of abnormally high interest rates which presently prevail in the private money markets; and

WHEREAS, the Government proposes to enable the Local Issuing Agency to continue to obtain loan funds from sources other than the Government by the Government making payment of a placement fee, where necessary, to the purchaser or purchasers of the Local Issuing Agency's Project Notes (herein called the "Notes") hereafter awarded:

NOW, THEREFORE, BE IT RESOLVED by the Local Issuing Agency as follows:

Section 1. The Secretary after receiving Government approval of a recommended award of the Notes is hereby authorized and directed on behalf of the Local Issuing Agency to award the Notes at the lowest interest rate or rates, not in excess of six percent (6%) per annum, offered in the proposals, without reference to premiums; provided, however, that as among proposals specifying the same lowest interest rate and specifying a premium, the award shall be made on the basis of the highest premium per dollar principal amount of the Notes specified in such proposals: Provided further, that in the event every proposal relating to all or any part of the Notes specifies a placement fee to be received by the purchaser as compensation for the placement of such Notes, then the award of the Notes to which such proposals relate shall be made on the basis of the lowest placement fee specified per dollar amount of such Notes.

Section 2. Each proposal submitted for all or a part of the Notes shall be substantially in the form of HUD-9402 which is incorporated herein by reference, and which is hereby approved by the Local Issuing Agency.

Section 3. The Local Issuing Agency hereby authorizes the Government to pay to any purchaser of the Notes a placement fee as compensation for services required in placing the Notes.

Section 4. Any and all prior resolutions of the Local Issuing Agency are hereby amended to the extent necessary to enable the carrying out of the actions authorized herein.

Section 5. This Resolution shall take effect immediately.

Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

RESOLVED that all resolutions adopted by this Board, and all other acts of this Board, since the death of the late Commissioner Frank G. Etheridge are hereby ratified and confirmed in every respect.

Upon motion made by Mr. Glenn and seconded by Mr. Blayton, the following resolution was unanimously adopted:

WHEREAS a parcel of land in the Red Oak Community lying in the unincorporated Fulton County has been proposed for development as a low-rent public housing project; and

WHEREAS this matter comes before the Fulton County Commissioners at their regular meeting on December 3, 1969;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA:

THAT THE EXECUTIVE DIRECTOR IS AUTHORIZED REPRESENT THE INTERESTS OF THE AUTHORITY IN CONNECTION WITH THE PROPOSED DEVELOPMENT IN THE RED OAK COMMUNITY BEFORE THE FULTON COUNTY BOARD OF COMMISSIONERS.

There being no further business to come before the meeting, upon motion made and seconded, the meeting was adjourned.

Chairman

Counsel

Secretary

November 20, 1969

*Atlanta
Housing Authority*

Mr. Irvin Stevens
Citizens Central Advisory Council
Economic Opportunity Atlanta
101 Marietta Street Building
Atlanta, Georgia

Dear Mr. Stevens:

May I acknowledge receipt of your wire of yesterday.

I regret that you do not agree with my appointment of Reverend William Holmes Borders as a member of the Atlanta Housing Authority. Dr. Borders' wide experience in the development of low income housing units and successful work in the Wheat Street Gardens Project eminently qualifies him for this position.

With best wishes, I am

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:lp

WU
western union

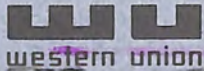
Telefax ^

A LLW 5 1 RF NL PDF ATLANTA GA 18
MAYOR IVAN ALLEN
CITY HALL ATLA

101 Marietta St Bldg

CITIZEN CENTRAL ADVISORY COUNCIL ECONOMIC OPPORTUNITY ATLANTA
INC NOVEMBER 18 1969 A RESOLUTION WHEREAS THE TENANTS OF PUBLIC
HOUSING ARE DEEPLY CONCERNED AS TO WHO SERVES ON THEIR GOVERNING
BOARD AND WHEREAS THE HOUSING SUB COMMITTEE OF THE CITIZENS
CENTRAL ADVISORY COUNCIL OF ECONOMIC OPPORTUNITY ATLANTA INC
HAS VOICED ITS DESIRES OF DECEMBER 17 1968 AND THE DESIRES
OF PUBLIC HOUSING TENANTS TO HAVE A PUBLIC HOUSING TENANT SERVE
ON THE BOARD OF THE ATLANTA HOUSING AUTHORITY AND WHEREAS THESE
DESIRES HAVE BEEN IGNORED WITH DENOMINATION OF REV WILLIAM
HOLMES BORDERS TO DISPOSITION THEREFORE BE IT RESOLVED THAT
THE CITIZENS CENTRAL ADVISORY COUNCIL OF ECONOMIC OPPORTUNITY 878

DP 101 (10-69)



western union

Telefax ^

Sheet - 2

ATLANTA INC RESPECTFULLY REQUEST THAT THE REV WILLIAM HOLMES
BORDERS NAME BE WITHDRAWN BE IT FARTHER RESOLVED THAT THE MAYOR
AND ALL CONCERNED MEET WITH A SPECIAL COMMITTEE OF PUBLIC HOUSING
TENANTS AND THE HOUSING SUB COMMITTEE OF THE CITIZENS CENTRAL
ADVISORY COUNCIL OF ECONOMIC OPPORTUNITY ATLANTA INC TO HEAR
THEIR GRIEVANCES AND TO CONSIDER THEIR LIST OF NOMINEES BE
IT FINALLY RESOLVED THAT NO APPOINTMENT BE MADE UNTIL THIS
SPECIAL COMMITTEE APPROVES OF THE NOMINEES TO BE APPOINTED
TO THE ATLANTA HOUSING AUTHORITY SUBMITTED BY THE HOUSING SUB
COMMITTEE CITIZENS CENTRAL ADVISORY COMMITTEE

IWIN STEVENS

8200

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON
FRANK G. ETHERIDGE
JACK F. GLENN



824 MURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

LESTER H. PERSELLS
EXECUTIVE DIRECTOR AND SECRETARY

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

November 17, 1969

Mr. Newell D. Johnson
Federal Program Officer
Office of the Mayor
Omaha, Nebraska

Dear Mr. Johnson:

Your letter addressed to Mayor Ivan Allen, Jr. has been referred to our office for reply. The Atlanta Housing Authority is the City's agency responsible for the planning and execution of Atlanta's urban renewal program.

In an attempt to answer your questions and to give you information in order for you to cite examples of some specific projects, we are enclosing some material that describes our program.

We feel we have a successful urban renewal program that has been a revitalizing stimulant to private enterprise.

Let us hear from you if we can be of further service.

Sincerely,

Howard Openshaw
Director of Redevelopment

HO/lm

Enclosures

cc: Dan E. Sweat, Jr., Chief Adm. Officer
Office of the Mayor
Atlanta City Hall
Atlanta, Georgia 30303

Office of the Mayor *AAA*

ROUTE SLIP

TO:

New Year

FROM: Ivan Allen, Jr.

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

*Do you think this
requires any action?*

Ans,

*This does not require
any action by the
Mayor.*

Jan

205-10140-017

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON
FRANK G. ETHERIDGE

JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

M. B. SATTERFIELD
EXECUTIVE DIRECTOR AND SECRETARY

LESTER H. PERSELLS
ASSOCIATE EXECUTIVE DIRECTOR

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

May 2, 1969.

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

Dear Mayor Allen:

Enclosed for your information is a list of the Project Area Committee for the Edgewood Neighborhood Development Program Area, formerly designated the East Atlanta NDP Area by resolution of the Board of Aldermen, dated December 2, 1968.

This Committee, elected by residents of the NDP Area, enthusiastically supports the Neighborhood Development Program and have pledged their cooperation to utilize this Program to improve the conditions of their area.

The Atlanta Housing Authority has leased a project office in the heart of the area at 198 Hutchinson Street. Mr. Curtis Parrish, the Project Manager, has established a good rapport with the Committee and has been invited to speak at many of the churches in the area. The Project Area Committee has approved Adley Associates as planning consultants, and they are presently preparing data on existing land use and structural conditions.

The Housing Authority, in an effort to make the program more responsive to the needs of the people, has pledged that the Project Area Committee will participate in the formation and execution of the plans for the area and that area residents will be kept fully informed.

The Project Area Committee has been particularly pleased to have been involved from the very beginning and to have a voice in decisions affecting their area.

We are pleased with the attitude of the Committee and the

progress to date in the Edgewood NDP Area.

Very truly yours,

Howard Openshaw
P.C.

Howard Openshaw
Director of Redevelopment

HO:pc

Enclosure

cc: Mr. Rodney M. Cook
Mr. Charles Turner, Chairman PAC
Mr. Curtis Parrish

	Curtis Parrish	198 Hutchinson St., N.E. Project Manager	758-7926	378-0046
1.	Rev. Lonnie Young	1381 LaFrance St., N.E.	377-7090	688-2110
2.	E. J. Scruggs	94 Wesley Ave., N. E.	373-2447	
3.	Mrs. Viola Elder	174 Whiteford Ave., N. E.	522-5590	
4.	C. V. Troup	167 Howard St., N. E.	373-9461	
5.	Stanley G. Stark (W)	1334 LaFrance St., N. E. Grocer	634-4181	688-2464
6.	Thomas J. Butts	15 Leslie St., N. E.	688-4140	363-5769
7.	Rev. O. E. Myler	1361 Dupont Ave., N. E.	523-6787	
8.	Aaron Watson	685 Caron Circle, N. W.	794-9727	377-1748
9.	James Cosby	1424 LaFrance	377-6123	
10.	Rev. C. W. Hill	163 Flora Ave., N. E.	688-6549	
11.	John Gaither	1560 Foote Street, N. E.		
12.	Ralph Long	Coan School-Boulevard Dr., N. E.		377-1748
13.	Glady Jackson	1460 Hardee Street, N. E.	688-7158	
14.	Louise White	220 Hutchinson St., N. E.	377-4466	
15.	John Crowley	50 Mayson Ave., N. E.		
16.	Emory Houseworth	185 Marion Place, N. E.	521-0612	
17.	Charles Turner (Chairman)	1567 Paxon Ave., N. E.	378-5165	355-1655
18.	Willie Gresham			
19.	Thomas Davis	1434 Hardee St., N. E.	688-6544	
20.	Alton P. Lee, Sr.	73 Mortimer Street, N.E.	522-9419	
21.	Ruby Groomes	1423 LaFrance St., N.E.	377-4065	
22.	Bennie Hopper	162 B-Wesley Ave., N. E.		
23.	George Wilborn	EOA Boulevard Dr., N.E.	378-3643	

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Edge wood NDP Area - Project Area Committee

HOME

BUSINESS

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23.	George Wilborn	EOA Boulevard Dr., N.E.	378-3643	

May 8, 1969

Mr. Forrest Gee
Purchasing Agent
403 City Hall
Atlanta, Georgia

RE: Bid #3296, dated April 29, 1969, for the
Demolition of Structures under "In Rem"
Proceedings

Dear Sir:

A review of bids received on 17 properties on the above mentioned date indicates that the companies bidding are well qualified and bids are in line with previous experience. Therefore, I feel that the contracts should be awarded on the basis of the lowest bids submitted by each company as shown below.

W. H. Allgood & Company -	1181 Campbellton Road, S. W.	\$165.00
	665 Julian Street, N. W.	\$250.00
	115 Kelso Drive, S. W.	\$150.00
	1162 Lucille Avenue, S. W.	\$250.00
	1102 Marietta Street, N. W.	\$350.00
	938 North Eugenia Place, N.W.	\$268.00
	189 Polar Rock Road, S. W.	\$200.00
	1276 Sizemore Drive, N. W.	\$283.00

GA. M-1

	R-208 First Avenue, S. E.	\$130.00
	128 Fulton Street, S. E.	\$200.00
	227 Little Street, S. E.	\$200.00
	65-71 Pope Street, S. E.	\$125.00

Hudgins & Company -	#1 Watts Road, N. W.	\$295.00
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GA. M-1

	95-99 Flat Shoals Avenue, S. E.	\$300.00
--	---------------------------------	----------

Mr. Forrest Gee
May 8, 1969
Page 2

Tri-City Wrecking Company - 1601 Hollywood Road, N. W. \$345.00

GA M-1

530 McDonough Boulevard, S. E. \$628.00
1425 Murray Street, S. E. \$360.00

We are now preparing the Resolutions authorizing the Mayor to execute the contracts and will present these Resolutions to the Aldermanic Board Meeting on May 19, 1969.

Yours truly,

W. R. Wofford
Building Official

jb

cc: A. C. Waddell

February 26, 1969

MEMORANDUM

TO: Mr. R. Earl Landers
Administrative Assistant

Pursuant to your instructions, I met February 24 with Lester Persells, H. B. Satterfield, Gilbert Boggs and Howard Grigsby of the Housing Authority and on February 25 with Bill Wofford and Jim Smith of the Building Department to insure appropriate coordination pertaining to the attached Memorandum.

As a result ^{of} these discussions, the Housing Authority has agreed to report to the Building Department (Housing Code Division) on a weekly basis, the names and addresses of families and individuals which they have "certified" to move into Public Housing, because of substandard housing conditions. This report is to also include an appropriate date of anticipated move.

Upon receipt of this report, the Building Department proposes to inspect the locations involved within two working days after receiving the reports and to initiate appropriate action where necessary for compliance with the Housing Code.

✓ (The only fallacy that I can see with respect to this arrangement is that currently the Housing Authority takes the prospective tenants' word that they are living in substandard housing and apparently makes no verification of this. In discussing this point with the Building Department, it appears that before certifying a family to move into Public Housing, because of living in substandard housing, the family involved should first request and obtain a certificate from the Housing Code Division that the unit is substandard and then present such certificate to the Housing Authority.)

The Building Department has been submitting requests to the Housing Authority from the Housing Code Division and the Codes Compliance Office (as result of Court action) separately for relocation of families. The Housing Authority has heretofore reported back to the Building Department on a monthly basis those families which they have relocated.

Encl. 2

Mr. R. Earl Landers
February 26, 1969
Page 2

(The Building Department has now decided to consolidate its reports, through the Housing Code Division only, to the Housing Authority, and the Housing Authority has agreed to report relocations back to the Housing Code Division on a weekly basis.)

The Housing Authority has requested, and the Building Department has agreed, that requests for relocation be more specific than they have been in the past in order to provide better understanding as to why relocation is necessary and determination as to when it should be accomplished.

Mr. Satterfield suggested that he did not think that the Housing Authority should approach a family to provide relocation assistance until the property and the need therefor, had been adjudicated by the Courts; that otherwise the Housing Authority might create antagonism on the part of the Landlord, or disturbance of the tenants, or both and therefore be criticized as acting unconstitutionally. I pointed out that this would be entirely too slow and would not accomplish the desired results and that such delay is unacceptable.

It also developed that on the initial visit by a Housing Authority Relocation Worker to a family, that attempt is made then and there to arrange for relocation (normally this is unsuccessful). Mr. Persells suggested that perhaps the first visit to the property by the Housing Authority Relocation Worker should be purely exploratory to find out what the circumstances are, with view to subsequently making staff determination as to appropriate action which should be taken. I heartily agree. However, it was then brought out by the Housing Authority that this type of visit is more in the nature of social work and that the Housing Authority has no Social Workers; only Relocation Workers. It seems to me that the solution is obvious. The Relocation Workers should determine the social aspects, as part of their relocation assignment, before the tenants or the landlords are notified that relocation is mandatory. If the initial visit was done quietly and on an exploratory basis, much anxiety and disturbances on the part of the tenant; and annoyance and hostility on the part of the landlord would be considerably reduced and in most instances could conceivably be eliminated all together.

The Housing Authority feels that in many ^{instances the requests} ~~stances the requests~~ from the Building Department for relocation are overly simplified in that the names and numbers of people are usually not provided and, if relocation is being requested in order to reduce overcrowding, that the people required to move and ones permitted to remain are not specified.

Mr. R. Earl Landers
February 26, 1969
Page 3

The Building Department feels that these details are functions which could and should be determined by the Relocation Workers, as part of their relocation assignments, using the Housing Code as a guide and should not be expected of the Housing Code Inspectors. I am inclined to agree with the Building Department in this respect, but have requested the Building Department in making its requests to the Housing Authority for relocation to be as specific as practical.

In general, relocation consists of two categories, i.e., families living in Urban Renewal projects and those living outside of Urban Renewal projects. The Housing Authority is authorized to provide financial relocation assistance to families residing in Urban Renewal areas. These families also get number one priority for Public Housing. The Housing Authority claims that this presents no major problem, but that the principal delaying factor in relocation of families residing outside of Urban Renewal projects is financial inability of the families to provide funds for drayage, utility meter deposits and first month's rent. These families get second priority for Public Housing, if required to move because of Housing Code Enforcement and third priority, if moving of their own volition. However, the Housing Authority has no funds for providing the initial financial assistance required for the last two categories and consequently, frequently, weeks and sometimes even months elapse before the families involved are able to accumulate enough cash with which to meet these initial relocation expenses.

As a result, the Housing Authority has proposed that it be permitted to use, as an experiment, \$2,000 from relocation funds allocated to it from the City of Atlanta, as a revolving fund and from which the Housing Authority would, on its own determination, make no interest rate loans of from \$10 to \$100 to such families, to be repaid to the Housing Authority on a weekly basis over a period of time not to exceed one year.

Since it has been pointed out by the Administrative Assistant that the City of Atlanta appropriated funds cannot be used for this purpose, I have contacted Bob Watkins, Director of the Greater Atlanta Housing Development Corporation, suggesting that his fund make a grant of \$3,500 to the Housing Authority for use by the Housing Authority as a revolving fund for the purpose indicated above and that in consideration of such grants, the Greater Atlanta Housing Development Corporation require the Housing Authority to make a semi-annual report to it as to the utilization and status of such fund. Bob Watkins thinks that he can get favorable action on this proposal within 10 days.

Mr. R. Earl Landers
February 26, 1969
Page 4

If this should fail, Dan Sweat has contacted Jim Parham of EOA who thinks that his organization may be able to assist by permitting the Housing Authority to draw against certain EOA funds for the purpose described above.

I am requesting both the Housing Authority and the Building Department to follow up closely on the effectiveness of coordination and cooperation efforts enumerated in this paper and to advise me of any breakdown which occurs or of improvement in procedures which should be established.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

Encls: Memo dated Feb. 11, 1969

cc: Mr. Dan E. Sweat, Jr.



824 Hurt Building
Atlanta, Georgia 30303
Telephone 523-6074
August 21, 1969

Mr. Peter P. Gil
Associate Dean, Executive Programs
Massachusetts Institute of Technology
Alfred P. Sloan School of Management
50 Memorial Drive
Cambridge, Massachusetts 02139

Dear Peter:

I want to express my appreciation for the summary evaluation of the 2nd M.I.T. Program for Urban Executives and the group photograph received earlier. I have sent a copy of the program evaluation to Dan Sweat (recently promoted to Chief Administrative Officer for the City of Atlanta) recommending Atlanta's continued participation in the Urban Executive Program.

My four-week stay at M.I.T. was the most challenging and rewarding experience of my life. I am presently involved with Professor Don Kelley of the Georgia Institute of Technology in evaluating the Housing Authority's management process. We propose to establish a management experiment in 1970 in Atlanta's Model Cities Area.

Please extend to Polly Karb my sincerest wishes for a speedy recovery. Thought you might enjoy the attached example of "relevance."

Many thanks to you for your continued interest in a grateful graduate of the M.I.T. Program for Urban Executives.

Very truly yours,

Howard Openshaw
Director of Redevelopment

HO:vw

cc: Dan Sweat

C O P Y



George Atlanta Housing Authority

CITY OF ATLANTA

DEPARTMENT OF FINANCE

501 CITY HALL

ATLANTA, GEORGIA 30303

August 12, 1969

CHARLES L. DAVIS
DIRECTOR OF FINANCE
EDGAR A. VAUGHN, JR.
DEPUTY DIRECTOR OF FINANCE

W. ROY SMITH
DEPUTY DIRECTOR OF FINANCE
JAMES R. FOUNTAIN, JR.
DEPUTY DIRECTOR OF FINANCE

MEMORANDUM

TO: Messrs. Jack Delius, Ray Nixon, Ralph Hulsey, Paul Weir, Karl Bevins

FROM: Charles L. Davis, Director of Finance *CD*

I am enclosing a copy of a letter I received which was addressed to Mr. Lester H. Persells from the Department of Housing and Urban Development relating to credits that can accrue to the City as a result of temporary service and improvements. This is a great change in the policies which have been previously approved by HUD, and I am sure it will be very beneficial to us in capturing these credits.

To this end I would like to have any suggestions you might have as to how to capture this cost and claim it as credit in the urban renewal projects and/or neighborhood development program areas.

Mrs. Linda Anderson of my staff will be coordinating these credits with the proper officials of the Housing Authority and the Department of Housing and Urban Development.

G.L.D.

CLD:dhf

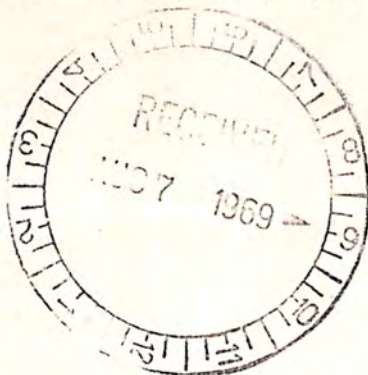
Enclosure

cc: Mr. Dan Sweat ✓
Mrs. Linda Anderson



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PEACHTREE SEVENTH BUILDING, ATLANTA, GEORGIA 30323

REGION III

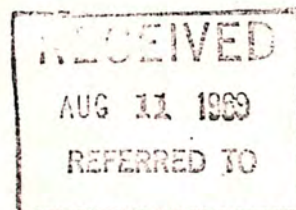


August 6, 1969

IN REPLY REFER TO:

3RF

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



Dear Mr. Persells:

Subject: Project No. Ga. A-2
Neighborhood Development Program
Eligibility as Part of an Urban Renewal Project
(Regular Program or NDP) of Certain Temporary
Project Improvements

During the discussion in your office on July 30, 1969, attended by Mr. A. F. Milne and members of his staff, mention was made of Interim Assistance Program type activities now permitted under an NDP. The following information may be of value to you in preparing the LPA's application for 1970.

It is now HUD policy to allow as an eligible Item 1 or Item 2 project cost: (a) the installation or construction of temporary parks and playgrounds in an NDP or urban renewal area project where provided for in the Urban Renewal Plan and where found to further the accomplishment of urban renewal objectives, and (b) temporary construction or reconstruction work on existing publicly-owned streets and utility lines in an NDP or urban renewal area where such work is provided for in the Urban Renewal Plan and is determined to further urban renewal objectives.

Modification to existing Urban Renewal Plans to allow an LPA to install or construct temporary parks and playgrounds and perform temporary construction or reconstruction work on public-owned streets and utility lines can be accomplished only where the land involved is already in public ownership, or has been or is to be acquired for other NDP or urban renewal project purposes. Such modifications are considered minor plan changes and do not require another public hearing under Federal law or prior HUD approval of the action. The LPA must, of course, meet any applicable public hearing requirement of State and local law.

The policy change, coupled with existing HUD policy, particularly existing policy relating to LPA property management (see Urban Renewal Handbook 7211.1, Chapters 1, 2, and 3, and NDP Handbook 7384.1, Chapter 5, Section 1),

is intended to grant eligibility as part of an urban renewal project (regular program or NDP) to all activities now permitted under the Interim Assistance Program with the exception of repair or improvement of non-LPA-owned properties. To be eligible costs, these interim type activities must be provided for in the Urban Renewal Plan. Under the Interim Assistance Grant Program, expenditures for the following activities are eligible to the extent necessary to alleviate harmful conditions in, and to protect the health and safety of residents of, the program area:

1. Systematic clean-up of public areas and ways, including the carrying out of comprehensive rodent control and extermination measures. *note*
2. Special collection of refuse (garbage and trash) and bulky junk such as old appliances, furniture, and autos parked by owners and tenants for removal and disposal as part of an area-wide campaign to clean up private premises. *note*
3. Repair of serious deficiencies in public streets to meet needs consistent with short term continued use of area prior to undertaking of permanent action (except expressway, freeways, and other limited access streets), such as temporary patching of holes or cuts in pavement and the repair of curbs, gutters, culverts, and sidewalks.
4. Repair of publicly-owned buildings and publicly-owned utilities including street lighting and stationary fire and police communication systems. The repairs shall be limited to the extent needed to meet needs consistent with the short-term continued use of the area prior to undertaking of permanent action.
5. Repair of serious deficiencies in parks and playgrounds to meet needs consistent with short term continued use of area and establishment of temporary playgrounds on vacant land within the area, including reasonable costs of leasing such land for this purpose.

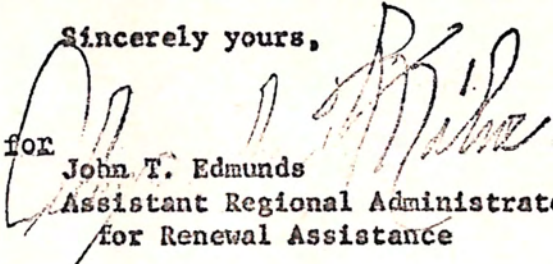
The foregoing policy change is intended to provide LPA flexibility to alleviate harmful conditions in renewal areas prior to the time that permanent renewal of the area can be achieved. Work performed should be of an interim temporary nature and shall not include upgrading of continuing services such as regular garbage and trash collection. For example, the Regional Office shall give priority consideration to the systematic clean-up of a program area rather than the upgrading of a continuing service such as combined refuse collection from a biweekly to a weekly basis. Moreover, where such services are inadequate, the Regional Office shall give priority consideration to LPA requests for

financial assistance for interim type activities which involve commitments by the locality to provide, in addition to federally-funded activities adequate locally-financed recurring services to maintain the program area in a clean condition on a continuous year-round basis.

If we can be of further assistance, please feel free to contact this office.

Sincerely yours,

Acting for


John T. Edmunds

Assistant Regional Administrator
for Renewal Assistance

cc: Mr. Howard Openshaw
Director of Redevelopment



APPLICATION
AND
TENANT SELECTION OFFICE
858 HURT BUILDING
ATLANTA, GEORGIA 30303

February 28, 1969

Mr. James Smith
Housing Code Enforcement
City Hall
Atlanta, Georgia 30303


Dear Mr. Smith:

The enclosed names are families that have been certified to low rent public housing during the week of February 19, 1969. As we no longer make home visits, a small percentage of these families may live in standard housing, but are classified as sub-standard due to overcrowding. We are now verifying applicant housing conditions by accepting applicants statement. ?

Due to our low vacancy rate the list of names are few, but will increase considerably as new public housing becomes available.

From now on the list of names will come to you weekly with no cover letter.

Sincerely,

Melvin W. Rush 

Melvin W. Rush, Chief
Tenant Selection Office

MWH:ad
Enclosures: 8

1. Make Inspection.
2. Give notice where violations are found.
3. List results.



APPLICATION
AND
TENANT SELECTION OFFICE
858 HURT BUILDING
ATLANTA, GEORGIA 30303

March 4, 1969

Mr. James Smith
Housing Code Enforcement
City Hall
Atlanta, Georgia 30303

Dear Mr. Smith:

The enclosed list of names are families certified during the
week of February 24, 1969.

Sincerely,

Melvin W. Rush, Chief
Tenant Selection Office

MWR:ad

Encl: 1



APPLICATION
AND
TENANT SELECTION OFFICE
858 HURT BUILDING
ATLANTA, GEORGIA 30303

March 4, 1969

Pat ✓ Mitchell, James Alton
775 Confederate Ave., S. E.

Pattillo ✓ Ray, Jackie Eugene
322 Grant St., S. E., Apt. 1

Pattillo ✓ Whatley, Miss Mary
321 Augusta Ave., S. E.-Duplex

Latham ✓ Taylor, Miss Patricia
3066 Azlee Pl., N. W. 12-4-68 OK

~~*Pattillo*~~
Latham ✓ Barnes, Mrs. Viola OK
2284 Alvin Dr., N. W. 2-24-69

Rachel ✓ McGriff, Bertha Lee
94 Glenn St., S. E., Apt. 1

Pattillo ✓ Gibbs, Lawrence - Patsy Ann
64 Solomon St., S. E.

Frank ✓ Allison, Phillip J. - Jerry Dean
583 Delbridge St., N. W.

Frank ✓ Alexander, Rena (Mrs.)
352 Dixie Hill Cir., N. W., Apt. 8

Audrey ✓ Frederick, James C., Jr. - Doris ✓
575 Lindsey St., N. W., Apt. 3

Frank ✓ Broughton, Mrs. Miriam
807 Bonnevile Terrace, N. W.

Frank ✓ Cotton, Mrs. Gloria
334 Chappell Rd., N. W., Apt. B-5

Pattillo ✓ Burke, Miss Classie
220 Bass St., S. W., Apt. A

Pattillo ✓ Carter, Earl E. - Emma Lou
46 Meldon Ave., S. E., Apt. 7

Pattillo ✓ Nash, John - Veronica
2036 Robson Pl., S. E.

~~*Frank*~~ ✓ Alexander, Mrs. Mamie *Apartment Complex*
3005 Del Mar Lane, N. W.

Frank ✓ Butts, Mrs. Viada
1350 Mayson Turner Rd., N. W., Apt. A-2

Latham ✓ Moore, Clarence - Marian Diane OK
1245 Northwest Dr., N. W. 10-8-68 C.P. 3-7-69

INTER-OFFICE MEMORANDUM
Atlanta Housing Authority



TO: MRS. FRANCES BARNES
MANAGEMENT AIDE
BETMAR APARTMENTS

DATE: 2-19-69

FROM: TECHWOOD TENANT SELECTION OFFICE

SUBJECT: APPLICATIONS COMPLETED FOR RENTAL

<i>Meecher</i> ✓	Tarver, Ella Lee	1BR	12-30-68	\$1124.00	} Lives with mother and Step-mother
	171 Howard Street S. E.				
<i>Court</i> ✓	Edwards, Mrs. Lillie	1BR	12-27-68	\$2925.00	} Lives with relatives 10 people in 4 rooms.
	239 Vermont Street S. E. <i>5-23-67 - Court 1-5-68</i>				
<i>Dobson</i> ✓	Covington, Mrs. Jessie	2BR	12-18-68	\$4027.20	} Lives with Aunt in 3BR house
	278 Thornton St. S. W.				
<i>Meecher</i> ✓	Liggions, Mrs. Fred Morrison		12-16-68	\$2227.68	} Living with relatives in 4 room house
	2883 Glenwood Ave. S. E.				
<i>Meecher</i> ✓	Evans, Otis & Rilous		10-3-68	\$2659.20	} Lives with sister in a 4 room house
	259 Church St. N. W. <i>E</i>				

INTER-OFFICE MEMORANDUM
Atlanta Housing Authority

TO: MRS. FRANCES BARNES
MANAGEMENT AIDE
BETMAR APARTMENTS

DATE: Feb. 20, 1969

FROM: TECHWOOD TENANT SELECTION OFFICE

SUBJECT: APPLICATIONS COMPLETED FOR RENTAL

Tey ✓ Saffo, Vera Mae 12-12-68 2BR \$2447.10
560 Middle St. S. W. Apt. #5
Housing Information: Lives in 2 room apt. Old House in poor repair.

TO: Mr. Ed S. Cook
Techwood - Clark Howell

DATE: Feb. 20, 1969

FROM: Techwood Tenant Selection Office

SUBJECT: Applications completed for rental

<i>Suggs</i> ✓	Bennett, Mrs. Beryl 166 Berne St. S. E.	1BR	8-15-68	\$612.00	Lives with son and his family in two bedroom house.
<i>Putnam</i> ✓	Bates, Mrs. Janet Louise 898 West Peachtree St. N. W.	2BR	12-12-68	\$1152.00	Furnished apt. 3rooms
<i>Edson</i> ✓	Harden, Mrs. Joyce C. 651 Queen St. S. W. Apt. #2	2BR	12-2-68	\$4068.00	Living in a two bedroom apt. ?

Bad Shape. H.C Case will be made.

TO: Mr. Ed S. Cook
Techwood - Clark Howell

DATE: 2-21-69

FROM: Techwood Tenant Selection Office

SUBJECT: Applications completed for rental

GATES , FRED M.

1 BR

6-6-68

\$ 3349. 39

Suff ✓ (1984 WELBOURNE DRIVE N. E. APT # 6--ONE ROOM EFFICIENCY--)

INTEROFFICE MEMORANDUM
ATLANTA HOUSING AUTHORITY

TO: Mr. James H. Derick, Manager
Joel Chandler Harris Homes

Date: Feb. 24, 1969

FROM: Mrs. Nelda M. Bennett, Supervisor
Techwood Tenant Selection Office

SUBJECT: Applications Completed for Rental:

Deplata

Ray, Jackie Eugene 1-27-69
622 Grant Street S. E. Apt. 1

HER \$2426.00
Lives in 4 room house. In very poor repair

INTER-OFFICE MEMORANDUM
Atlanta Housing Authority

TO: MRS. FRANCES BARNES
MANAGEMENT AIDE
BETMAR APARTMENTS

DATE: Feb. 24, 1969

FROM: TECHWOOD TENANT SELECTION OFFICE

SUBJECT: APPLICATIONS COMPLETED FOR RENTAL

Part ✓
Dup -
Mitchell, James Alton
775 Confederate Ave. S. E.

1BR 2-10-69 \$3730.08

Five room house, in bad condition, ceilings are sagging, some plastering has fallen; gas heater in four rooms, but inadequate. Rooms have very high ceilings.

Eubank ✓
Lowe, Mellye
2435 Perry Blvd. Apt. 35

1BR 11-4-68 \$804.00

1 room apt. in bad condition.

INTEROFFICE MEMORANDUM
ATLANTA HOUSING AUTHORITY

TO: Mr. Melvin Rush, Chief
 Tenant Relation Division

DATE February 25, 1969

FROM: Mrs. Elizabeth J. Wilson, Acting
 Supervisor Application Office

SUBJECT: Certifications for the week of 2/17/69.

URBAN RENEWAL:

Branford: Georgia - Eugene (sep) - 474 Beard Street, SW. Apt. 3

OTHERS:

Court - Bell: Louise - Cecil (sep) - 462 Ira Street, SW. Apt. 4 (7-28-64 - Court)
 10-24-65

Audrey ✓ Bigsby: Fannie L. - Eddie (sep) - 1061 Neal Place, N.W. Apt. 16

Pet ✓ Chaney: Adell - Lester (dec) - 866 Crew Street, S.W. Apt. 9

Eudora ✓ Copeland: Rhonda - Charles (sep) - 1386 Kerry Drive, N.W. Apt. 188 ?

Tex ✓ Cost: Deborah (single) - 1014 McDaniel Street, SW

Lois ✓ Dunn: Bennie - Judy - 146 Kennett Street, SE

Audrey ✓ Grant: Patricia Ann (single) - 1240 Simpson Rd. N.W. Apt. 14

Dobson ✓ Henderson: Etta - Will (dec) - 936 Fair Street, SW

Audrey ✓ Key: Emma Jean - Willie James (sep) - 42 Leach Street, N.W.

Tex ✓ Maffett: Mary L. - Jacob (div) - 985 Smith Street, SW

Audrey ✓ Murray: Fannie R. - Julius (sep) - 270 Troy Street, N.W. Apt. 15

Reed ✓ Sanford: Viola P. - John Willie (dec) - 843 Woods Street, N.W. *OK*

H.C.C. *Rebecca* ✓ Smith: Bobbie N. (single) - 712 Cooper Street, E.W. (12-5-68)

Lois ✓ Smith: Mattie - James (sep) - 136 B Richardson Street, SE

Reed ✓ Varner: Lizzie Mae - Clark (sep) - 422 Ashby Street, N.W.

Reed ✓ Williams: Shirley R. - Kenneth (sep) - 375 Chestnut Street, N.W. Apt. C-6

INTEROFFICE MEMORANDUM
ATLANTA HOUSING AUTHORITY

TO:
Mr. Melvin Rush

DATE 2-27-69

FROM:
Dorothy Ruskin

SUBJECT:
Sub. Standard Housing

WELDON, Douglas-Maggie L BR 2-20-69 \$ 1444.00
Put name R-571 Linden Avenue, N.E.

Office of the Mayor

ROUTE SLIP

TO: Malcolm Jones

FROM: R. EARL LANDERS

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

Please give me your opinion on this.

RL

Encl. 1.

OFFICE OF INSPECTOR OF BUILDINGS

MEMO

From the desk of - -

W. R. Wofford, Inspector of Buildings

3/17/69

Carl,

Please send this

back when you
finish with it.

Bill



CITY OF ATLANTA


OFFICE OF INSPECTOR OF BUILDINGS

Atlanta, Georgia 30303

March 14, 1969

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

JAMES A. SMITH
CHIEF HOUSING CODE INSPECTOR

Memorandum To: Mr. W. R. Wofford, Building Official
From: Mr. James A. Smith, Chief Housing Inspector 
Subject: Weekly lists of families certified for Public Housing.

Several days ago a system was instigated whereby we would receive weekly lists from A.H.A., and we would go out immediately to inspect the property unless we already had an active case in our files on the particular property.

The first "batch" has been checked out and a list is attached, which gives a synopsis by Housing Supervisor Eidson of remarks as reported to him by the Housing Inspectors; also of the action being taken. Attached is a copy of the A.H.A. lists furnished us.

My observation is that it has generally resulted in very little gain for the effort involved as far as correcting housing conditions within the City. It also seems that just about anyone who wishes to live in Public Housing is eligible, if they say so!

I am continuing to check out these lists for Housing Code violations as directed, and will report to you as they are checked out.

JAS:lm

Enclosure



In reference to a list of properties furnished to Mr. James A. Smith from Mr. Melvin W. Rush, Chief Tenant Selection Officer.

We report on the following conditions as found by the Inspectors of the Housing Code Division.

- RE: 651 Queen Street, S.W., Apt. #2
Tenant is Mrs. Joyce C. Harden and 3 children
Owner is Mr. Weathers
This is a 6 room apartment, in livable condition
Condition of house is fair
Tenant lived here 7 months (rent \$65.00)
No apparent reason for moving except for a better apartment. Minor repairs needed, painting biggest expense
- RE: 575 Lindsay Street, N.W., Apt. #3
Tenant was James C. Frederick, Jr., apartment is now vacant
This is a 2 story, 4 unit apartment building, it was complied over a year ago. Extensive maintenance is a constant necessity to keep them in condition to be lived in.
Each apartment has 3 rooms, with separate bath and kitchen.
Only reason this could be classified for relocation would be overcrowded.
- RE: 334 Chappel Road, N.W., Apt. #B5
Occupied by Mrs. Gloria Cotton
Managed by Ideal Realty Company
This is a complex of jumbo brick, steel steps apartments with approximately 30 units. The premises need to be cleaned, but outside of this it could be classified as a #1 Project.
Only reason this could be qualified for relocation would be overcrowdedness.
- RE: ✓ 352 Dixie Hills Circle, N.W., Apt. #8
Former occupant was Mrs. Rena Alexander and 2 children, who moved from this apartment leaving a sister, to Mrs. Alexander, her mother and 4 children, which this would qualify Mrs. Alexander for Public Housing relocation. Also, a Housing Code inspection is qualified on this apartment complex. Extensive repairs and maintenance to be done. Schaeffer Realty Company, Manager.

RE: 3005 Delmar Lane, N.W.
Former tenant, Mrs. Mamie Alexander moved into Public Housing Project, leaving 2 children in a 6 room concrete block, single family dwelling.
House is in excellent condition on exterior and interior, this house would come under the category of Complied When Made. From our information there is no justification for Public Housing relocation.

RE: 2435 Perry Boulevard, N.W., Apt. #35
Former tenant Melody Lowe
Manager, Mr. Robert Daughtery
Reason for moving unknown (rent \$59.95)
This is a 1 bedroom efficiency apartment, which is in excellent condition. Mr. Daughtery stated that as far as his knowledge, no one lived here other than Melody Lowe.

RE: 1386 Carey Drive, N.W., Apt. #188
Tenant, Ronda & Charles Copeland
This apartment is part of The Perry Homes
Reason for moving unknown
These tenants were relocated from one project to another project.

RE: 1245 Northwest Drive, N.W.
Marion, Diane and Clarence Moore were the tenants relocated; on 10-8-68, James T. Wright was listed as tenant.
Owner Ellis Farrell, 3020 Collier Drive, N.W.
We found this house to be in a livable condition.

RE: ✓ 2284 Alvin Drive, N.W.
Mrs. Viola Barnes is the name on the list for be relocated.
Owner, Mrs. Enid W. Lawson
According to our records Loyd Johnson & Annie Ruth Welch are the tenants.
The house is in a livable condition. There is a ✓ considerable amount of repairs to be done. Mrs. Lawson was mailed a notice for repairs to be done on February 24, 1969.
Considerable amount of trash & debris and tenant responsibility involved in this house. The house-keeping is deplorable. Most conditions in this house was brought on by the tenants.
Mrs. Lawson has until May, 1969 to comply with Housing Code Notice.

RE: 843 Woods Street, N.W.
Applicants Viola & John Willis Sanford
Mr. & Mrs. Sanford were living with their daughter,
Mrs. Palmer.
House is in good shape, it was complied by Mr. R.A.
Jenkins on September 12, 1968.
No Housing Code Case necessary now.

RE: 375 Chestnut Street, N.W.
Applicant, Shirley & Kenneth Williams
It is occupied now and the tenant is satisfied.
No Housing Code Case needed at this time.

RE: 422 Ashby Street, N.W.
Applicants, Lizzie Mae & Clark Bonner
This house is in good condition, clean and comfortable.
No apparent reason why relocated unless it was due to
overcrowded conditions.
No Housing Code Case needed at this time.

RE: 775 Confederate Avenue, S.E.
Applicant, James Alton Mitchell
Owner, W. A. Johnson, 1449 Bolton Road, N.W.
This house is in fair condition, it needs minor
repairs and general maintenance.
Only reason this house would qualify for Public
Housing relocation, would be if the tenants were
overcrowded. There are 2 remaining tenants.

RE: 321 Augusta Avenue, S.E.
Applicant, Mrs. Mary Whatley
This is a duplex, 1 unit vacant and 1 unit occupied.
Minor maintenance items to be done, an estimated
\$50.00 cost.
No justified reason for tenant to move unless it
was overcrowded.

RE: 64 Soloman Street, S.E.
Applicant, Lawrence Gibbs
Owner, Bethel Baptist Church, 438 Fraser Street, S.E.
There are no Housing Code violations.
The house is vacant at this time, and there is not
any apparent reason why occupants moved.

RE: 220 Bass Street, S.E.
Applicant, Mrs. Classie Burt
This is a 2 unit apartment, 1 vacant, 1 occupied.
minor repairs needed, estimate of \$75.00 to bring
up to Housing Code. No Housing Code Case ~~needed~~ ^{made} at
this time.

RE: 2036 Robson Place, S.E.
Applicant, John Nash
No such number located on this street, nor in
the Southeast part of city.
Neighbors living on this street claimed they
never heard of a John Nash.

RE: 622 Grant Street, S.E. Apt. #1
Applicants, Jackie & Eugene Ray
Owner, Ledbetter Construction Company,
2171 Cheshire Bridge Road, N.E.
This is a 6 unit, 2 story building, occupied by
9 tenants by the name of Westbrooks.
Minor repairs, estimated \$50.00, as far as
Housing Code violations.

RE: 94 Glenn Street, S.E., Apt. #1
Applicant, Becky Lee McGreer
Owner, Kaplan Investment Company
This is a duplex, 1 occupied, 1 vacant.
Minor Housing Code violations, estimated
at \$200.00.
No apparent reason for moving, unless overcrowded.

RE: 46 Meldon Avenue, S.E., Apt. #7
Applicant, Earl E. Carter
Owner, Edith Price
Mrs. Price occupies 1 unit and other unit is vacant.
Only minor repairs needed for Housing Code compliance.
No apparent reason why tenant would move.

RE: 171 Howard Street, S.E.
Applicant, Ellie Lee Tarver
House is in good condition.
No Housing Code Case would be made at this time.
Overcrowdedness would be only reason why tenant
would move.

RE: 278 Thornton Street, S.W.
Applicant, Mrs. Jessie Covington
Owner, Mrs. Sally Morrison
Mrs. Morrison, the owner, states she has lived here for
20 years and she did not make an application to be re-
located and she also stated she did not know the applicant.
We also note that the house is in excellent condition.
No Housing Code violations.

RE: 2883 Glenwood Road, S.E.
Applicant, Mrs. Fred Morrison Liggions
- We find that this house is outside the city limits. It is vacant and has been for over a year. Damaged by fire over 75%.
- Applicant falsified this address to the Atlanta Housing Authority,

RE: 560 Little Street, S.W.
Applicant, Mrs. Vera Mae Saffo
On inspection we found that this address
- is a vacant lot. We have no knowledge of how long this house has been torn down.

RE: - 166 Berne Street, S.E.
Applicant, Mrs. Burell Bennett
On inspection we found no such number as 166 Berne Street, S.E.. Some other explanation could be made about this address, we don't have it.

RE: 1984 Wellbourne Drive, N.E. Apt. #6
Applicant, Fred M. Gates
Inspection reveals that this is an 8 unit apartment building, approximately 1 year old. The complex is in excellent condition. No Housing Code violations were recorded at this time.

RE: ✓ 462 Ira Street, S.W., Apt. #4
Applicants, Cecil & Louise Bell
As of current record, we show that this ~~address~~^{PROPERTY} is in the Code Compliance Office for further action.

RE: - 1061 Neal Place, N.W. Apt. #16
Applicants, Eddie & Fannie L. Bixby
Our inspection reveals no such number as 1061 Neal Place, N.W..

RE: 866 Crew Street, S.E.
Applicants, Lester & Adell Chaney
We found this to be a new 10 unit, brick apartment complex fully occupied. No Housing Code Case is necessary at this time. No apparent reason why tenants should leave these apartments.

RE: 1014 McDaniel Street, S.W.
Applicant, Deborah Cost
This is an owner occupied house.
No Housing Code violations apparent on this house. No case made on this house. No apparent reason for tenant leaving this house.

RE: 146 Kennett Street, S.E.
Applicants, Judy & Benny Dunn
This is a 1 family residence and it is occupied at this time.
Minor Housing Code violations were found, possibly a \$100.00 cost to repair.
There are 8 occupants living in 7 rooms at this time, which justify the house as being overcrowded if the tenant (or applicant) has as many 3 in his family.

RE: - 1240 Simpson Road, N.W., Apt. #14
According to the numbering system, there is not a 1240 Simpson Road, N.W.
No report on this otherwise.

RE: 985 Smith Street, S.W.
Applicants, Mary L. & Jacob Maffeth
Owner-Occupied, Albert Holiday
This is a duplex, 1 unit occupied, 1 vacant.
An estimate of \$250.00 minor repairs, will put this house in excellent condition.
No apparent reason for this family to leave unless of overcrowdedness conditions.

RE: ✓ 270 Troy Street, N.W.
Managed by Ben T. Huiet & Sons
This complex is approximately 10 years old.
There were some Housing Code Violations noted and a Housing Code Case will be made on the entire project.
- Overcrowded conditions would be the only justification for vacating this apartment building.

RE: - 136 Richardson Street, S.E.
Applicants, Mattie & James Smith
According to our inspection there is not a 136 Richardson Street, S.E. recorded nor noted on the street. We have no further information on this.

RE: 807 Bonneville Terrace, N.W.
Applicant, Mrs. Miram Broughton
We found this house complied on first inspection.
The owner stated that 6 people were relocated leaving a total of 4 in a 5 room house.

- RE: ✓ 583 Delbridge Street, N.W.
Applicant, Phillip J. Allison
This is a duplex, occupied by 2 families,
2 occupants to each side.
Housing Code Case made against this house this date.
Estimate cost of repairs around \$500.00.
- RE: ✓ 1245 Northwest Drive, N.W.
Applicant, Clarence Moore
There is an existing Housing Code Case against this
house.
- RE: ✓ 898 W. Peachtree Street, N.W.
Applicant, Mrs. Jeanette Bates
A Housing Code Case made against this house this week.
- RE: ✓ 712 Cooper Street, S.W.
Applicant, Bobby N. Smith
A Housing Code Case in existence now.
- RE: - R-571 Linden Avenue, N.E.
Applicant, Maggie Douglas Weldon
Inspector found no such number on Linden Avenue.
- RE: ✓ 239 Ormond Street, S.E.
Applicant, Mrs. Ellie Edwards
Our records show that this house is in the
Codes Compliance Office, being handled by
them.
- RE: ✓ 936 Fair Street, S.W.
Applicant, Will & Edith Henderson
We found this to be a duplex; 2 - 3 room apartments.
One vacant and one occupied.
All Housing Code violations ^{NOTED} noted on the apartment
and this building.
- RE: ✓ 42 Leach Street, N.W.
Applicants, Emma Jean & Willie Key
Owner, Q. V. Williamson, 855 Hunter Street, N.W.
This house is in need of extensive repairs, our
estimated cost is \$1500.00.
It is a single family, 1 unit. It has 6 rooms
with 5 occupants.
- RE: - 259 Church Street, N.E.
Applicant, Otis & Rilous Evans
According to inspection, we are unable to find
a Church Street, N. E. nor Church Street, N.W..

?

September 20, 1968

Mr. Don Hummel
Assistant Secretary for Renewal
and Housing Assistance
Department of Housing and Urban Development
451 Seventh Street, S. W.
Room 9100
Washington, D. C. 20410

Subject: Request for Approval - Project GA. R-101
Bedford Pine Urban Redevelopment Area

Dear Mr. Hummel:

This above project is in an area of acute racial tensions. The Part I for this project has been submitted, and we have been waiting for approval for a considerable length of time. Public Hearings have been held and the Part II submittal will be made immediately after approval of the Part I.

The new Housing Act gives Atlanta an opportunity to convert this project to the new program entitled Neighborhood Development Program. We wish to make this conversion at the earliest possible date, which we estimate to be within approximately three to four months. Pending such conversion, however, it is important to Atlanta that this project be approved as presently constituted immediately, without the delay necessary to convert it.

Any steps you can take in view of the foregoing which would result in early approval of this project would be greatly appreciated.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:fy



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS
Atlanta 3, Georgia

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

July 11, 1968



MEMORANDUM TO: Dan E. Sweat
FROM: W. R. Wofford *WRW*
Re: Bedford-Pine GNRP & U. R. Project

As a result of our tour of the above area with the Mayor on July 9, 1968, and our prior conversation with the Housing Authority, I feel that I am in need of a specific written policy to follow concerning the activities and extent of jurisdiction of the Building Department in the above project area.

I have had many requests to "hold off" in the above area because of contemplated action by the Housing Authority; but I can see a need for interim action before the project reaches the execution stage.

Inasmuch as both the Housing Authority and the Building Department along with other departments of the City are involved in the total effort that should be made in the Bedford-Pine Project Area, I would appreciate a letter establishing a definite policy to be followed, particularly concerning the demolition and rehabilitation of buildings in this area.



*To
L. Perreault
7-12*

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Mr. Don Hummel
Assistant Secretary for
Renewal & Housing Assistance
Room 9100
Department of Housing & Urban Development
451 - Seventh Street S. W.
Washington, D. C. 20410

Subject: Request for Approval
Project GA. R-101
Bedford Pine Urban Redevelopment Area

Dear Mr. Hummel:

The above Project is in an area of acute racial tensions. The Part I for this Project has been submitted, and we have been waiting for approval for a considerable length of time. Public Hearings have been held and the Part II submittal will be made immediately after approval of the Part I.

The new Housing Act gives Atlanta an opportunity to convert this Project to the new program entitled Neighborhood Development Program. We wish to make this conversion at the earliest possible date, which we estimate to be within approximately three to four months. Pending such conversion, however, it is important to Atlanta that this Project be approved as presently constituted immediately, without the delay necessary to convert it.

Any steps you can take in view of the foregoing which would result in early approval of this Project would be greatly appreciated.

Sincerely yours,

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Sincerely yours,

~~Handwritten signature~~

Dear Mr. Baxter:

I have become increasingly concerned with the conditions existing in an area of Atlanta that is designated as the ~~proposed~~ Bedford-Pine ^{Redevelopment} ~~North Avenue, R-101, Urban Renewal Area,~~ GA R-101.

I have recently made several tours of this area and find the structures in an extremely bad and often dangerous state of repair. In reviewing this with the city's Building Inspector, he has advised me of the practical difficulties that he has in requiring a property owner to make a substantial investment when it is anticipated that the property will soon be acquired as a result of urban renewal.

The city ^{has} already ^{expended} over \$1,600,000 of its own funds into this area to acquire street and sewer rights of way as well as properties of those persons who, it was felt, were suffering a severe hardship because of the impending urban renewal activity. It is now obvious that every resident and property owner in this area is suffering a hardship and the City Comptroller has advised me that, even if funds were available, there is considerable risk involved in advancing funds for any further acquisitions that are outside letter of consent areas. This is because of the rule that requires us to accept the amount we paid, or the appraised value, whichever is lower, at the time we eventually resell the property to the project.

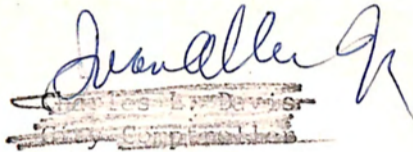
I am cognizant of the fact that the combination of the original Buttermilk Bottoms, R-91, Project with the Bedford-Pine Project, R-101, Project, after we had received Part I approval on the original project, ^{may have} ~~has~~ caused ^{some} problems and delays that ^{might not} ~~would~~ otherwise ~~not~~ have occurred, ⁱⁿ ~~connection with these applications.~~ I am sure that ^{any such} ~~the~~ delays have ^{been} caused by factors occurring at all levels, including our own. Regardless of the reasons for the delays, however, I am sure that you can appreciate the plight of the residents of this area as a result of living with the impending urban renewal activity for this period of time.

The situation in this area is now critical. In reviewing the situation with everyone concerned, it seems to be the concensus that immediate approval of the urban renewal project would be the single most effective factor in meeting the problem. For this reason, this letter is to request that the processing of this application be placed on an emergency

status. I would sincerely appreciate any assistance that you personally can provide in obtaining this approval as quickly as possible.

Needless to say, your continued cooperation and assistance in helping Atlanta meet its problems is very much appreciated.

Very truly yours,


~~Donald G. [unclear]~~
~~[unclear]~~

CLD:cy

cc: John Edmunds

Bedford-Pine, R-101, Urban Renewal Project

Chronical of Events

August 1, 1968

November 27, 1963	R-91 Survey & Planning Applications filed <i>Application</i>
February 4, 1964	GNRP/Authorized by Board of Aldermen <i>Application</i>
February 27, 1964	GNRP/filed
April 3, 1964	R-91 Survey & Planning approved
May 6, 1964	Contract for R-91 planning services executed
June 9, 1964	GNRP/ <i>Application</i> approved
July 17, 1964	ELA-Auditorium area submitted GMRP terminated by city-- S & P, R-101, authorized
July 20, 1964	R-101 Survey & Planning <i>Application</i> Submitted
November 17, 1965	R-101 Survey & Planning <i>Application</i> approved
February 2, 1966	R-101 contract for planning services executed
March 7, 1966	ELA-Hill School site submitted
June 15, 1966	Submitted Part I, R-91
September 20, 1967	Combined S & P Application, ⁹¹ R-91-R-101, submitted
November 30, 1967	Combined Survey & Planning approved
February 5, 1968	Submitted Part I, R-101

Defintions:

R-91	-	Original Buttermilk Bottoms Project Area designation
R-101	-	Original Bedford-Pine Project designation and, later, the designation of the combined project area.
GMRP	-	General Neighborhood Renewal Plan
S & P	-	Survey and Planning
ELA	-	Early Land Acquisition