

J.L.

COMMUNITY RELATIONS COMMISSION
1203 CITY HALL
ATLANTA, GEORGIA

September 12, 1967

REPORT ON HOUSING

The Commission received a call from a resident, ~~W~~ennie Nicholas of 370 Holly St., #AB on August 21, 1967. He stated the unrest by the many residents of Holly-Carlisle-Simpson Street Apartments which is prompted by the owners who refuse to make repairs, and who increases their rent and is quick to evict them. Mr. Nicholas threatened that if something isn't done to put a stop to this owner, many residents will saturate apartments with gasoline and burn them.

I arranged to meet and talk with Mr. Nicholas at the Holly 1600 Carlisle Apartments. Mr. Nicholas took me around to see the conditions of various apartments. My observations were:

1. Walls appeared cracking near the ceilings
2. Plumbings were leaking
3. Large holes were in the floors (they seemed to have been caused by the weather)
4. Drainage seemed very poor throughout the entire complex
5. Maggots were forming around tenant's kitchen and bedroom windows
6. Plaster on the walls was
7. Painting was of necessity to both the interior and exterior of the apartment.
8. Abandoned cars needed towing away
9. Services of an exterminator seemed needed
10. Window and door screens were needed in many apartments
11. Broken windows needed replacing in some apartments.
12. Tile in bathrooms and kitchens need replacing.
13. Doors and locks need repairing

The tenants who have received dispossessionary warrants admits they have not paid their rent and accepts that the owners are within their rights to evict them on this basis. Their general complaint is: (1) that they pay rent at 81 Poplar Street and are unaware of who they are paying it to; (2) that anyone registering a complaint regarding the need for repairs is treated in many cases in the form of a dispossess to the complainant; (3) that rents are increased by the owners short of any necessary repairs made by them; (4) that it is difficult to communicate with anyone who is in authority at 81 Poplar Street; and (5) that it is difficult to obtain rent receipts as evidences of rent payments.

I talked with some men in the area of the Holly Carlisle Complex who seemed to be doing some general repairs. They told me that they were employed by, received their checks, and received all of their orders from "The C & S Bank". The men spoke evasively and refused to share any additional information than that which they had already given. When I approached them on another occasion, one of the men cursed me and made verbal threats if I didn't leave him alone and stop asking "silly questions".

Many attempts were made to find who the owners of 1600 Carlisle Apartments are. Since there are other tenant-landlord situations involving the office at 81 Poplar Street, I took the liberty to do the following:

1. Checked with City of Atlanta Housing Enforcement Code Division, to find out if a recent inspection was made at the Holly Carlisle Apartments. One was made by a Mr. Warren Wallace, who found a need for repairs. A report of his investigations was

forwarded to a Mr. E. J. Walsingham, Maintenance Manager of W. A. R. Inc., 410 Chapel Street, S. W. The inspection was made July 7, 1967 with a 30 day period that all repairs should be made.

2. Checked with Fulton County Plant Department and found the owners of 1600 Carlisle Street is the Holly Carlisle Company.

3. Checked with Fulton County Superior Court Clerk's office and could not find a Charter listed in the name of Holly Carlisle.

4. Checked with Superior Court Clerk's Office - no charter was registered with them for a Holly Carlisle Company.

5. Checked with Fulton County Trade Name Department, no listing of a Holly Carlisle Company.

6. Checked with Fulton County Tax Department and learned that City and County taxes are being paid through the Holly Carlisle Company. The tax returns were signed by a Ruth Joyner.

7. Checked with the Atlanta Lawyers Title Company in search of a deed in the name of Holly Carlisle. There was none.

8. Talked with a Miss Helen Reese, cashier and a Mr. Chambers, bookkeeper at the 81 Popular Street address. Miss Reese claims she doesn't know who the owners are; that she receives her orders from Mr. Chambers. Mr. Chambers receives his orders from a Mr. Grant of a Mr. Spears (JA 2-4617), the attorneys for the firm. The firm is listed in the telephone book as "The Rent Office". Mr. Chambers said the firm is an incorporation of about 27 corporations.

9. Visited the neighborhood during the time several evictions were being made. It was found to be true that for the most part all of the evictions were the result of tenants not having paid rent. But, on one occasion a family's belongings were set out whose rent had been paid. When this was learned by the Marshalls that a mistake had been made, they refused to replace the furniture.

On another occasion, a family of ten(10) had been evicted who had his rent money but could not find anyone having the authority at "The Rent Office" who would accept his rent and who could say he could move back in.

Threats were made to burn the apartments because the tenants don't know to whom they can turn for help and make legitimate complaints about their need for repairs. They had organized and their group is called Residents For Community Actions. Mr. Kennie Nicholas, chairman. The group wanted to meet with the owners to discuss with him their problems. I offered to see what could be done to arranged such a meeting.

10. I contacted the nearest E. O. A. Center (West Central Neighborhood Service Center) and spoke with Mr. Parker, acting director about their role in the community. Mr. Parker said the E. O. A. community organizers have been holding meetings with the tenants and helping to organize them. Out of these meetings came complaints about the housing conditions in the community. The E. O. A. Center gave advice wherever necessary, but couldn't extend help any further than that.

Attached to this report are:

1. Statements of tenant's complaints
2. Notices sent to tenants from "The Rent Office" 81 Popular Street, regarding the rent and evictions.

3. Copies of deeds for a Muscogee Company operating out of the 81 Poplar St., address.

Added to this report are the names of companies operating out of the 81 Poplar Street.

1. Muscogee Corporation
2. AFC, Inc.
3. Holly Carlisle Company
4. First United Corporation
5. W. A. R., Inc.
6. 2008, Inc.

The Atlanta Fire Department was called to put out a fire started in an apartment within the Holly Carlisle Apartments. It seemed as though someone had set fire to the empty apartment. The people living in the apartment were evicted earlier during the afternoon. Fire investigator, L. T. Laseter is investigating.

L. T. Laseter called and reported that he had not been able to find the president of the Holly Carlisle Apartments. He is of the opinion that 2008 Inc., owns $\frac{1}{3}$ interest. David Black may be the attorney or president of that firm, or Larry I. Bogart. The Owners may be a W. A. Rooker Jr., or a E. F. Edwards, or a John H. Hartley. The charter for the 2008 Inc. was filed by the attorneys, Powell, Goldstein, and Fraiser for a B. D. Murphy 1100 C. & S. Bank Building.

I talked with City Attorney about the matter of a company operating without a city license, a trade name, or a Charter in Fulton County. I was referred to Fulton County County Solicitor General, and was advised that to operate a business without any of the above mentioned items is illegal and that the matter could be brought to the attention of the authorities by any tenant living within the Holly Carlisle Apartments.