

ATLANTA HOUSING AUTHORITY LOW-RENT HOUSING PROJECTS

<u>PROJECT NAME</u>	<u>PROJECT ADDRESS</u>	<u>VACANCIES</u> <u>7. 10-67</u>	<u>UNITS</u>	<u>WHITE</u>	<u>NEGRO</u>	<u>YEAR</u>	<u>MANAGERS</u>	<u>TELEPHONE</u>
HOWELL	114 Merritts Ave.,NW	0	630	X		1940	Ed S. Cook	876-7311
TECHWOOD	30313		604	X		1936		
HOPE	668 Fair St.,SW	0	606		X	1940	T. J. Crittenden	524-7528
UNIVERSITY	30314	2	675		X			
CAPITOL	89 Memorial Dr.,SE	3	815	716	99	1941	Harry R. Chance	524-7361
GRADY	100 Bell St.,SE	0	616		X	1942	Carl L. Brown	523-1233
EAGAN	821 Play Lane,NW	0	548		X	1941	Harvey B. Michael	577-1418
HERNDON	511 John St.,NW	6	520		X	1941	L. M. Smith	577-1343
CARVER	140 Meldon Ave.,SW	6	990		X	1953	Mrs. A. R. Hill	622-4426
HARRIS	920 Sells Ave.,SW	14	510	350	160	1957	H. L. Wheelus, Jr.	758-4639
PERRY	1041 Kerry Dr.,NW	11	1000		X	1955	Arthur F. Smith	794-1591
GRAVES (Elderly)	126 Hilliard St.,SE	0	210	1	209	1965	Mrs. Geraldine Jones	577-1790
BOWEN	2804 Yates Dr.,NW	0	650		X	1964	Robert D. Dickens	794-2456
CHILES (Elderly)	435 Ashby St.,SW	0	250	241	9	1965	Mrs. Edna Knopp	753-4084

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PALMER HOUSE (Elderly)	430 Techwood Dr., NW	2	250	X		1966	Mrs. Martha Wilson	875-1142

<u>HOUSING AUTHORITY EMPLOYEES</u>	<u>WHITE</u>	<u>NEGRO</u>
Central Staff	40	12
Project Staff	73	348
Administrative	33	68
Other	40	280
Tenant Selection	7	7

"Some of the project staffs are integrated". Mr. Satterfield

EXTRACTED FROM THE OFFICIAL INFORMATION PROVIDED BY MR. SATTERFIELD ABOUT ATLANTA HOUSING

Authority regulations are the following facts, which relate to questions raised at various Commission Hearings:

1. A single person to be eligible must be over 62 or disabled or displaced by governmental action.
2. "Total family income" does include regular earned income of minors and scholarship grants and grants-in-aid over above value of tuition, but does not include State Vocational Rehabilitation educational assistance.
3. "Total family income" does not include reimbursements for medical care, lump sum payments (insurance, etc.), training allowances paid to minors for programs under Titles I & II of Economic Opportunity Act of 1964 during the first 12 months; 1st \$85 and 1/2 excess over \$85 a month of adults' allowances under EO Act; any earned income of minors fulltime in school or colleges.
4. "Total family income" does not include Social Security deductions; payments for support under court order; money paid for child care of children under 12 with only 1 wage earner (actual or potential) up to \$15 a week for 1 child and \$20 a week for two or more; living expenses of individual on GI educational program.
5. Of those eligible, preference given to families to be displaced by low-rent housing or urban renewal or who have been displaced within three years of application; certain priorities for families of servicemen; elderly.
6. Annual reexamination of income & rent, every 24 months with elderly, with no earned income.
7. Provision for temporary rent when family income not known, if rent is increased, based on income, change is retroactive.

- 8. Personal interviews held with tenant or tenant family in case of eviction, with memo in tenant's file.
- 9. Authority operates on principle that "the best way to deal with problems is at the project level, and that the Manager should be fully qualified by education, training, and experience to meet these problems and should be charged with responsibility for operation of the project with commensurate authority for action."
- 10. Tenant Relations Supervisor in Central Office "whose major duty it is to deal with tenant families who may be dissatisfied, .. need clarification of rent changes or concerned about their eligibility to remain in the project."
- 11. Lease agreement approved by U. S. Department of HUD, similar to others throughout the U. S. .. Leases run for one month; requires a "security deposit"; to be returned without interest "if the Tenant has faithfully performed all of the terms, covenants and conditions of this lease."

EXHIBIT A

MAXIMUM INCOME LIMITS FOR ADMISSION AND CONTINUED OCCUPANCY

1. LIMITS IN NET FAMILY INCOME AFTER EXEMPTIONS (LESS AMOUNTS PAID BY U. S. FOR SERVICE DISABILITY OR DEATH)

<u>Number of Persons</u>	<u>Regular</u>	<u>Continued Occupancy</u>
1	\$ 3000	\$ 3750
2	3400	4250
3	3600	4500
4	3800	4750
5	4000	5000
6	4300	5375
7	4400	5500
8	4500	5620
9	4600	5750
10 or more	4700	5875

February 1, 1966

EXHIBIT A

CHARGES

Because of the different types of construction, it is difficult to standardize all charges to tenants for willful damage or damage caused by negligence. Insofar as possible we have standardized such charges as contained in the following list:

Door Glass	\$ 2.00
Large Window Glass	2.00
Small Window Glass	1.75
Replace Upper Door Screen	2.50
Replace Lower Door Screen	2.25
Replace Hardware Cloth	1.50
Replace Grill	3.00
Replace Small Window Screen	1.75
Replace Two Panel Window Screen	2.50
Replace Large Tension Screen	2.50
Replace Small Tension Screen	2.00
Charge for Duplicate Key	.35
Replace Large Window Screen	2.50

Other charges made to tenants would have to be determined by the cost of labor and materials for that particular item in that particular project.

SCHEDULE OF RENTS

HIGHEST ANNUAL NET FAMILY INCOME FOR RENT SHOWN

GRADE	MO. CONTRACT & GROSS RENT FOR ALL PROJS. EXCEPT 6-7, 8 & 12	MO. CONTRACT 6-7	MONTHLY CONTRACT 6-6 & 6-8		MO. CONTRACT 6-12		0 MINORS	1 MINORS	2 MINORS	3 MINORS	4 MINORS	5 MINORS	6 OR MORE MINORS
			GAS REF.	ELEC. REF.	ELDERLY	REG.							
A	20	15	16	15	15	16	1140	1240	1340	1440	1540	1640	1740
B	21	16	17	16	16	17	1200	1300	1400	1500	1600	1700	1800
C	23	18	19	18	18	19	1320	1420	1520	1620	1720	1820	1920
D	25	20	21	20	20	21	1440	1540	1640	1740	1840	1940	2040
E	27	22	23	22	22	23	1560	1660	1760	1860	1960	2060	2160
F	29	24	25	24	24	25	1680	1780	1880	1980	2080	2180	2280
G	31	26	27	26	26	27	1800	1900	2000	2100	2200	2300	2400
H	33	26	29	28	28	29	1920	2020	2120	2220	2320	2420	2520
I	35	30	31	30	30	31	2040	2140	2240	2340	2440	2540	2640
J	37	32	33	32	32	33	2260	2260	2360	2460	2560	2660	2760
K	39	34	35	34	34	35	2280	2380	2480	2580	2680	2780	2880
L	41	36	37	36	36	37	2400	2500	2600	2700	2800	2900	3000
M	43	38	35	38	38	39	2520	2620	2720	2820	2920	3020	3120
N	45	40	37	40	40	41	2640	2740	2840	2940	3040	3140	3240
O	47	42	43	42	42	43	2760	2860	2960	3060	3160	3260	3360
P	49	44	45	44	44	45	2880	2980	3080	3180	3280	3380	3480
Q	51	46	47	46	46	47	3000	3100	3200	3300	3400	3500	3600
R	53	48	49	48	48	49	3120	3220	3320	3420	3520	3620	3720
S	55	50	51	50	50	51	3240	3340	3440	3540	3640	3740	3840
T	57	52	53	52	52	53	3360	3460	3560	3660	3760	3860	3960
U	59	54	55	54	54	55	3480	3580	3680	3780	3880	3980	4080
V	61	56	57	56	56	57	3600	3700	3800	3900	3000	3100	4200
W	63	58	59	58	58	59	3720	3820	3920	4020	4120	4220	4320
X	65	60	61	60	60	61	3840	3940	4040	4140	4240	4340	4440

Families with income in excess of those shown above will be charged an additional \$2 per month for every additional \$120 of annual net family income or part thereof.

PROJECT-FURNISHED UTILITIES

- GA 6-1,2,3,4,5R1,5R2,9,10 - All utilities furnished
- GA 6-7 - N.G. - S.H., W.H., C. - 5.50
- GA 6-6,8 - N.G. - S.H., W.H., C., R. (gas) - 7.00
- N.G. - S.H., W.H., C., R. (elec) - 5.50
- GA 6-12 - N.G. - S.H., W.H., C., R. (elderly) - 5.75
- N.G. - S.H., W.H., C. (regular) - 6.27
- Water - elderly & regular - 1.50

TENANT-PURCHASED UTILITIES

- GA 6-6,8 - 4.00 for elec. & water - L. only & gas R.
- 5.00 for elec. & water - L & R.
- GA 6-7 - 5.00 for elec. & water - L & R.
- GA 6-12 - 5.00 for elec. - L., R. & C. - elderly
- 400 for elec. - L. & R. - regular

REVISED
3-31-66

SCHEDULE OF RENTS

Monthly Gross Rent	Monthly Contract Rent	HIGHEST ANNUAL NET INCOME FOR RENT SHOWN							6 or More MINORS
		0 MINORS	1 MINORS	2 MINORS	3 MINORS	4 MINORS	5 MINORS		
25		1440	1540	1640	1740	1840	1940	2040	
27		1560	1660	1760	1860	1960	2060	2160	
29		1680	1780	1880	1980	2080	2180	2280	
31		1800	1900	2000	2100	2200	2300	2400	
33		1920	2020	2120	2220	2320	2420	2520	
35		2040	2140	2240	2340	2440	2540	2640	
37		2160	2260	2360	2460	2560	2660	2760	
39		2280	2380	2480	2580	2680	2780	2880	
41		2400	2500	2600	2700	2800	2900	3000	
43		2520	2620	2720	2820	2920	3020	3120	
45		2640	2740	2840	2940	3040	3140	3240	
47		2760	2860	2960	3060	3160	3260	3360	
49		2880	2980	3080	3180	3280	3380	3480	
51		3000	3100	3200	3300	3400	3500	3600	
53		3120	3220	3320	3420	3520	3620	3720	
55		3240	3340	3440	3540	3640	3740	3840	
57		3360	3460	3560	3660	3760	3860	3960	
59		3480	3580	3680	3780	3880	3980	4080	
61		3600	3700	3800	3900	4000	4100	4200	
63		3720	3820	3920	4020	4120	4220	4320	
65		3840	3940	4040	4140	4240	4340	4440	

Same as Gross

Families with net incomes in excess of those shown above will be charged an additional \$2.00 per month for every additional \$120 of net annual income or part thereof.

PROJECT-FURNISHED UTILITIES

TENANT-PURCHASED UTILITIES

GA. 6-11 & 6-13

GA. 6-14

Electricity - L.,R.,C	4.50	Electricity - L.,R.,C.	4.50	None
Natural Gas - W.H.,S.H.	4.50	Steam Heat - W.H.,S.H.	3.50	
Water	1.75	Water	-1.75	

Ceiling rent of \$47.00 gross for essential maintenance employee required to live on the project - one per project.

There are certain special provisions concerning rents and welfare grants.

REVISED
3-31-66

<u>PROJECT No.</u>	<u>NAME</u>	<u>PROJECT NO.</u>	<u>NAME</u>
6-1	Howell	6-7	Harris
6-9	Techwood	6-8	Perry
6-2	Hope	6-11	Graves (Elderly)
6-10	University	6-12	Bowen
6-3	Capitol	6-13	Chiles (Elderly)
6-4	Grady	6-14	Palmer House (Elderly)
6-5R1	Eagan		
6-5R2	Herndon		
6-6	Carver		