

MAYNARD JACKSON, MAYOR

## MAYOR AND NPU's MEET

Participants in the NPU process got a chance to discuss what they felt the problems of the planning process were and to make recommendations to the City for improvements in the process last month. The occasion was a city-wide conference which Mayor Jackson called for in his state of the City address in January.

The conference, which included representatives of every NPU in the City, was opened by Mayor Jackson and Collier Gladin, Director of the Bureau of Planning. Five workshops were held dealing with the role of the neighborhood planning committee and planner, the NPU process, the comprehensive plan and budget, information dissemination and the internal organization of NPU's. These workshops identified problems and made recommendations as to the solving of these problems.

A general session was convened at the finish of the workshops and the recommendations from each workshop were aired. The need for the NPU process was confirmed, but some problems were raised.

Several workshops found one of the major problems to be a lack of communication and in some instances an unwillingness to communicate on the part of various departments of City government. Recommendations to address this problem included a call for a strong statement of commitment to the NPU process from the Mayor and City Council, a request that before any projects proposed which are not included in the CDP are approved the NPU affected or at least the planner be consulted, a request for more time for NPU's to make decisions on these projects, a need for periodic project status reports from all bureaus, and a need for all bureaus to have a file of NPU position papers. It was also recommended that all activity between the City and the NPU be conducted through the planner.

Several of the workshops also felt a need for communication between NPU's, and recom-

mended a quarterly meeting of NPU representatives be organized for the purpose of exchanging information.

Summaries of the general session have been mailed to all participants. A copy of the summary is available through the Bureau of Planning. Call Elaine Wiggins at 658-6306 for copies.

## URBAN HOMESTEADING

Ninety-five houses in the Oakland City neighborhood have been awarded through the Urban Homesteading Program II. With this program, low-interest rate, or 3%, loans are made available so the homesteaders can repair their homes. These same 3% interest rate loans are also available to any other homeowner in the Oakland City neighborhood with a reliable credit record and whose home is in need of rehabilitation. Homeowners wishing to make application for such loans should call Mr. Bob Lewis at 658-6764. An interesting aspect of this program is that 46 of the 95 participants are female heads of households. The next round of urban homesteading structures to be made available through another drawing should be ready in the fall of this year. Verification of their availability may be made by telephoning the above-mentioned number in mid-September.

## COMMUNITY DEVELOPMENT BLOCK GRANT

Due to the Mayor's Plan of Reorganization, the Community Development Block Grant Application will be handled by the Department of Budget and Planning. Public hearings are scheduled Aug. 22 and Sept. 26. Throughout October and November, the NPU's will be receiving information and/or making comments on the Fifth Year CD application.

---

PLANS, MAPS, SOME NEIGHBORHOOD NEWS-LETTERS AND BROCHURES ON HISTORIC PRESERVATION ARE AVAILABLE AT THE BUREAU OF PLANNING, 10 PRYOR STREET. FOR MORE INFORMATION, CALL ELAINE WIGGINS, 658-6306

---



## DATA BY NEIGHBORHOOD AND / OR NPU

In order to support the emphasis on neighborhood and comprehensive planning which resulted from the adoption of the NPU planning process, the Bureau of Planning is working to make planning data available by neighborhood and/or NPU.

In the fall of 1977 "Data Collection Areas" were drawn up. The 1980 Census blocks were aggregated to coincide with neighborhood boundaries. Those areas not shown on the 1975 "Atlanta Neighborhoods" Map as a part of a neighborhood are grouped with an adjacent neighborhood of similar character, so that all areas of the City would be covered for data collection purposes.

One data source now available is the Polk Data. R.L. Polk and Company, the producers of the City directory, has recently begun marketing their Profiles of Change, a by-product of the City directory. The City of Atlanta has purchased the data for the 1975 and 1976 time period.

The data describes household characteristics such as occupation of head of household, size and type of family, estimated income based on occupation and vacancy rates for both residential and commercial units.

The data is best used as an indicator of change from one year to the next in household composition. This information could be useful in developing a housing strategy for each neighborhood. The Bureau is now using it extensively in parks planning as well as for many general information needs.

For more information call Lois King 658-6306.

### GREENLINING

Two years ago, Central Atlanta Progress (CAP) announced the formation of the Atlanta Mortgage Consortium. This effort represents commitments totaling \$63 million from 15 banks and savings and loan associations to provide home financing in Atlanta's close-in neighborhoods.

The consortium would not have been possible without the cooperation and support of neighborhood leaders, lenders, appraisers, real estate professionals, and many others. Since April of 1976, over 1,100 loans totaling more than \$30

million have been made by the participating lending institutions.

Central Atlanta Progress feels that the economic vitality of Atlanta is directly tied to the preservation and revival of our neighborhoods. To help assure those goals, Atlanta's business leaders are committed to making financing available for rehabilitation and permanent loans. The CAP sponsored Atlanta Mortgage Consortium is designed to provide market rate home financing for bankable owner-occupants. Some lenders can finance dwellings up to four units under this program.

If you have any questions or problems related to in-town mortgage financing, please call John Leak at Central Atlanta Progress - 658-1877.

### UNITED WAY METROPOLITAN VOLUNTARY ACTION CENTER.

The United Way Metropolitan Voluntary Action Center, (Volunteer Atlanta), recently appointed three Volunteer Resource Coordinators to work in Neighborhood Planning Units W, V, and T.

The Coordinators, who have volunteered their service, will be encouraging residents to volunteer for a variety of projects and programs within their NPU.

The Volunteer Resource Coordinator will also be talking with groups and individuals in an effort to recruit more volunteers. At first, volunteers will be used in established programs that have used volunteers before. Later, volunteers will be used in groups within the NPU that could also use volunteer services.

If you are interested in volunteering at an agency or a project within your NPU, call Volunteer at 522-0110 or contact your volunteer NPU Resource Coordinator. For NPU-T, John Sharp will be the Resource Coordinator; in NPU-V, Keith Burroughs will serve as the Coordinator and in NPU-W, Jimmy Hardy will be the Coordinator. Do it! Volunteer!

### INTERNS ASSIST PLANNERS

Here are some of the things our interns are doing this summer: Brian Watts, a second year student at Emory Law School is aiding in the reviewing of the proposed zoning ordinance. Mildred Warner, a senior at Oberlin College majoring in history, is researching and writing a history of the neighborhoods around the Atlanta University area. Wesley Stephen, a Morris Brown senior in the City planning degree program, is writing a



report on methods of implementing urban design within City government. Wesley is also working in NPU-M. Betsy Lowe, a graduate student at Cornell in city and regional planning is working in NPU-S and T. Betsy is also working with the Parks functional planning team. Willette Hollis, a senior at Oglethorpe University in Urban Planning, is working in the Human Services Division. She is aiding in the development of a policy for day-care centers in the City and proposals for new day-care centers. Carolyn Patterson, a Princeton University sophomore in civil engineering, is doing clerical work in the public information office and assisting with the NPU newsletter. Karen Hamilton is a graduate student in the Urban Planning Program at University of Michigan. Karen is working with the Parks and Recreation Division, performing a recreational facility inventory. David Haddow is in the Masters program in city planning at Georgia Tech. David is writing a short history of each NPU for the NPU profiles.

#### NOTES FROM THE NPUs

##### NPU-E

The Neighborhood Planning Committee of NPU-E, in cooperation with the Atlanta Bureau of Planning and the Georgia Tech Student Government Association, will sponsor an all day planning workshop on Saturday August 26th. This major planning effort which will aid in the formulation of the new NPU-E Plan will be held at the Georgia Tech Student Center Theater beginning at 9:30 a.m. and will continue till approximately 3:30 p.m.

Five individual planning groups will discuss problems and issues of concern to the NPU. The planning groups are: (I) Urban and Economic Development, (II) Transportation, (III) Human Services and Public Safety, (IV) Recreation and Culture, and (V) Environmental Services. It is anticipated that the workshop format will provide an opportunity for more "broad-based" participation from the residents and business persons in the area. For more information, please contact Frank Windom, 659-2845, or Gary Zehnpfennig, 658-6306.

##### NPU-M

NPU-M adopted by-laws at their regular April meeting. A number of amendments pertaining to purpose, membership, organization and officers, and executive sub-committee structure have been subsequently passed. Most of these amendments have been aimed at opening up the NPC

for greater participation from all sectors of the NPU.

The NPC is investigating marketing approaches to the Scripto property on Houston Street and Boulevard. It is their intent to encourage use of the property which will provide jobs for people in the community. Opening of the Metro Skills Center in the Howard High School building this fall will constitute an effective reuse of the structure. The skills Center will provide training in secretarial, medical records, welding and auto mechanics skills.

##### NPU-O

A number of applications for special use permits have recently been brought to the attention of NPU-O. Most of these are on Second Avenue. The planning unit is concerned about the collective impact all of these will have upon the residential quality of the street.

The NPU spent many meetings debating the best location for a swimming pool to be funded out of fourth year community funds. Unfortunately, the pool was one of the projects cut out of the City's grant application when HUD requested payback of \$2.8 million for old NDP debts. However \$25,000 in planning monies were left in the fourth year budget for the pool.

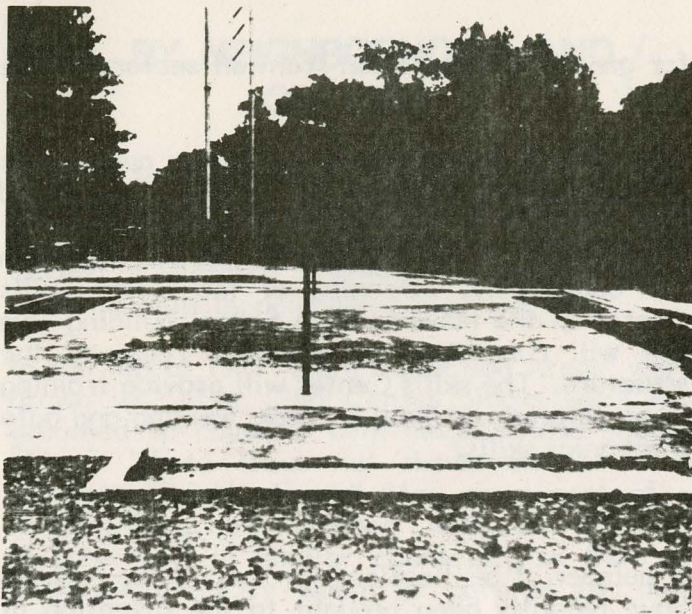
Members of the NPU also attended a presentation by the Department of Community and Human Development on the Kirkwood Business District Study. Four consultants competed for the contract. Each made a short presentation to the group. All in attendance were given a rating sheet to complete on each consultant; the forms were used by DCHD as input into the final choice of a consultant. Ernie Hooks was chosen.

##### NPU-D, UNDERWOOD HILLS PARK

Residents of Underwood Hills neighborhood met at their neighborhood park on July 20th to decide specifically how they wished it to be redeveloped. The 10.7 acre facility has long been in need of site improvements. This need was expressed in the 1977 and 1978 NPU-D plans and recently became a one-year project of the 1979 Comprehensive Development Plan.

At the July meeting, the Bureau of Parks and Recreation presented five alternative plans for the most expensive part of the park renewal. Residents of the neighborhood chose to spend the allotted \$50,000 on two tennis courts, a basketball court and some accompanying landscape improvements. The actual redevelopment of the park is expected to begin in February or March





of 1979. By late spring the Underwood Hills neighborhood will have an attractive park they can be proud of, which will meet the needs of their community.

#### NPU-F

Residents of NPU-F heard the good news at their January meeting. Tom Moreland, Commissioner of the State Department of Transportation (Ga. DOT) came to the Planning Committee meeting to announce that DOT has asked the Court's approval of its plan to sell the first 10 parcels of land acquired 6 years ago for the Interstate 485 right-of-way. I-485 was a "victim of changing goals in the metropolitan area", according to Commissioner Moreland. It has been 2½ years since Ga. DOT declared its land in NPU-F (north of St. Charles Avenue) unnecessary for transportation purposes and now it is taking steps to put it back into private ownership.

It will be some time, however, before the public will be able to bid on the properties. Opportunities for bidding will be announced in the newspapers and through the NPU. In the meantime, the Planning Committee is working with other neighborhood activists to ease the way for the orderly rehabilitation of the neglected State properties, encourage home ownership, and to acquire some property for City parks.

#### NPU-Y

NPU-Y held elections at its June meeting. The new officers are Cynthia Strickland, Chairperson; Daisy Moore, Assistant Chairperson; Ella Trammell, Secretary; Michael Langord, Assistant Secretary; Oscar Mealor, Treasurer. NPU-Y and

the Bureau of Planning wish to thank Mary Hughley for the dedication she has given to the NPU as its chairperson and look forward to having her help in other capacities.

#### SOUTHEAST COMMUNITY CENTER

Residents of NPU's Y and Z will soon be able to take advantage of a new neighborhood facility. The groundbreaking ceremonies for the Southeast Atlanta Multi-purpose Center were held May 8, 1978. The facility, to be built at a cost of \$1.9 million in Community Development funds, will be located at Pryor Road and Lakewood Way. It will house city agencies and Social Service Agencies including day care, City of Atlanta Bureau of Parks and Recreation, Senior Citizens Services, the Price Economic Opportunity Atlanta Center, Fulton County Mental HEALTH Services, the State Department of Family and Children Services, and Social Security. The Center, which is scheduled to open April of 1979, will be the first City built facility to use solar energy.

#### NPU-X

Residents of NPU-X have been working to get the city to restore the historic Gilbert House, a Civil War-era structure located in Avery Park. The house is the subject fo a report written by David Haddow for the Bureau of Planning. The Neighborhood Planning Committee and the Urban Design Commission are presently working on detailed plans for the restoration and the reuse of the building.

NPU-X residents are interested in the local history of their neighborhoods. The February NPU-X meeting was the scene of a Local History workshop conducted by Dr. Tim Crimmins and David Haddow of the Bureau of Planning. They discussed the history of the NPU-X area in terms of (1) the original settlements in the area, generally predating the Civil War, of families like the Gilberts, the Perkersons and the Deckners (2) early transportation patterns including the railway and the trolly line that extended into the area, and (3) the subdivisions that formed the basis for the present neighborhoods in NPU-X.

#### ZONING ORDINANCE

Public hearings on the proposed Atlanta Zoning Ordinance were held by the Zoning Review Board on March 7, 9, 14, and 16. Some 30 to 40 persons appeared each night speaking either in support or opposition to the new ordinance. Repre-



representatives of several NPU's appeared either in full support or in support for adoption with some suggested revisions.

The Zoning Review Board met in "Workshop Sessions" on April 4, 18, and 25 to discuss issues and topics brought up in the course of the public hearings. The Board appointed a sub-committee to further investigate and formulate recommendations on each of the topics discussed. The sub-committee reported its recommendations on the issues discussed to date to the Board on July 25. The Board accepted the majority of the recommendations submitted. Upon acceptance of all of the sub-committee's recommendations by the ZRB the staff of the Bureau of Planning will revise the ordinance to present to the Development Committee of the Council. The next meeting of the ZRB to consider the revised draft is scheduled for September 26.

"The Citizens Guide to the New Zoning Ordinance," a publication prepared by the Department of Budget and Planning is still available through the Bureau of Planning. Contact Elaine Wiggins at 658-6306 for copies.

#### THE CITY OF ATLANTA'S HOUSING ASSISTANCE PLAN

As a part of the City's application for Community Development Block Grant money, a Housing Assistance Plan (HAP) must be prepared and submitted to the U.S. Department of Housing and Urban Development. The HAP presents the housing assistance needs of Atlanta's low-and moderate-income citizens and strategies proposed by the City to meet these needs. This HAP covers a three year period. During March and early April staff from both the Bureau of Planning and the Department of Community and Human Development (DCHD) presented the HAP in draft form to the NPU's at their regular monthly meetings. Citizens have been requested to review the draft HAP and submit comments and criticisms to the City either as individuals or an NPU statement.

The HAP is based upon data from the Bureau of Planning's PLAN FILE and a special 1975 Housing Census. Of the 184,519 housing units in Atlanta, approximately 41,000 are owned and/or occupied by low-and moderate-income families or individuals in need of housing assistance. The greatest need for assistance is either from those who live in units in need of repairs or those who pay over 25% of their income for rent and utilities, excluding telephone. Only about 4,200 housing units in the City are in such poor

condition that they should be boarded up or demolished.

The HAP proposes several forms of housing assistance. Both HUD and Atlanta Housing Authority Section 8 certificates, which provide rental assistance payments to both individual families and landlords, are the primary assistance provided in this HAP. The City proposes to continue the Home Repair Loan/Grant Program which has been operating for the past three years. In an effort to improve this particular program, the City is breaking its contract with the Housing Authority and will operate the program with its own staff. Also included in the HAP are new units to be built using Section 202, housing for the elderly and handicapped; Section 312, home repair loans for property owners in urban renewal and Neighborhood Development Program (NDP) areas and purchasers of Urban Homesteading houses; repair loans for apartment owners; assistance on mortgage interest payments for home buyers; and assistance to non-profit housing sponsors. The highly successful Urban Homesteading program is to receive some assistance also.

If you have questions about the HAP, please contact your NPU Chairman, NPU Planner, or Leo Frame of DCHD at 658-6797, or Sally Pickett of BP at 658-6426.

#### THE CITY COUNCIL WANTS TO KNOW WHAT YOU THINK...

- About the City's Comprehensive Planning Process
- About the role of Citizen Participation in City Government
- About the existing NPU Planning Process
- About ways to improve communication between citizens and your City Government

To find out what you think, the Development Committee of the Council will hold a series of hearings. Please attend and express yourself.

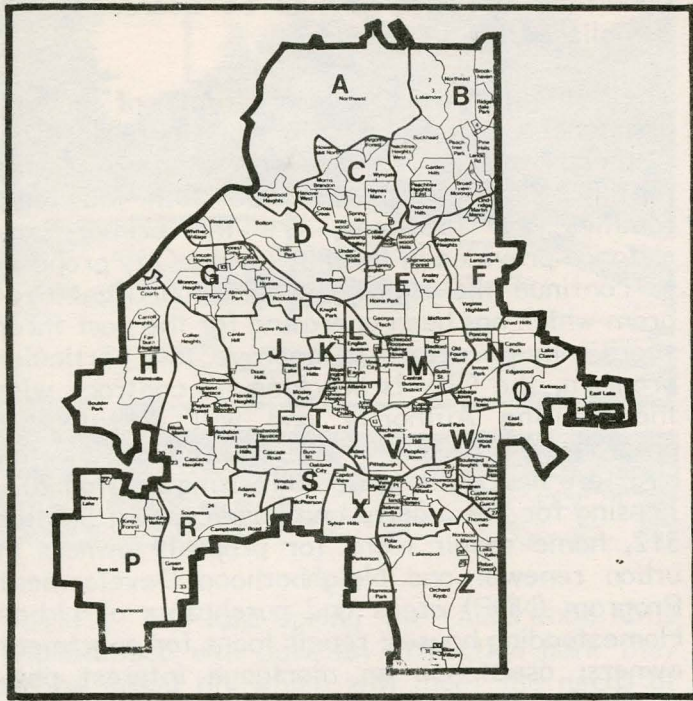
Tuesday, August 15, 1978 beginning at 6:30 p.m.

Wednesday, September 20, 1978 beginning at noon.

Wednesday, October 4, 1978 beginning at 6:30 p.m.

All hearings will be held in the Council Chamber at City Hall.





THE CITY OF ATLANTA' NEIGHBORHOOD PLANNING UNITS

## JOIN YOUR NPC

The City of Atlanta is divided into 24 Neighborhood Planning Units (NPU's). Each NPU has a Neighborhood Planning Committee (NPC) made up of representatives from the individual neighborhoods within the NPU. Most of these committees meet once a month. All of the Neighborhood Planning Committees work with the staff of the Bureau of Planning to develop plans for their area. Copies of present plans are available at 10 Pryor St., Suite 200. If you are interested in working with your Neighborhood Planning Committee, call the Bureau of Planning at 658-6306 for time and place of meetings.

For more information contact:

DEPARTMENT OF BUDGET AND PLANNING

658-6306

David Rivers, Commissioner  
Collier B. Gladin, Director, Bureau of Planning  
Elaine Wiggins, Editor  
Lynette Garner, Graphics  
William F. Kennedy, Photography  
Richard Gaskins, Clerical



## CITY OF ATLANTA

### DEPARTMENT OF BUDGET AND PLANNING

700 CITY HALL  
68 MITCHELL STREET, S.W.  
ATLANTA, GEORGIA 30303

BULK RATE  
U.S. POSTAGE  
**PAID**  
Atlanta, Ga.  
Permit No. 2133

MAYNARD JACKSON, MAYOR

Atlanta City Council  
Carl Ware, President

Debby McCarty, District 1  
John Sweet, District 2  
James Howard, District 3  
James Bond, District 4  
Morris Finley, District 5  
Mary Davis, District 6  
Buddy Fowlkes, District 7  
Richard Guthman, Jr., District 8  
Arthur Langford, Jr., District 9  
Ira L. Jackson, District 10  
Jim Maddox, District 11  
Dozier Smith, District 12  
Robb Pitts, Post 13  
Marvin S. Arrington, Post 14  
Panke M. Bradley, Post 15  
Barbara Miller Asher, Post 16  
Q.V. Williamson, Post 17  
Jack Summers, Post 18

TO