

Planning

July 18, 1969

A meeting of the Planning and Development Committee was held in Committee Room #2, Second Floor, City Hall, at 2:00 P. M., Friday, July 18, 1969.

Committee members present:

Rodney Cook, Chairman
Q. V. Williamson
Jack Summers
John Flanigen

Committee members absent:

Gregory Griggs
Charlie Leftwich
George Cotsakis
Hugh Pierce
Edwin Sterne,) Housing Authority
Frank Etheridge)

The Chairman called the meeting to order and the following business was considered:

1. A. PUBLIC HEARING - ANNEXATION PETITION BY JULIUS SCHNEIDER MEDICAL FOUNDATION, INC., COLUMBUS UNION CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTIST AND EUGENE A. ANDERSON.

Charles Watkins, First National Bank Building, was present representing the three property owners involved. Two other persons were present in support of the annexation. There was no opposition.

The staff presented a detailed report to each committee member present relative to this petition, certifying that it meets all requirements set forth by the State Enabling Legislation and applicable city ordinances, and recommended its approval. The property in question lies in Land Lot 29 of the 14th District of Fulton, formerly Fayette County, and involves 69.1 acres; of the total acreage, 46.6 acres is zoned A-1 apartments; 17 acres is zoned R-3 and a smaller C-1 tract lies in Fulton County. Mr. Gladin explained the city would be annexing this property under the zoning most closely related to the existing county zoning, which in this instance is practically identical to the county's. All city services to the area are available, or can be provided upon request (letters to this effect from the appropriate city departments are included in the report).

In answer to questioning by Mr. Summers, Mr. Watkins stated the owners wish to come into the city for the services that are available and to make their land more marketable for housing and sale of apartments.

The committee expressed its concern about a tract immediately to the north lying in unincorporated Fulton County which, upon approval of this annexation petition, would become landlocked and asked if it could be included along with this petition.

Mr. Gladin explained this is one type of problem you incur in the petition route and it could not be legally included, but could be brought up at the next filing period in May, 1970.

The committee felt this would be highly desirable and should be encouraged at that time.

Mr. Eugene Anderson, part-owner of the tract which would become landlocked, appeared speaking for himself and Mrs. Schneider, also part-owner, stating they would be willing to have their property annexed; that, however, he could not officially speak for Mr. Steinmetz, another owner, but Mr. Steinmetz had told him he would be willing to be annexed.

In answer to questioning by Mr. Cook, Mr. Anderson stated the C-1 zoning approved by the county was done so as part of an overall Medical Complex proposal which subsequently fell through much to their regret and loss, and there is no commercial development in the area presently.

There being no further discussion, the matter was referred to Executive Session.

In Executive Session, upon unanimous vote, this petition was approved by the committee.

1. B. PUBLIC HEARING - ANNEXATION PETITION BY JOHN E. LIVADITIS -
GARMON ROAD.

There was no opposition present. A detailed report relative to this petition certifying its compliance with State Enabling Legislation and applicable city ordinances was presented to each committee member present and the staff recommended approval. The property lies in Land Lot 177 of the 17th District and is approximately 2 acres in size. Mr. Gladin stated the property is presently zoned R-1 (Residential) and would be annexed as R-1; that all services are available, or can be provided upon request (letters to this effect are a part of the report).

Mr. Livaditis was present along with his representative, Robert Smith. Mr. Smith acknowledged they were aware of the fact there are no existing sewers to the property and the present plans are to use two septic tanks, but they are hopeful of working out an easement agreement with the adjoining property owner to connect with an outfall

sewer 150 feet from Mr. Livaditis' property line.

Mr. Cook called to Mr. Smith's attention a letter in the report from the Public Works Department stating that sanitary sewer is not available for the property to be annexed on Garmon Road and would not be available until approved by the property owners along this section.

Mr. Smith stated they realized securing the easement would be difficult but were still hopeful it could be worked out, and in the meantime, the septic tanks are an alternative.

Mr. Smith stated Mr. Livaditis is ready to begin bricking the house and doesn't have any water; since there is a charge to tap onto the water for property outside the city, he wanted to know if final approval of this petition by the Board of Aldermen would be expedited to relieve him from having to pay this charge.

A check with the Water Department indicated that if this committee approves the annexation petition today, they would not charge Mr. Livaditis to tap onto the water prior to final approval of the petition. Messrs. Smith and Livaditis expressed their appreciation to the committee.

The matter was then referred to Executive Session, and upon unanimous vote, this petition was approved by the committee.

2. STATUS OF RECERTIFICATION OF WORKABLE PROGRAM

Pierce Mahony explained that the Planning staff is progressing rapidly toward completion of work for recertification of the Workable Program for a two-year period, rather than one year which has been approved in the past. He stated there have been considerable revisions in the requirements of the program for recertification, making it much more difficult to put together and committing us to a much more solid approach. He commented briefly on some of the new aspects of the program, such as the housing and relocation element and the department's anticipated participation in the HUD 701 planning program. He explained a federal requirement for participation in the 701 program is that one portion of the planning studies be a housing study; further, the personnel situation throughout the city, especially in the technical and professional level, is getting serious and the Planning Department hopes to solve some of its problems by hiring temporary personnel on 701 planning programs who could move into permanent planning vacancies as they occur.

He went on to say these new requirements, particularly housing planning for low and moderate income families, points up the critical need for the Urban Information System

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for the city, because of the various and sundry data which can be obtained from it on immediate notice, and he urged the committee's support in implementation of this system.

He presented a draft of "Workable Program Five-Year Goals" and stated the city will be committed to these goals and emphasized the need to begin considering an advance two-year budget.

Considerable discussion then ensued about the status of the Mayor's Housing Program.

Colonel Jones of the Housing Resources Committee stated that the city is about halfway through the initial five-year program. He cited figures for the two and one-half year period, stating we have under construction and completed approximately 8,000 units, and we have in the pipeline more units than the original goal of 17,000. He stated, however, a lot of the units in planning are being lost because we do not have properly zoned locations to put them on.

Mr. Cook asked on what basis units are classified as being in the "planning stage".

Mr. Jones explained they are put in this category when a rezoning application is filed and a proposal is submitted; if the zoning is denied, they are taken out; that more zonings for this purpose have been denied than approved. He cited the loss of 21,000 units through recent rezoning denials.

Mr. Cook stated this doesn't concur with figures he obtained from the Planning Department. Mr. Gladin explained the staff analysis referred to was done about a year ago and at that time the zoning approvals were running about 80-90%; that the staff is in the process of preparing an up-to-date analysis of the housing program.

Mr. Cook asked for and was furnished with a copy of Mr. Jones' latest housing report. After a cursory examination, Mr. Cook expressed concern about the discrepancy in figures contained in the report and those stated orally by Colonel Jones. Being a member of the Zoning Committee, he stated he was tired of charges being made that the city's housing goals were not being met because of rezoning denials as he did not believe this to be the case, and he finds it very confusing and frustrating to be unable to justify his position when he is unable to secure reliable statistics; that he would like statistics differentiating what percentage of the 8,000 units quoted by Colonel Jones is actually low and moderate income housing.

Mr. Kennedy stated he had very strong reservations that this percentage was quite low, that as stated by Mr. Gladin, the Planning staff is in the process of analyzing the Housing Program for the last two and one-half years and he felt this report would produce the type statistics Mr. Cook is looking for.

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Mr. Gladin stated he realized the problems in working with the housing figures, and again this points up the need for good management procedures, which need to be standardized, and the Urban Information System for quick delivery of these statistics over a period of time. He also commented on the need for more emphasis on the city's total housing needs.

Mr. Cook directed the staff to prepare a letter for his signature to Colonel Jones requesting clarification on the following:

1. Is the actual number of units under construction and completed for the last two and one-half years the 8,000 oral figure given by Colonel Jones, or the 12,000 figure in his report of May 15, 1969;
2. What percentage of this figure is for low and moderate income housing;
3. The method used for determining what is low and moderate income housing, the name of the projects and the number of units in each project.

He stated that in looking at the May 15 report and oral figures by Colonel Jones, it would appear we are moving backwards and this prompted Mr. Flanigen to remark he had no doubt but what the program is "slipping".

With additional reference to the housing question, Mr. Mahony stated that at the last meeting of the Housing Resources Committee, the Legal Panel discussed the need for establishing a Housing Planning Agency within the city government to relieve the Housing Resources Committee members who are presently spending an inordinate amount of time doing surveys and research in the field of housing. He stated the logical place for such a housing function would be in the Planning Department, particularly in light of the 701 planning program; that the staff would like the committee's support; and he presented a letter for Mr. Cook's signature as Chairman of the Planning and Development Committee supporting the department's position.

Colonel Jones stated that the Legal Panel has been studying this matter, but they have not submitted a position report to Mr. Alexander and he does not know what type of report will be submitted if and when it is, and he felt any action by this committee on this matter would be premature at this time.

Mr. Gladin stated the letter does not request any final action; that it merely makes a recommendation for the Housing Resources Committee to consider in making their recommendation.

Colonel Jones stated he still felt the letter was in anticipation of something and premature.

Mr. Mahony commented that the Planning Department feels very strongly about this and consequently wanted to take a positive approach, rather than waiting for a proposal from the Housing Resources Committee and reacting.

The committee unanimously approved the letter and Mr. Cook appended his signature thereto.

Referring back to the status report on the Workable Program, Mr. Gladin stated the staff hopes to present the final draft to this committee July 28, 1969 for review, and will request committee approval at a meeting on August 1, 1969; it will then be forwarded to the next meeting of the Board of Aldermen where, hopefully, it will be finally approved and hand delivered that same afternoon to HUD. This will give HUD ample review time prior to the October expiration date for last year's recertification.

Mr. Mahony explained the City of Mountain View, Clayton County and the City of Atlanta have common problems in the Plunkettown area which require joint study and action to solve. The following Resolution to initiate such action was approved: -

A RESOLUTION

BY PLANNING AND DEVELOPMENT COMMITTEE

WHEREAS, the City Planning Department is presently studying the Plunkettown neighborhood for inclusion in the Atlanta 1970 Neighborhood Development Program, and

WHEREAS, the Plunkettown neighborhood extends south of the Atlanta City Limits into the City of Mountain View and Clayton County, and

WHEREAS, Clayton County, Mountain View, and the City of Atlanta face common problems in this area.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Atlanta that Mayor Ivan Allen, Jr. requests the Board of Commissioners of Clayton County and the Mayor and Council of the City of Mountain View to participate in a joint study designed to solve the problems of the Plunkettown neighborhood.

The committee heard from Charles Stinson, President of the Federation of Southwest Clubs, a report on the first phase of the Southwest Community Study, being done for the Federation by graduate planning students from Georgia Tech. A copy of the first study phase was presented to each committee member present for information and no action was requested.

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Mr. Gladin informed the committee members that the Sign Ordinance had been approved by the Zoning Committee and he anticipated submitting it to the full Board of Aldermen for approval Monday, July 21, 1969, and would like this committee's support at the Monday meeting. He further informed them we will be working toward recruiting personnel to implement the ordinance, that he has requested by letter that Mr. William H. Wofford, Building Official, and the Personnel Board prepare a joint study on such personnel needs.

Mr. Gladin stated he had received a communication from the BOND (Bass Organization for Neighborhood Development) Community requesting to appear before the committee to discuss being included in the 1970 NDP program; that he felt they should have this opportunity and he would like authorization to notify them to appear at the next meeting of the committee.

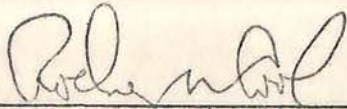
In answer to Mr. Flanigen, Mr. Gladin stated the freeway ramp question in the BOND area had not been resolved, but there are continuing discussions with Ray Nixon and the State Highway Department on the matter and he felt it could be worked out.

The committee concurred for the BOND group to appear at the next meeting.

There being no further business, the meeting was adjourned.

Approved:

Respectfully submitted:



Rodney Cook, Chairman

Joanne Parks, Secretary

Planning

AGENDA

ZONING COMMITTEE

Meeting, Thursday, July 24, 1969
Aldermanic Chamber, Second Floor, City Hall, 2:00 P.M.

- #U-69-34-S - An Application for a Special Use Permit for a church to be located at MACON DRIVE, fronting 40 feet on the east side of Macon Drive, S.W., beginning 316.5 feet north from the corner of Bromack Drive, S.W. Depth approximately 624 feet. Land Lot 70, 14th District, Fulton County, Georgia.
Mrs. Thelma Lois Morgan, Owner
New Hope Baptist Church - Applicant
Proposed Use - Church
(Planning Board, adverse recommendation) WARD 4
- #Z-69-93-S - An Ordinance to rezone from A-1-C (Apartment-Conditional) District to C-1 (Commercial) District, property located at the Northeast corner of OLD HAPEVILLE ROAD and CLEVELAND AVENUE, S.W., fronting 200 feet on the north side of Cleveland Avenue, S.W., beginning 0 feet from the northeast corner of Old Hapeville Road. Depth 456 feet. Area 92,000 square feet. Land Lot 69, 14th District, Fulton County, Georgia.
Dr. Robert B. Hodgson, Owner-Applicant
Proposed Use - Office & Service Station
(Planning Board, adverse recommendation) WARD 4
- #Z-69-91-S - An Ordinance to rezone from R-4 (Residential) District to A-1-C (Apartment-Conditional) District, property located at 2965 BROWNS MILL ROAD, S.E., fronting 78.2 feet on the west side of Browns Mill Road, beginning 930 feet from the southwest corner of Springside Drive. Depth 1,024 feet. Area approximately 78,000 square feet. Land Lot 61, 14th District, Fulton County, Georgia.
William T. Stanfield, Owner
Robert A. Young - Applicant
Proposed Use - Apartments
(Planning Board, adverse recommendation) WARD 4
- #Z-69-89-S - An Ordinance to rezone from R-4 (Residential) District to A-1 (Apartment) District, property located at 3116 BROWNS MILL ROAD, fronting 251.5 feet on the northeast side of Browns Mill Road, beginning 500.7 feet from the northeast corner of Humphries Drive. Depth varies. Area 23.3 acres. Land Lots 35 & 62, 14th District, Fulton County, Georgia.
Ruby Allene Brooks & W. T. Atkinson, Owners
B & H Company - Applicant
Proposed Use - Apartments
(Planning Board, adverse recommendation) WARD 4

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- #Z-69-84-S - An Ordinance to rezone from A-1 (Apartment) District to C-1 (Commercial) District, property located at JONESBORO ROAD, fronting 652.5 feet on the southwesterly side of Jonesboro Road, beginning 707.06 feet from the southwest corner of Macedonia Road. Depth 1048.43 feet. Area 16.4 acres. Land Lot 34, 14th District, Fulton County, Georgia. The Military Corporation, Owner
Theodore G. Frankel - Applicant
Proposed Use - Shopping Center & Office Park
(Planning Board, favorable recommendation as amended to C-1-C)
WARD 4
- #Z-69-80-S - An Ordinance to rezone from R-4 (Residential) District to A-2 (Apartment) District, property located at 2946 & 2954 HAPEVILLE ROAD, S.W., fronting 192 feet on the east side of Hapeville Road, S.W., beginning 389 feet from the northeast corner of Mt. Zion Road. Depth 293.4 feet. Area 56,208 square feet. Land Lot 68, 14th District, Fulton County, Georgia. Benjamin F. Martin, Owner-Applicant
Proposed Use - Apartments
(Planning Board, adverse recommendation)
WARD 4
- #U-69-30-S - An Application for a Special Use Permit for a Day Nursery to be located at 3825 ADAMSVILLE DRIVE, S.W., fronting 100 feet on the north side of Adamsville Drive, S.W., beginning 393.7 feet east from the corner of Woodstock Drive. Depth 200 feet. Land Lot 14, 14th FF District, Fulton County, Georgia. Emma Hunt (Renfro), Owner
Doris Strickland - Applicant
Proposed Use - Day Nursery
(Planning Board, favorable recommendation)
WARD 7
- #U-69-31-C - An Application for a Special Use Permit for a Nursing Home to be located at 120 LINE ROAD, S.W., fronting 252 feet on the east side of Line Road, beginning 680 feet north from the corner of Branch Drive. Depth 698 feet. Land Lot 13, 14th District, Fulton County, Georgia. ABDEC, Inc., Owner-Applicant
Proposed Use - Nursing home
(Planning Board, favorable recommendation)
WARD 7
- #Z-69-85-S - An Ordinance to rezone from R-5 (Residential) and A-1 (Apartment) Districts to C-1 (Commercial) District, property located at STEWART AVENUE, fronting 131 feet on the east side of Stewart Avenue, beginning 0 feet from the north corner of Grant Street. Depth 218 feet. Area 14,258 square feet. Land Lot 90, 14th District, Fulton County, Georgia. Carrie Blake, Owner
C. M. McChesney, - Applicant
Proposed Use - Service Station
(Planning Board, favorable recommendation)
WARD 4

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- #Z-69-83-S - An Ordinance to rezone from R-3 (Residential) District to C-1 (Commercial) District, property located at 1955 CAMPBELLTON ROAD, fronting 260.7 feet on the north side of Campbellton Road, beginning 0 feet from the northeast corner of Honeysuckle Lane. Depth 212.1 feet. Area approximately 66,000 square feet. Land Lot 168, 14th District, Fulton County, Georgia.
Perry Boulevard, Inc., Owner-Applicant
Proposed Use - Service Station
(Planning Board, favorable recommendation) WARD 7
- #Z-69-94-S - An Ordinance to rezone from C-L (Commercial-Limited) District to C-1 (Commercial) District, property located at 2860 CAMPBELLTON ROAD, S.W., fronting 120 feet on the south side of Campbellton Road, beginning 293 feet from the east corner of Maxwell Drive. Depth 340 feet. Area 33,000± square feet. Land Lot 218, 14th District, Fulton County, Georgia.
Ellis Maloof, Owner-Applicant
Proposed Use - Car Wash
(Planning Board, favorable recommendation) WARD 7
- #U-69-33-S - An Application for a Special Use Permit for a Car Wash and Service Station, to be located at 2860 CAMPBELLTON ROAD, S.W., fronting 120 feet on the south side of Campbellton Road, beginning 293 feet east from the corner of Maxwell Drive. Depth 340 feet. Land Lot 218, 14th District, Fulton County, Georgia.
Ellis Maloof, Owner-Applicant
Proposed Use - Car Wash & Service Station
(Planning Board, favorable recommendation) WARD 7
- #Z-69-96-S - An Ordinance to rezone from R-4 (Residential) District to A-1 (Apartment) District, property located at FAIRBURN ROAD, S.W., fronting 100 feet on the west side of Fairburn Road, beginning 720 feet from the south corner of Garrison Drive. Depth 800± feet. Area 236,013 square feet. Land Lot 8, 14th FF District, Fulton County, Georgia.
D. E. Norris, Owner
E. Lane Brown-Applicant
Proposed Use - Apartments
(Planning Board, adverse recommendation) WARD 7

AGENDA
ATLANTA-FULTON COUNTY JOINT PLANNING BOARD

Meeting, Wednesday, November 12, 1969
Committee Room #2, Second Floor, City Hall, 2:00 P.M.

- #Z-69-154-N - An Ordinance to rezone from R-4 (Residential) District to C-1 (Commercial) District property located at 1265 BOULDERCREST DRIVE, S.E., fronting 231 feet on the West side of Bouldercrest Drive, beginning 175 feet from the northwest corner of Eastland Road. Depth 175 feet. Area 40,425 square feet. Land Lot 143, 15th District, DeKalb County, Georgia.
Alford M. Williams & Ellis A. Maloof, Owner
Ellis A. Maloof, Applicant
Proposed Use - Food store & dry cleaners WARD 2
- #U-69-68-N - An Application for a Special Use Permit for a Church to be located at 1323 S. PONCE DE LEON AVENUE, N.E., fronting 182 feet on the south side of Ponce de Leon Ave., N.E. beginning 0 feet east from the corner of Springdale Road, N.E. Depth 240.4 feet. Land Lot 241, 15th District DeKalb County, Georgia.
Elmer D. Lilley, Owner
Church of God of Prophecy, Applicant
Proposed Use - Church WARD 2
- #U-69-65-N - An Application for a Special Use Permit for a Dental Fraternity-Boarding House, to be located at 1315 PONCE DE LEON AVENUE N.E., fronting 152.4 feet on the south side of Ponce de Leon Avenue, beginning 170 feet west from the corner of Springdale Road. Depth 220 feet. Land Lot 241, 15th District, DeKalb County, Georgia.
Delta Sigma Delta House, Inc., Owner
Clifford Oxford, Applicant
Proposed Use - Dental Fraternity-Boarding House WARD 2
- #Z-69-172-C - An Ordinance to rezone from A-2 (Apartment) District to C-1 (Commercial) District property located at 493,497, 503,507 EAST AVENUE and 298,302,304 MACKENZIE, fronting 180 feet on the south side of East Avenue, beginning 210 feet from the southeast corner of Boulevard. Depth 30.5 feet. Area 1.30 acres. Land Lot 46, 14th District, Fulton County, Georgia.
Caduceus Properties, Owner
Carl Cofer, Applicant
Proposed Use - Parking Lot WARD 6

- #U-69-66-C - An Application for a Special Use Permit for an Apartment above a store, to be located at 979 PIEDMONT AVENUE, N.E. fronting 45 feet on the easterly side of Piedmont Avenue, N.E., beginning 92.8 feet southwest from the corner of Tenth Street, N.E. Depth 175 feet. Land Lot 106, 17th District, Fulton County, Georgia.
Augusto Silva, Owner-Applicant
Proposed Use - Apartment WARD 5
- #U-69-69-C - An Application for a Special Use Permit for Parking to be located at 1230 & 1236 PIEDMONT AVENUE, N.E., fronting 236.7 feet on the northwest side of Piedmont Avenue, beginning 250.5 feet southwest from the corner of South Prado. Depth approximately 160 feet. Land Lot 55, 17th District, Fulton County, Georgia.
Morton Realty Company, Owner, Applicant
Proposed Use - Parking WARD 5
- #Z-69-174-N - An Ordinance to rezone from R-3 (Residential) District to O-I (Office-Institutional) District, property located at 3783 ROSWELL ROAD, N.E., fronting 202 feet on the east side of Roswell Road, N.E., beginning 2,257.5 feet from the northeast corner of Ivy Road. Depth 835 feet. Area 70,700 square feet. Land Lot 97, 17th District, Fulton County, Georgia.
Jeannette M. Prince, Owner, Applicant
Proposed Use - Office & Apartments WARD 8
- #Z-69-183-N - An Ordinance to rezone from R-4 (Residential) District to C-1 (Commercial) District, property located at 2114 thru 2126 DEFOORS FERRY ROAD, fronting 633 feet on the south side of DeFoors Ferry Road, beginning 698 feet from the northwest corner of Collier Road. Depth 422 feet. Area 174.428 square feet. Land Lots 185, 186, & 194, 17th District Fulton County, Georgia.
H.W. Dunn, et al, Owner
Initiated by Alderman G. Everett Millican
Proposed Use - Service Station/Retail Uses WARD 3
- #Z-69-169-S - An Ordinance to rezone from R-4 (Residential) District to A-1 (Apartment) District, property located at 2905 SPRING DALE ROAD, fronting 206 feet on the west side of Springdale Road, beginning 990.7 feet from the southwest corner of S. Fredell Circle. Depth 665 feet. Area 3.7 acres. Land Lot 100, 14th District, Fulton County, Georgia.
William H. Cook, Owner-Applicant
Proposed Use - Apartments WARD 4

- #Z-69-175-C - An Ordinance to rezone from R-9 (Townhouse) District to C-1 (Commercial) District, property located at PEYTON ROAD, fronting 325.0 feet on the east side of Peyton Road, beginning 340 feet from the southeast corner of Gordon Road. Depth 165.8 feet. Area 1.265+ acres. Land Lot 205, 14th District, Fulton County, Georgia. Peyton Center, Inc., Owner - Applicant
Proposed Use - Not stated WARD 7
- #Z-69-176-C - An Ordinance to rezone from R-3 (Residential) District to A-L (Apartment-Limited) District, property located at LYNHURST DRIVE, fronting 381.09 feet on the west side of Lynhurst Drive, beginning 595.9 feet from the northwest corner of Hiawasee Drive. Depth 1,485+ feet. Area 22.72 acres. Land Lot 236, 14th District, Fulton County, Georgia. R.T. Griffith, Owner - Applicant
Proposed Use - Apartments WARD 7
- #Z-69-171-C - An Ordinance to rezone from R-5 (Residential) District to A-1 (Apartment) District, property located at 3335 & 3401 SCOTT ST., S.W., fronting 497.3 feet on the North side of Scott Street, beginning 0 feet from the northeast corner of Brownlee Road. Depth 100 feet. Area 1.01 acres. Land Lot 245, 14th District, Fulton County, Georgia. Theron & Jackie Bolton, Owner
Theron Bolton, Applicant
Proposed Use - Apartments WARD 7
- #Z-69-180-C - An Ordinance to rezone from R-5 (Residential) District to A-1 (Apartment) District, property located at SEWELL ROAD S.W., fronting 570.2 feet on the north side of Sewell Road, beginning 1450 feet from the northeast corner of Fairburn Road. Depth 1,930 feet. Area 74.3 acres. Land Lot 245, 14th District, Fulton County, Georgia. Blaclock Machinery, Owner
Thornton Properties, Inc., Applicant
Proposed Use - Apartments WARD 7
- #Z-69-178-S - An Ordinance to rezone from A-1-C (Apartment-Conditional) District to C-1 (Commercial) District, property located at 2440 FAIRBURN ROAD, S.W., fronting 60 feet on the east side of Fairburn Road. S.W., beginning 1049 feet from the southeast corner of Campbellton Road, S.W., Depth 792 feet. Area 4 acres. Land Lot 5, 14th District, Fulton County, Georgia. Maude H. Waits, Owner
David D. Warren, Applicant
Proposed Use - Office Building WARD 7

- #Z-69-170-C - An Ordinance to rezone for R-3 (Residential) District to C-1 (Commercial) District, property located at ADAMSVILLE DRIVE, S.W., fronting 100 feet on the south side of Adamsville Drive, beginning 152 feet from the southwest corner of Gordon Road. Depth 197 feet. Area 25,672 square feet. Land Lot 14, 14th District, Fulton County, Georgia. J.I. Kingloff & Mildred L. Kingloff, Owner-Applicant
Proposed Use - Not stated WARD 7
- #Z-69-177-C - An Ordinance to rezone from R-5 (Residential) District to A-1 (Apartment) District, property located at 125 FAIRBURN ROAD, N.W., fronting 102.8 feet on the east side of Fairburn Road, beginning 811.9 feet from the northeast corner of Gordon Road. Depth 838.2 feet. Area 3.611 acres. Land Lot 243, 14th District, Fulton County, Georgia. Rosa G. Washington, Owner
King & Spalding, Applicant
Proposed Use - Apartments WARD 7
- #U-69-67-C - An Application for a Special Use Permit for a Day Care Center to be located at 633 HIGHTOWER ROAD, N.E., fronting 50 feet on the east side of Hightower Road, beginning 515 feet north from the corner of Oldknow Drive. Depth 196.4 feet. Land Lot 208, 14th District, Fulton County, Georgia. Mrs. Julie C. Ogletree, Owner-Applicant
Proposed Use - Day Care Center WARD 3
- #Z-69-179-C - An Ordinance to rezone from R-5 (Residential) District to C-1 (Commercial) District, property located at 2138, 2098 & 2094 BANKHEAD HIGHWAY, fronting 75 & 133 feet on the south side of Bankhead Highway, beginning 0 & 330 feet from the southeast corner of Alta Place. Depth 243 feet. Area 50,544 square feet. Land Lot 176, 14th District, Fulton County, Georgia. Initiated by Zoning Committee
Proposed Use - Not stated WARD 3

CITY OF ATLANTA

May 29, 1969



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

Mr. Johnny Robinson
Community Development Coordinator
Mayor's Office
City Hall
Atlanta, Georgia 30303

Dear Johnny:

Certification of Atlanta's Workable Program for Community Improvement expires on October 1, 1969. The U. S. Department of Housing and Urban Development requires that we make our submission by August 1, 60 days in advance of the expiration date. Last year, we made our submission on time; we would like to repeat the performance this year.

We are enclosing a copy of the newly revised Workable Program for Community Improvement HUD Handbook along with those portions of the Workable Program that pertain to your operation. Please note the changed requirements in the HUD Handbook. All Workable Program certifications have been extended over a two-year period. The City of Atlanta will not submit another Workable Program until 1971. Therefore, we ask that you make sure you maintain the required data pertaining to your department on a two-year basis.

The reporting period for the June 30 Workable Program for this year is March 31, 1968 to June 1, 1969. The Planning Department will be glad to assist you in any way possible to get the work done on time. At least a month's time is needed by us for assembling exhibits, typing and reproducing and generally tying up loose ends. Therefore, we must have the sections back by June 16.

Sincerely yours,

Collier B. Gladin
Planning Director

CBG/bls

Enclosure



RHA 7100.1

WORKABLE PROGRAM FOR COMMUNITY IMPROVEMENT

October 1968

A HUD HANDBOOK

PREFACE FOR WORKABLE PROGRAM HANDBOOK

This Handbook sets forth a new approach and revised requirements to guide localities that are carrying out a Workable Program for Community Improvement.

It represents the first major revision of the Workable Program procedures since enactment of the statutory provision in 1954.

We have several objectives which we hope will be achieved by the revision. One is to respond to the many changes that have taken place in our urban areas over the years. Another is to ensure that our requirements for the Workable Program are focused on performance by localities in dealing with the problem of slums and blight--not just on compliance with operational procedures. Above all, the purpose is to give local communities both flexibility and the responsibility to develop effective programs to achieve the objectives of the statute in light of the particular nature of problems and conditions existing in each locality.

The substitution of performance standards for certain formal elements of the Workable Program does not represent any easing in current substantive requirements. Nor does the Handbook envision any reduction in efforts by communities now participating in the program. The introduction of a performance-oriented approach hopefully will result in a more effective attack on the major problems facing the community.

I am confident that, after more than a decade of experience with the Workable Program, the Federal-local partnership has the maturity to operate effectively under the new approach of this Handbook and thereby we can make more meaningful progress toward overcoming the urgent problems facing our cities and towns today.

Robert C. Weaver
Secretary

FOREWORD

This Handbook sets forth revised policies, requirements, and procedures for communities required to carry out a Workable Program for Community Improvement in connection with the use of certain Departmental housing and renewal programs to help overcome problems of slums and blight.

Workable Program Guides containing illustrative and advisory information will be issued to supplement this Handbook.

The revised policies and requirements set forth herein are effective upon issuance of this Handbook. Those communities which already have submitted or have substantially completed documentation in support of an application for certification or recertification of a Workable Program need not revise the material. However, communities may use the revised forms described in this Handbook immediately. After March 31, 1969, all applications for certification or recertification of a Workable Program must be in conformance with the revised policies and requirements.

The primary objective of the revision is to provide a flexible and performance-oriented framework within which communities may demonstrate reasonable continuing progress toward achieving the goals sought by the statutory requirement for a Workable Program and those established by the community to implement them.

The revision also modifies reporting and documentation requirements and provides new criteria for evaluating community performance.

The revised Workable Program concentrates on four essential areas:

- a. The adoption and enforcement of housing, building, and related codes.
- * b. The establishment of an effective action-oriented planning and programming process. *
- c. The development of programs to meet low- and moderate-income housing needs and to meet relocation needs of families, individuals, and business concerns displaced by governmental action.

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- d. The involvement of citizens, including poor and minority groups, in Workable Program activities and in related HUD-assisted housing and renewal programs.

The intent of this Handbook is to strengthen the Workable Program as a flexible and meaningful tool to help communities organize and carry out its community improvement programs. The Handbook envisions no lessening of effort by communities which have been participating under previous Workable Program guidelines. Rather, it is anticipated that communities will make greater progress toward achieving the objectives of the statute with the increased flexibility provided by the Handbook to concentrate local efforts and tailor specific needs and problems facing the community. Applications for certification in accordance with the requirements of this Handbook which propose a program with an overall level of effort below that made in the past, will not be acceptable.

Certifications and recertifications of Workable Programs will be effective for two years. Field reviews of progress will be made as necessary by HUD Regional Office staff midway through the certification period to provide advice and technical assistance.

HUD-assisted programs to which the Workable Program applies are listed in Chapter 1, paragraph 5. A community intending to make application for financial assistance under any of these programs should become familiar with the policies and requirements set forth in this Handbook. An understanding of these policies and requirements will facilitate the preparation of the application for certification or recertification of the community's Workable Program and thus help to expedite the processing of applications for financial assistance for specific programs.

HUD REGIONAL OFFICES

REGION	REGIONAL ADMINISTRATOR	ADDRESS AND TELEPHONE NUMBER	GENERAL JURISDICTIONAL AREA
I	Judah Gribetz	26 Federal Plaza, New York, N.Y. 10007 Area Code 212 264-8068	Connecticut, Maine, Massachusetts, New Hampshire, New York, Rhode Island, Vermont
II	Warren P. Phelan	Widener Bldg., 1339 Chest- nut St., Philadelphia, Pa. 19107 Area Code 215 597-2560	Delaware, District of Columbia, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia
III	Edward H. Baxter	Peachtree-Seventh Bldg., Atlanta, Ga. 30323 Area Code 404 526-5585	Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee
IV	Francis D. Fisher	360 North Michigan Ave., Chicago, Ill. 60601 Area Code 312 353-5680	Illinois, Indiana, Iowa, Michigan, Minnesota, Nebraska, North Dakota, Ohio, South Dakota, Wisconsin
V	W.W. Collins	Federal Office Bldg., 819 Taylor St., Fort Worth, Texas 76102 Area Code 817 334-2867	Arkansas, Colorado, Kansas, Louisiana, Missouri, New Mexico, Oklahoma, Texas
VI	Robert B. Pitts	450 Golden Gate Ave., Post Office Box 36003, San Francisco, Calif. 94102 Area Code 415 556-4752	Alaska, Arizona, California, Guam, Hawaii, Idaho, Montana, Nevada, Oregon, Utah, Washington, Wyoming
VII	Jose E. Febres-Silva	Post Office Box 3869, GPO, San Juan, P.R. 00936 (Dial Long Distance Operator) 767-1515	Puerto Rico and Virgin Islands

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CHAPTER 1. SUMMARY OF WORKABLE PROGRAM PURPOSES AND REQUIREMENTS

1. STATUTORY PROVISION. The Housing Act of 1949, as amended, requires as a condition of certain financial assistance, the following:

" . . . a workable program for community improvement (which shall include an official plan of action, as it exists from time to time, for effectively dealing with the problem of urban slums and blight within the community and for the establishment and preservation of a well-planned community with well-organized environment for adequate family life) for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slums and urban blight, to encourage needed urban rehabilitation, to provide for redevelopment of blighted, deteriorated, or slum areas, or to undertake such of the aforesaid activities or other feasible community activities as may be suitably employed to achieve the objectives of such a program."

The statute also requires the adoption and effective enforcement of a minimum standards housing code, as described in Chapter 4. In addition to the Workable Program requirements contained herein, communities are advised that various HUD-assistance programs may contain additional separate requirements tailored to meet specific program needs (e.g. relocation requirements of the urban renewal program, general planning requirements for water and sewer, or open space land grants). See Chapter 3, paragraph 7, for further information.

2. BASIC PURPOSE OF STATUTORY PROVISION. The basic purpose of the Workable Program requirement is to ensure that communities desiring to utilize funds for renewal and housing programs understand the array of forces that create slums and blight and are willing to recognize and take the steps within their power to prevent and overcome urban blight.

The Workable Program is based on recognition that the Federal and local relationship is one of partnership in the task, and that Federal funds for renewal and housing projects cannot, by themselves, be effective unless localities exercise the full range of their powers in community efforts on a sustained and coordinated basis to the objective of preventing and eradicating slums and blight.

3. SUMMARY OF WORKABLE PROGRAM REQUIREMENTS. The specific requirements of the Workable Program are based on the statutory objectives described above and are designed to provide a flexible framework
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for organizing community efforts to eliminate and prevent slums and blight. The Workable Program calls for progress in the following four areas:

- a. Code Adoption and Enforcement. The adoption of housing, building, and related codes, and development of an effective code enforcement program which is at least adequate to deal with areas having high priority need for enforcement, including both blighted areas and basically sound but deteriorating neighborhoods, and which is geared toward eventual community-wide compliance with such codes.
- * b. Planning and Programming. The establishment of a continuing public planning and programming process which develops action programs within a comprehensive planning framework for overcoming the major physical, social, and economic problems related to the slum and blighted areas of the community, and for establishing and preserving a well-planned community with suitable living environment for family life. *
- c. Housing and Relocation. The development of a centralized or coordinated program for assisting in the relocation of all persons and business concerns displaced by public action in the community and the development of a program to expand the supply of housing for low- and moderate-income families on the basis of equal opportunity.
- d. Citizen Involvement. The establishment of programs designed to achieve meaningful involvement of citizens, including poor and minority groups, in planning and carrying out HUD-assisted programs related to the Workable Program.

A detailed explanation of the policies and requirements for each of the above four areas is set forth in subsequent chapters of this Handbook.

- 4. LOCAL ADMINISTRATIVE REQUIREMENTS. In carrying out Workable Program responsibilities, many different local agencies and offices will necessarily be involved, together with various public and private institutions, organizations, and individuals. For example, building departments, planning agencies, health offices, housing authorities, urban renewal agencies, neighborhood organizations, private builders and developers may be involved to provide the wide range of resources needed to meet Workable Program objectives. While no specific administrative structure is required by the Workable Program, a community will be expected to meet the general requirement for establishment of an administrative mechanism

responsible to the chief executive for the purpose of providing leadership, supervision, and coordination of Workable Program activities.

5. HUD-ASSISTED PROGRAMS FOR WHICH WORKABLE PROGRAM IS A REQUIREMENT

- a. Urban Renewal Program
- b. Neighborhood Development Program
- c. Concentrated Code Enforcement Program
- d. Interim Assistance for Blighted Areas
- e. Demolition Grant Program
- f. Community Renewal Program
- g. General Neighborhood Renewal Plan
- h. Rehabilitation loans and grants in urban renewal and concentrated code enforcement areas and in other than urban renewal or concentrated code enforcement areas assisted under the provision of Sec. 115(a)(2) and Sec. 312(a)(1).
- i. Low-Rent Housing Program, except for Section 23, Short Term Leased Housing.
- j. Mortgage insurance under FHA Sec. 220 for housing construction and rehabilitation in urban renewal project areas.
- k. Mortgage insurance under FHA 221(d)(3) at market or below-market interest rate projects for low- and moderate-income families.
- l. Rent Supplement Projects under Sec. 221(d)(3) for low-income families, with certain exceptions.

CHAPTER 2. GUIDELINES FOR EVALUATION OF WORKABLE PROGRAM APPLICATIONS

1. GENERAL PRINCIPLES OF ADMINISTRATION. Workable Program applications will be evaluated in light of the varying conditions, backgrounds, problems, and traditions of the particular community. In view of the difficulty of establishing predetermined standards of compliance having equal applicability to all communities throughout the nation, the Department's review and determination will be guided by the statutory requirements, the adequacy of the community's proposed effort as measured against the magnitude of the job to be done, and the constraints of available Federal, State, and local resources. A second major consideration governing the evaluation of application for recertification will be evidence of reasonable continuing progress toward meeting the statutory goals and objectives and those set forth by the community.
2. REQUIREMENTS FOR APPLICATION CONTENT. The Workable Program is the locality's program, and it is the responsibility of the locality to establish goals, action programs, and timetables for accomplishment in each of the four elements discussed in subsequent chapters. The goals, action programs, and timetables must be approved by the Department, except where otherwise indicated in Chapter 5, paragraph 3. Because the emphasis is on the locality's responsibility to develop its own program tailored to its own needs and abilities rather than on complying with specific Departmental requirements, the community's application must contain sufficient evidence and detail to permit an objective basis for review and evaluation. Therefore, the application must clearly and specifically describe what the community intends to do during the next certification period in each of the four Workable Program elements. When applying for recertification, the application must also clearly describe what steps the community took in the last period, in order to provide a basis for measurement of the community's continuing progress toward meeting the agreed-upon goals and objectives. In developing its "work program" in each of the four elements for the next certification period, the community must also show how the proposed activities are related to an analysis of the problems or needs, and to longer-range targets for accomplishment. For example, in developing a program to meet the requirement of Chapter 6 to expand the supply of housing for low- and moderate-income families, the application should show the relationship of its proposed program and timetables to an analysis of needs in the community and to its longer-range goals or targets for expansion of such supply. The questions included in Application Form 1081 are designed to elicit the information and evidence required to provide a reasonable basis for approving or disapproving the community's Workable Program Application.

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3. CRITERIA FOR EVALUATION OF WORKABLE PROGRAM APPLICATION. In reviewing a community's application for certification or recertification of a Workable Program, the Department's assessment will be based on the following factors:
 - a. Problem Analysis. Adequacy of the community's analysis of the problems and needs where required by the Workable Program elements.
 - b. Long-Range Goals. Adequacy and reasonableness of the long-range goals and targets for accomplishment proposed by the community for overcoming such problems.
 - c. Action Programs. Adequacy of the specific actions and timetables proposed to be taken by the community during the next period of certification to deal with the problems identified, in light of available resources and the magnitude of the problems.
 - d. Progress. Demonstration of reasonable continuing progress toward meeting goals and objectives specified by the community.
4. BASIS FOR DETERMINING ACCEPTABILITY. The acceptability of a community's initial application for certification will be based on the adequacy of the problem or need analysis in each of the elements, the extent to which longer-range goals or targets have been identified in relation to need, and the adequacy of the proposed action programs, in light of both need and available resources. The acceptability of an application for recertification will be based on the performance of the community in meeting the goals, targets, and timetables agreed to at the last certification, as well as on the extent to which the proposed level of effort represents continuing progress from the last period toward meeting its longer-range targets. When unexpected developments or changed conditions prevent a community from meeting its agreed-to objectives and timetables, the application for recertification must include a detailed explanation of the reasons.

CHAPTER 3. ADMINISTRATIVE REQUIREMENTS AND PROCEDURES
FOR WORKABLE PROGRAM CERTIFICATION

1. FILING OF APPLICATION FOR CERTIFICATION. Form HUD-1081 is to be used by the community to apply for certification or recertification of its Workable Program. Careful attention to the preparation of format and content will obviate the need for correspondence with the community and thus help to expedite the review and evaluation of the application and its approval.

An original and three copies of Form HUD-1081 are to be submitted to the appropriate HUD Regional Office. An application for recertification should be submitted at least 60 days prior to expiration of the community's current Workable Program certification.

A community desiring to discuss Workable Program policies and requirements or to obtain assistance and guidance in the preparation of the required Form 1081 should communicate with the HUD Regional Office.

2. GOVERNING BODY APPROVAL OF THE WORKABLE PROGRAM. Before being submitted to the Regional Office, the application for certification and recertification on Form HUD-1081 must be approved by the executive head and the governing body of the community.
3. NOTIFICATION OF APPROVAL OR DISAPPROVAL. The HUD Regional Office will advise the applicant community of approval or disapproval of the Workable Program application for certification.
 - a. Reasons for Disapproval or Conditional Approval. Applications may be disapproved or conditionally approved for either of two reasons listed below; an explanation of the basis for such action will be provided to the community.
 - (1) Failure by the community to carry out the plan of action and timetable it proposed for the last certification period. In the event of disapproval or conditional approval for this reason, the community will be advised of the actions it must take to carry out the plans or steps it initially proposed but did not take and did not provide justification for not taking.
 - (2) Inadequacy of plans, programs, and timetables proposed by the community for the next certification period. In the event of disapproval or conditional approval for this reason, the community will be informed of the nature of

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the inadequacy of its proposed plans and programs, and will be requested to submit additional information needed to remedy such inadequacies.

- b. Time Limit. Applications that are conditionally approved will provide a reasonable, definite time limit for accomplishment of required actions. In the event of a conditional approval, applications for financial assistance under the applicable HUD programs will be processed, but final approvals will be withheld until the Workable Program is fully approved. (Once a community's application is approved, no further requirements will be imposed during the period of certification.)
- 4. CERTIFICATION PERIOD. All Workable Program certifications are for a two-year period. If certification of a Workable Program has expired, the execution of contracts for assistance is precluded with respect to the applicable programs listed in Chapter 1, paragraph 5. Certification is deemed not to expire, however, but rather to continue in effect for the following purposes:
 - a. To provide Federal assistance under Title I of the Housing Act of 1949 for any urban project in the locality with respect to which a loan and grant contract is executed prior to the expiration date.
 - b. To provide Federal assistance under the United States Housing Act of 1937 for any low-rent public housing being undertaken by the locality with respect to which a contract for annual contributions or capital grant is executed prior to the expiration date.
 - c. To provide mortgage and home improvement loan insurance under Section 220 of the National Housing Act with respect to property in the locality situated in:
 - (1) The area of any urban renewal project for which a loan and grant contract is executed prior to the expiration date, or
 - (2) Any urban renewal area not involving Federal aid under Title I of the Housing Act of 1949 respecting which prior to the expiration date the Secretary of Housing and Urban Development has certified that he has approved the urban renewal plan for the area, that such plan conforms to the general plan for the locality as a whole, and that there exist the necessary authority and financial capacity to ensure the completion of such urban renewal plan.

- d. To provide mortgage insurance under Section 221(d)(3) of the National Housing Act with respect to property in the locality for which a pre-application analysis has been made by the Federal Housing Administration and it has agreed in writing to accept a formal application prior to the expiration date, or located in the area of any urban renewal project for which a loan and grant contract is executed prior to the expiration date.
5. CERTIFICATION LAPSE. Where a Workable Program certification has expired and a lapse has occurred, the community will be required to show the progress made in meeting Workable Program requirements not only during the period in which the Workable Program was in effect, but also during the lapsed period. Thus, it is important that a community anticipate the expiration date and initiate the actions necessary to prepare an application for recertification sufficiently in advance of this date so that lapse may be avoided.
6. TECHNICAL ASSISTANCE TO COMMUNITIES. In accordance with Section 101(d) of the Housing Act of 1949, as amended, the Department will endeavor to the maximum extent possible, to assist communities in meeting their Workable Program objectives. Field reviews of progress will be made as necessary midway through the period of certification and Regional Office staff will be available to the extent resources permit to provide consultation, advice, and technical assistance.
7. RELATIONSHIP OF WORKABLE PROGRAM AND URBAN RENEWAL REQUIREMENTS. Communities intending to apply for urban renewal assistance should be aware of the following statutory requirements:
- a. No loan or grant contract may be entered into for an urban renewal project unless the Workable Program "is of sufficient scope and content to furnish a basis for evaluation of the need for the urban renewal project, and such project is in accord with the program."
- b. The plan for an urban renewal project must "conform to the general plan of the locality as a whole and to the Workable Program . . ."
- c. In entering into any contract for advances for surveys, plans, and other preliminary urban renewal work, the Secretary must "give consideration to the extent to which appropriate local public bodies have undertaken positive programs (through the adoption, modernization, administration, and enforcement of housing, zoning, building and other local laws, codes, and regulations . . .) for (1) preventing the spread or recurrence

in the community of slums and blighted areas, and (2) encouraging housing cost reductions through the use of appropriate new materials, techniques, and methods in land and residential planning, design, and construction, the increase of efficiency in residential construction, and the elimination of restrictive practices which unnecessarily increase housing costs."

- d. HUD will not authorize a Federal aid contract for a Neighborhood Development Program (NDP) unless there is in existence a certified Workable Program which is of sufficient scope and content to furnish a basis for evaluation of the need for the proposed NDP activities and such activities are in accord with the Workable Program.

Communities are advised that because of the above statutory provisions, requirements for urban renewal assistance may differ from those necessary for Workable Program certification purposes in the following ways:

- a. Evaluation of Urban Renewal Need. With respect to subparagraphs a. and d., above, a community intending to apply for urban renewal or NDP assistance should ensure that the studies undertaken in connection with the planning and programming requirement described in Chapter 5 are of sufficient scope and quality to provide a basis for evaluation of the need for the urban renewal project or NDP activities. In general, the studies carried out under the Workable Program should be adequate to determine that the area is sufficiently blighted or deteriorated to qualify for an urban renewal or NDP program. Information should be included to illustrate both building and environmental deficiencies, such as overcrowded conditions, excessive densities, and so forth. For further information on urban renewal eligibility requirements see RHA 7205.1 of the Urban Renewal Handbook, Chapter 1, General Eligibility Requirements. A community may, if it so wishes, supplement its Workable Program submission with other related studies having a bearing, such as a Community Renewal Program, General Neighborhood Renewal Program, or other similar studies.
- b. Renewal Plans. With respect to b., above, the Urban Renewal Handbook sets forth the following minimum elements of a general plan: land use plan, thoroughfare plan, community facilities plan, public improvements program, zoning ordinance and map and subdivision regulations. The preparation of such plans (except for a zoning ordinance or other comparable memo for guiding land usage) is not a prerequisite to the approval of the Workable Program, though many communities may find the preparation of them helpful in the development of general plans to guide

community growth and development, which is a Workable Program requirement described in Chapter 5. In addition, for purposes of approving specific urban renewal projects, a greater degree of planning completion may be required than would be necessary for Workable Program purposes, especially in smaller communities and others seeking initial certification or recertification.

- c. Codes. With respect to c., above, a community intending to apply for urban renewal assistance is advised that approval of the housing, building, and other code requirements of the Workable Program will constitute compliance for urban renewal purposes with Section 101(a) of the Housing Act of 1949, and no additional information will be required for that purpose.

8. AVAILABILITY OF WORKABLE PROGRAM AS PUBLIC DOCUMENT. Since the Workable Program is a public document, it must be made available for public perusal and examination. At their request, copies should be made available by the locality to citizen groups and organizations which should be encouraged to participate in the development and implementation of the Workable Program.
9. GUIDES. Supplementary guides will be issued to provide communities with advice and illustrations in connection with carrying out the Workable Program, including description of the scope and content of comprehensive planning programs, ways of organizing and carrying out effective relocation and code enforcement programs, and means for encouraging and developing citizen involvement. Pending issuance of the Guides, questions and requests for technical assistance should be directed to the Regional Office.

CHAPTER 7. CITIZEN INVOLVEMENT

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1. REQUIREMENTS FOR CITIZEN INVOLVEMENT. A guiding principle of Departmental policy is to insure that citizens have the opportunity to participate in policies and programs which affect their welfare. Therefore, the Workable Program requires clear evidence that the community provides opportunities for citizens, including those who are poor and members of minority groups, to participate in all HUD assisted programs for which a Workable Program is a requirement, and in the community's plan to expand the supply of low- and moderate-income housing. (See Chapter 1, paragraph 5 for list of applicable HUD programs.) The community will also be expected to show what progress has been made during each certification period to achieve an adequate and effective degree of citizen involvement.
 2. PRINCIPLES AND PURPOSES OF CITIZEN INVOLVEMENT. The growing complexity of urban development and government organization make it essential that widespread opportunities for citizen involvement be created, including opportunities for poor and minority groups, for many reasons. In some cases, existing local institutions seem unable to identify the serious problems of many citizens, as the citizens define them. In turn, the people may feel cut off from their public representatives, and lack understanding of what government is doing to and for them. At the same time, traditional acts of participation--voting, attendance at meetings, letters to Congressmen--are frequently ineffective in dealing with the immediate problems raised by increasingly large and complex programs having direct impact on peoples' lives. For these reasons, new forms of collaborative relationships between citizens and government, new means for participation in the decision-making process, need to be developed. Recognizing the need for experimentation and innovation, the Workable Program does not contain any specific requirements for the form that citizen participation must take. The choice of mechanisms depends upon the needs of the particular community and the structure of the local government. However, there are certain principles and objectives which should underlie the community's effort. One is that the community's responsibility does not end with the establishment of a particular mechanism or set of mechanisms. The Workable Program requires continuing effort on the part of the community to improve and expand the opportunities for creative forms of participation and collaboration that both ensure representation by poor and minority groups as well as enable government to take effective, purposeful, and expert action to deal with the problems and needs facing the community. It is essential that the participation be satisfying, rewarding, and not frustrating if it is to achieve the basic objective of creating and sustaining a voluntary union and mutual trust between government and its citizens.

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3. EXAMPLES OF CITIZEN INVOLVEMENT ACTIVITIES. It is important that the community develop specific plans for achieving and maintaining adequate and effective citizen involvement in the programs covered. A community may establish a new community-wide advisory committee embracing all major interests, including the poor and members of minority groups or may create several new special-purpose groups, or may make better utilization of existing organizations. Communities which already have established effective citizen advisory committees for Workable Program purposes are encouraged to retain them and improve their effectiveness. Communities participating in the Model Cities program or other programs involving a high degree of citizen participation are encouraged to coordinate the citizen involvement activities under the Workable Program with the citizen participation requirements of these programs, where applicable. In addition to establishing appropriate organizational means for citizen involvement, a community may wish to take such steps as the following in order to further the objectives of this element:
 - a. The development of specific functions for citizen committees, such as having them hold public hearings, prepare comments on Workable Program applications, evaluate project plans, conduct interviews and surveys of neighborhood residents' views, etc.
 - b. The development of specific methods by which the community can establish a basis for insuring there will be fair and reasonable representativeness of advisory committees participating in the Workable Program. For example, one method by which to compose a community-wide advisory committee might be to choose representatives in equal proportions, from private neighborhood groups, government program-connected advisory groups, and civic groups.
 - c. The establishment of a planning group to help develop new ideas and techniques for generating greater involvement among poor and disadvantaged groups.
 - d. The provision of funds and technical assistance to neighborhood and other advisory groups so they may become better informed and equipped to deal with complex redevelopment problems.
 - e. The assignment of specific activities in HUD-assisted projects to designated neighborhood groups, such as evaluating site and design considerations, establishing information centers, and making recommendations with respect to housing project regulations.
4. CRITERIA FOR EVALUATION OF APPLICATIONS. To provide a basis for evaluating the citizen involvement element of Workable Program

applications and for determining the adequacy of such involvement, the community will be expected to submit the following kinds of information:

- a. A description of the arrangements or working relationships established to provide citizen groups with opportunities for access to the decision-making process with respect to the related HUD-assisted projects related to the Workable Program.
- b. A description of the nature and range of issues with which the participating groups and individuals have dealt, the recommendations subsequently made, and the general results and accomplishments derived from such involvement.
- c. A description of the specific steps the community took in the preceding period and proposes to take in the next certification period to achieve or maintain an adequate and effective degree of citizen involvement, including plans for providing sufficient information, technical assistance, and access to decision-making.

CITIZEN INVOLVEMENT

REQUIREMENT. The Workable Program requires clear evidence that the community provides and continues to expand, opportunities for citizens, especially those who are poor and members of minority groups, to participate in all phases of the related HUD-assisted renewal and housing programs. The particular organizational means for community involvement is left to the discretion of each community, but the community must demonstrate in its Workable Program submission that it provides clear and direct access to decision making, relevant and timely information, and necessary technical assistance to participating groups and individuals in programs covered.

1. (a) Identify the groups participating in the HUD-assisted programs related to the Workable Program and in the community's program to expand the supply of low- and moderate-income housing.

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- (b) Describe the type of groups (e.g. civic, neighborhood, housing) that are participating, and the constituency represented (e.g. poor, middle-class, Negro, public housing residents).

(c) Describe what particular HUD-assisted programs and projects such groups are participating in.

(d) Describe efforts to achieve coordination among citizen participation structures located in the same area or having similar program interests.

2. Describe the arrangements or working relationships set up to provide groups and individuals opportunities for access to and participation in decision-making in the applicable HUD-assisted programs.
3. Describe the steps which have been taken in regard to the applicable programs to provide participating groups and individuals sufficient information and technical assistance.
4. Describe the nature and range of issues relating to the applicable programs with which participating groups and individuals have dealt; the recommendations subsequently made; and the specific results and accomplishments of the participation.

CITY OF ATLANTA

May 30, 1969



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING

COLLIER B. GLADIN, Director

MEMORANDUM

TO: Johnny Robinson

FROM: Collier *Collier*

SUBJECT: Summer Program '69

Our contacts with the Summer Program for all matters except zoning will be George Aldridge and for zoning, Tom Shuttleworth.

CG/jp

FUNDING OF URBAN RENEWAL AND
NEIGHBORHOOD DEVELOPMENT PROGRAM

PROJECTS

APRIL 29, 1969

The City of Atlanta is presently engaged in eight Urban Renewal Projects and five Neighborhood Development Program Projects (3 in execution, 2 in planning only). These projects are funded jointly by the City and the Federal Government. The funding arrangement calls for a contribution equal to one-third of the Net Project costs from the City with the remaining two-thirds being supplied by the Federal Government.

The City's share may be in the form of cash contributions or non-cash grants-in-aid, these grants-in-aid are demolition and removal work, project or site improvements, public and supporting facilities, and others such as credits from construction of public housings. At present, the eight Urban Renewal projects presently in execution are summarized as follows:

Net Project Costs	\$60 million ¹
Local Non-Cash Grants-In-Aid	20 million
Local Cash and Real Estate	
Credits	1 million

This points very emphatically to the fact that our present Urban Renewal program has been financed almost completely through the use of non-cash grants-in-aid. The results of this policy can be seen in the long delays encountered in the closing out of these projects, some of which date back into the 1950's.

The cash used for these projects has come from money set aside in the 1957 and 1963 General Obligation Bond Issues and totaling \$3.2 million. Therefore, we have, at present, \$2.1 million of unencumbered funds available from this source. Of this amount, \$1.7 is presently expected to be needed

¹Of this amount \$4.5 million or 7½% has been incurred as interest charges.

to meet the cash requirements of the Bedford-Pine Neighborhood Development Program Project in 1970.

The non-cash contributions of \$20 million are the eligible portion of total expenditures totaling about \$29 million and have some of the following forms.

School	\$11.4 million
Section 107 ² & Special Credits	1.3 million
Streets	4.7 million
Parks	.7 million
Water Improvement	.6 million
Sewer Improvements	.6 million
Special Facilities	.3 million
Traffic Improvements	.1 million
Other	.3 million
	<u>\$20.0 million</u>

Some of the problems encountered because of the use of non-cash contributions (94.8% of total city funding) as the City's source of funding Urban Renewal activities are:

1. Butler Street

A. Middle School with a total estimated cost of \$2 million has been delaying the close of this project, but should be under contract by August of 1969.

2. Rawson - Washington

A. Neighborhood Facilities Building with a total estimated cost of \$1 million of which \$150,000 will be an eligible project cost. This project is at present unfunded with the only possible source of funds being through Model Cities. It is presently planned for the City to purchase the land from the Housing Authority and hold this until a determination is made

²Credits resulting from the construction of Public Housing.

regarding the use of Model Cities funds.

- B. Park with an estimated cost of \$240,000 of which \$33,000 will be eligible costs. No source of funding is presently ascertainable.

3. Rockdale

- A. Elementary School with an estimated cost of \$1.5 million and expected to be under contract by August of 1969.
- B. An expansion of the existing elementary school with an estimated cost of \$700,000 and at present unfunded.
- C. Park with an estimated cost of \$75,000 which is also presently unfunded.

4. Thomasville

- A. Elementary school with \$1.5 million estimated cost and expected to be under contract by August, 1969.
- B. Park with estimated cost of \$126,000 which is at present unfunded.
- C. Two primary schools with \$1 million estimated total cost and a middle school with an estimated cost of \$2 million are unfunded and no source is seen until at least June of 1971.

The advent of the Neighborhood Development Program has brought to an end the period during which the City could pledge an improvement and then wait until funding became available before completing it. Under the terms of an NDP agreement, the City must have completed or have under contract all non-cash grants-in-aid pledged for that particular year or contribute the required amount in cash.

Our present NDP projects were funded for 1969 from already existing improvements or supporting facilities amounting to a total City commitment of \$10.8 million. This supports a total Neighborhood Development Program of \$32.4 million.

The 1970 program is expected to have the following City requirements:

	Cash	Non-Cash
Bedford-Pine	\$1.7 million	\$.2 million
Model Cities	1.5 million	1.3 million
Edgewood	.1 million	.2 million
Vine City	<u>.1 million</u>	<u>.2 million</u>
	\$3.4 million	\$1.9 million
	<u>=====</u>	<u>=====</u>

This would support a total program of \$19.9 million and would increase greatly if the Edgewood and Vine City projects were expanded to a significant level of activity.

This means that to support the fairly light level of activity projected for 1970, the City will need approximately \$1.7 million. If any new areas are added or the level of activity increased this would increase from \$2.5 to \$4.0 million for 1970.

The possible sources of funds include:

1. General Funds - This source is already under considerable pressure and no relief is presently anticipated.
2. The G. O. Bonds already approved for issue in the amount of \$4 million annually. The financing of Neighborhood Development Programs from these bonds would require the use of almost this entire amount every year and could very likely become embroiled in legal tangles.
3. Another possibility is a special Neighborhood Development Program General Obligation Bond Issue of \$10 - \$20 million in 1970 with another issue 4 or 5 years later or the obtaining of voter approval to issue G. O. Bonds for this purpose in the amount of \$3-5 million per year.

This approach is naturally subject to the whims of the public, and, therefore, of uncertain dependability.

4. Perhaps the best method would be through the obtaining of a new revenue source, by state approval, such as a sales tax or a payroll tax of which a certain portion would be earmarked for Neighborhood Development Programs. Of course in the pursuit of a new source of revenue we are at loggerheads with the state and may not be able to obtain a satisfactory revenue source.

Regardless of the method you favor in obtaining the needed funds, it is imperative, if the City of Atlanta is to maintain its progressive image and to continue its dramatic development, that a source be found; because the continuation of a significant program of restoration and rehabilitation of the central core of Atlanta is a vital element in the continued evolution of our City.

AGENDA

Meeting: Department of Housing & Urban Development
Atlanta Planning Department
Atlanta Housing Authority
Atlanta Housing Code Division of the Department of Buildings

Held: Committee Room #1
10:00-10:30 a.m., March 12, 1968

- I. Jim Smith - Introduction of Meeting, Introduction of Speakers
- II. Collier Gladin - Importance of Survey to City of Atlanta, Planning Department, Housing Code Division. Responsibility of Planning Department and Housing Code Division, Introduction of Planning Department Contact Person (Meyers).
- III. HUD representatives - Importance of Survey to Housing Code Compliance Program, to Workable Program, to other Cities.

In attendance:

J. S. Buchanan
Tom Ficht
Harold Taylor

- IV. Questions and Answers

AGENDA

Meeting: Department of Housing & Urban Development
Planning Department
Atlanta Housing Authority
Housing Code Division of the Dept. of Buildings

Held: Office of Collier Gladin
10:30-11:00 a.m., March 12, 1968

Chairman: Helen Meyers

Discussion Topics:

1. Evaluation of Atlanta Survey techniques and procedures by Department of Housing & Urban Development and Atlanta Housing Authority.
2. Use of Atlanta's survey information by Department of Housing & Urban Development and by the City for Federal program planning.
3. Development and adoption of a uniform set of standards and definitions for structural evaluation and rating.
4. Organizing a committee or other mechanism from the Department of Housing & Urban Development, Atlanta Housing Authority, Atlanta Planning Department, Housing Code Division to work on the above.

ATTENDANCE SHEET

NAME

Collier Gladin - Planning Dept.
W. Buchanan - Dept. of Housing & Urban Development
Tom Ficht - Dept. of Housing & Urban Development
Harold Taylor - Dept. of Housing & Urban Development
Wally Screws - Atlanta Housing Authority
Jim Smith - Housing Code Division of the Dept. of Buildings
George Aldridge - Planning Department
John Watson - Planning Department
Helen Meyers - Planning Department
Jack Linville - Planning Department
Wallace Edson - Housing Code Division
Robert Tipton - Housing Code Division
10 Housing Code Inspectors - Housing Code Division

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COMMUNITY PARTICIPATION IN PLANNING
OF MODEL NEIGHBORHOOD PROGRAM

City Planning Department
City Hall
Atlanta, Ga.
January, 1968

OUTLINE

INTRODUCTION

IMPORTANCE OF ORGANIZATION

PROCEDURES FOR PLANNING

PROBLEM ANALYSIS, GOALS & PROGRAM

STRATEGY STATEMENT - GUIDE TO COMMUNITY
PARTICIPATION IN PLANNING

- (1) Discussion Reports
- (2) Distribution of Reports

ATTACHMENTS

Discussion Reports Chart
Report #1 - Problem Analysis, Sample Outline

IMPORTANCE OF ORGANIZATION

If the planning of the Model Neighborhood Program is to be successful, it is absolutely essential that all key participants in the program are well organized. This means that the following organizational matters should be accomplished before planning begins.

1. The Model Neighborhood Executive Board should be formed to act as the ultimate authority of the program. It should allow representation from all levels of government - city, county, state, and federal; residents of the Model Neighborhood area; and residents of the city-at-large.
2. The Model Neighborhood staff should be formed, including the executive director, the three chief planners and the technical staff.
3. Stable local organizations which adequately represent the residents of the various neighborhoods in the area should be in operation. While those organizations should be representative of the interests of all residents and give everyone a voice in their affairs, they should not be so cumbersome that they cannot work effectively with the planners.

In other words, it will be physically impossible for the planners to carry all of their work directly to the 'grass roots' organizations of the area. This may be necessary for some key issues, but for the most part planners will have to work with a small committee of 10-20 persons if they are to accomplish anything worthwhile.

COMMUNITY PARTICIPATION IN PLANNING OF MODEL NEIGHBORHOOD PROGRAM

INTRODUCTION

The Model Neighborhood Program offers an excellent opportunity to bring about basic improvements in one of the most problematic areas of Atlanta. The area selected for the program contains all the varied and complicated forms of urban blight which plague American cities today, from overcrowded, substandard housing to incompatible land use mixtures to poor street conditions and inadequate community facilities to all facets of socio-economic poverty and deprivation. Most of these conditions have deep roots and are so complex and of such a nature that it will take nothing less than a special concentrated long-term effort to eliminate them. So far no major city in the country has been successful in eliminating them.

The Model Neighborhood Program can bring about the special concentrated effort which is needed to alleviate the conditions of the 'Model Neighborhood' area. It is designed to pool the resources of the city, county, state, and federal governments along with those of private interest groups to make a total attack on the serious and widespread problems of the area for a period of several years. The funds it provides will support the program through the planning and implementation stages.

However, if the Model Neighborhood Program is to avoid the mistakes of many previous efforts to help slum residents it is very important that the program be carefully planned and that local residents be involved throughout all stages of planning. The purpose of this report is to show how community participation can be effectively fitted into the planning of the Model Neighborhood Program.

Hence the neighborhood groups of the area should be capable of forming such a committee which can work with the planners and relay this work to the 'grass roots' groups. It has been suggested that the steering committee of the various neighborhood groups in the area serve this function.

PROCEDURES FOR PLANNING

The federal government has set the procedures for the planning of the Model Neighborhood Program. The period allowed for planning is one year, beginning with the date of the congressional announcement of the program (Nov. 15, 1967 - Nov. 15, 1968). During this period the following planning items have to be submitted to the federal government for approval:

1. Problem Analysis, Goals & Program Strategy Statement
2. Five-Year Plan
3. First-Year Action Program
4. Planning and Evaluation Program
5. Statement of Administrative Structure for Implementation

Of these planning submission requirements, the first one - the Problem Analysis, Goals and Program Strategy Statement - is probably the most important, as it will set the stage for the rest of the planning effort. It will establish the general orientation of the Five-Year Plan and the First-Year Action Program and will initiate the general procedures for community participation in planning. Thus, it can serve as a guide as to how the local residents will be involved in planning.

PROBLEM ANALYSIS, GOALS AND PROGRAM STRATEGY STATEMENT-GUIDE TO COMMUNITY PARTICIPATION IN PLANNING

The preparation of the Problem Analysis, Goals and Program Strategy is divided into three stages or milestones: Problem Analysis; Goals; and Strategy. It is intended that the Model Neighborhood planning staff and the community will be working closely together in this preparation so that the best of their ideas will go into the final statement submitted to HUD.

(1) DISCUSSION REPORTS

The basis of the working relationship between the Model Neighborhood planning staff and community will center around discussion reports to cover each milestone: Problems; Goals; and Strategy. These reports will be done by the planning staff and designed to stimulate discussion among the residents. They will not be the final word on anything, but merely present the information available to the planning staff so as to initiate community involvement and discussion on the significant planning issues. The community will be able to criticize, add to and/or subtract from the reports.

For example, the first report will cover the subject: Problem Analysis and attempt to identify and survey the major conditions and problems of the Model Neighborhood area which justify treatment. It will:

- a. define and document the major conditions and problems as far as available data will allow and according to following categories: employment; housing; schools; recreation; land use; health services; family, legal services; police protection; and other.

- b. present the information in a simple and concise manner so that lay citizens will have a minimum amount of trouble in reading it.
- c. provide a brief questionnaire on which residents can rate the priority of problems in their community according to the above categories in (a).
- d. provide space in which residents can criticize the contents of the report, i.e., redefine problems, reorganize data, contribute additional ideas, etc.

(2) DISTRIBUTION OF REPORTS

The reports are to be distributed to each of the six communities in the Model Neighborhood area. They will include information on the area as a whole and on the particular community to which it is distributed.

It probably will not be feasible to get written responses from all residents of the area. But perhaps certain people from each community could be responsible for surveying the responses of the residents, summarizing them, and writing them down to be returned to the planning staff.

The reports will be allowed to circulate for a maximum period of two weeks. This should give enough time for residents to gather up their written responses to the report. Also during this time it would be desirable to have a general meeting in each community, where residents can freely express their own ideas about the subject matter of the report.

After this circulation period which hopefully will bring about fruitful dialogue and exchanges between the planners and the community, the planning staff should then be in a position to draw up final reports on Problems, Goals and Strategy which fully incorporate the ideas of

the residents. These reports would then make up the final Problem Analysis, Goals, and Program Strategy Statement.

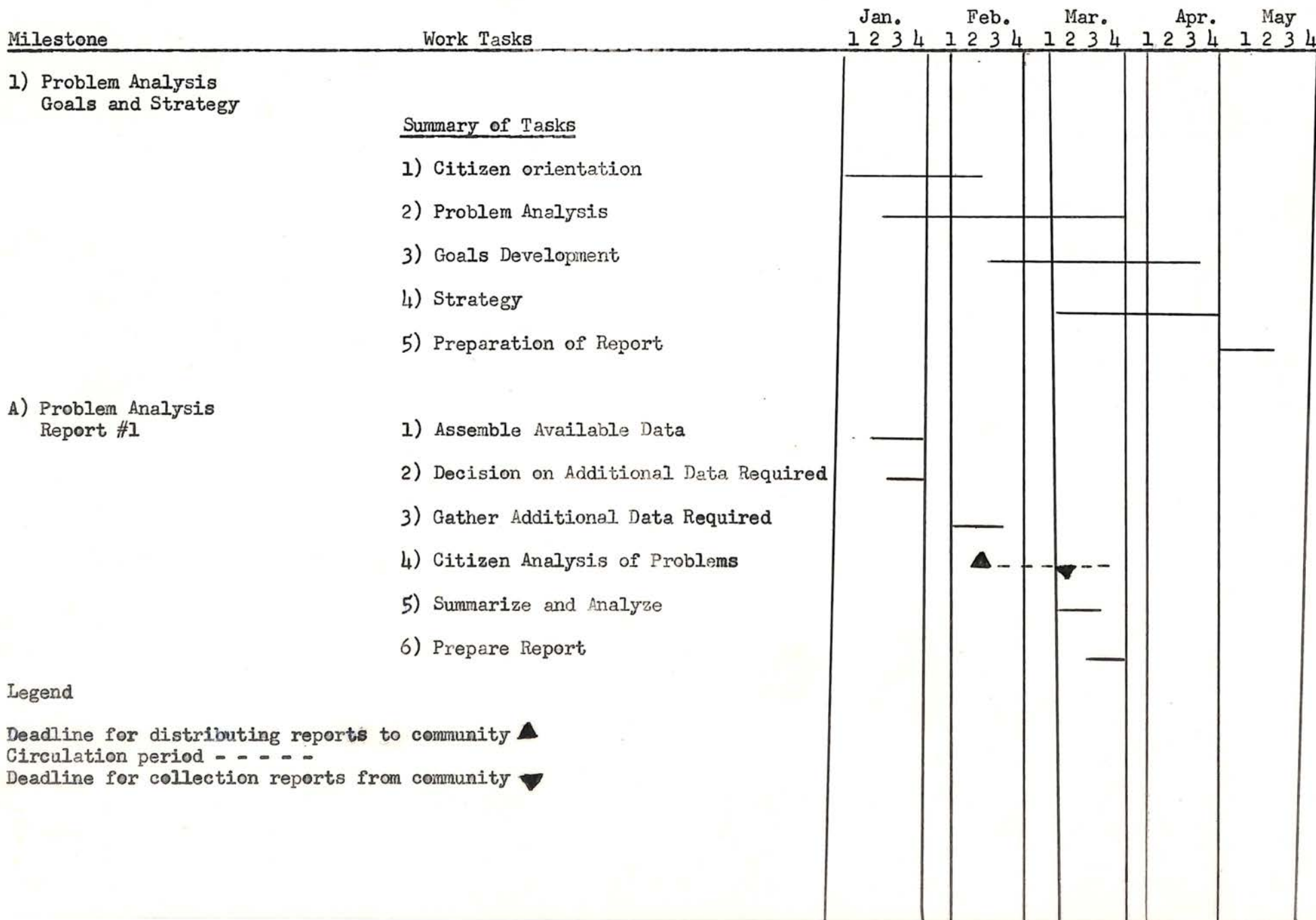
ATTACHMENTS

Attached to this report are:

1. a chart which shows how the deadline dates and circulation periods of the discussion reports fit into the work program for the Problem Analysis, Goals, and Program Strategy Statement.
2. a sample outline of Report #1, Problem Analysis.

DISCUSSION REPORTS CHART

PLANNING ACTIVITY



Miltestone	Work Tasks	Jan.				Feb.				Mar.				Apr.				May			
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
	<u>Summary of Tasks</u>																				
B) Goals Report #2	1) Document Existing Goals																				
	2) Citizen Goals Setting																				
	3) Synthesis and Report Preparation																				
C) Strategy Report #3	1) Develop Program Approach																				
	2) Establish Program Priority																				
	3) Identify Critical Changes Required																				
	4) Report Preparation																				

REPORT #1 - PROBLEM ANALYSIS
SAMPLE OUTLINE

I. Introduction

- A. Purpose of report - to identify and document major conditions and problems of area
- B. Brief description of Model Neighborhood Area and its six communities

II. Problems of Model Neighborhood Area as a Whole

- | | |
|---------------|--|
| 1. Housing | 6. Health services |
| 2. Employment | 7. Family, legal services |
| 3. Schools | 8. Police protection and community relations |
| 4. Recreation | 9. Other |
| 5. Land Use | |

III. Problems Which Are Especially Acute In Particular Community (e.g. Grant Park)

While Grant Park contains all of the problems affecting the Model Neighborhood areas as a whole, it is especially hardpressed with the following problems.

- 1. Employment
- 2. Family, legal services

IV. Questionnaire: How Do You Rate Your Community?

<u>Schools</u>	<u>Housing</u>	<u>Etc.</u>
___good ___fair ___poor	___good ___fair ___poor	

V. Comments

- 1. Do you think this report adequately covered the main problems of your neighborhood?
- 2. What problems do you find not mentioned in the report?