

**FROM
HOLLAND TOWN
TO THE**

**RENAISSANCE
ON
HENDERSON**



A Social and Developmental History of the Marietta Housing Authority



From Holland Town to the Renaissance on Henderson
A Social and Developmental History of the Marietta Housing Authority

FORT HILL HOMES

Submitted to
Marietta Housing Authority
95 Cole Street, NE
Marietta, GA 30061

Submitted by
Atlanta Preservation & Planning Services, LLC
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Atlanta, GA 30345

In partial fulfillment of the November 17, 2011 Memorandum of Agreement between
the U.S. Department of Housing and Urban Development,
Georgia State Historic Preservation Office,
Marietta Housing Authority

Written by
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Foreword

Satisfying federal and state grant requirements is not always a pleasant task. In the case of the Fort Hill project, however, execution of the obligations of the Marietta Housing Authority in the Memorandum of Agreement with the Georgia State Historic Preservation Office and the U.S. Department of Housing and Urban Development has been, and continues to be, an exceptionally pleasant undertaking.

The demolition of Marietta's oldest public housing project stirs distinctly ambivalent feelings. Looking back, one must appreciate what this development must have meant in 1941: a tremendous opportunity for African American Mariettans to move from what was almost surely slum housing into brand new, fully equipped, quality housing. As remarkable as the housing was, and as well maintained it has been for over seventy years, times and expectations change. Nowhere is this more true than in government assisted housing. The solidly built structures from the 1940s and 1950s became obsolete, with their typically small bedrooms and lack of air conditioning. Additionally, rightly or wrongly, there is a stigmatizing effect from living in the "projects." The families displaced from Fort Hill will inevitably find a much better housing environment, thanks to Housing Choice Vouchers, the modern and preferred way of providing rental assistance.

This document is intended to comply with the requirement of the MOA that MHA "will make arrangements for the research and writing of the Social and Developmental History of Public Housing in the City of Marietta, Georgia." It has been a very collaborative project, starting with George Green, who composed an earlier history of the Housing Authority long before there was an MOA requirement. I wove in some national historic background, and turned it over to Laura Drummond, Principal of Atlanta Preservation and Planning Services, LLC. Ms. Drummond put together a highly readable and fascinating history of the 75 years of MHA. The community is greatly indebted to her. In addition to thanks to Ms. Drummond for her outstanding work on this history, we are also grateful for the support and involvement of Dr. Tom Scott, Professor Emeritus of History at Kennesaw State University and Cobb County's foremost historian; Dr. Tamara Livingston, Associate Director, Museums, Archives & Rare Books and Director of Archives, Rare Books and Records Management at Kennesaw State University, and Heather Oswald, Archive Specialist in that Department. Dr. Livingston and her team are doing an outstanding job archiving the historic records of the Marietta Housing Authority.

*Raymond C. Buday, Jr.
Executive Director
Marietta Housing Authority
December 31, 2013*

Abbreviations

AHA	Acworth Housing Authority	KSU	Kennesaw State University
AIA	American Institute of Architects	LIHTC	Low Income Housing Tax Credit
ASCS	Agricultural Stabilization and Conservation Service	LSDC	Lemon Street Development Corporation
Atlanta HA	Atlanta Housing Authority	MHA	Marietta Housing Authority
Board, BOC	Board of Commissioners of the Marietta Housing Authority	MHAP	Marietta Homeownership Assistance Program
BOE	Board of Education	MHDC	Marietta Housing Development Corporation
CCT	Cobb County Transit	MIHOM	MHA Initiative for Homeownership Opportunities in Marietta
CIAP	Comprehensive Improvement Assistance Program	MOA	Memorandum of Agreement
CFR	Code of Federal Regulations	NHA	National Housing Agency
FEMA	Federal Emergency Management Agency	PHA	Public Housing Authority
FHA	Federal Housing Administration	PILOT	Payment In Lieu Of Taxes
FPHA	Federal Public Housing Authority	PMA	Primary Market Area
GIS	Geographic Information Systems	PWA	Public Works Administration
HAP	Housing Assistance Payment	RAB	Resident Advisory Board
HCV	Housing Choice Voucher	RAD	Rental Assistance Demonstration
HHCV	Homeownership Housing Choice Voucher Program	RFP	Request For Proposals
HUD	United States Department of Housing and Urban Development	RHF	Replacement Housing Fund
JSURP	Johnson Street Urban Renewal Project	SFR	Single Family Residence
KBD	Kennesaw Battle Development	SHPO	State Historic Preservation Office
KDHAP	Katrina Disaster Housing Assistance Program	SPSU	Southern Polytechnic State University
		STI	Southern Technical Institute
		SURP	Southwest Urban Renewal Project
		URP	Urban Renewal Project
		USHA	United States Housing Authority
		WPA	Works Progress Administration

Acknowledgements

“From Holland Town to the Renaissance on Henderson, a Social and Developmental History of the Marietta Housing Authority” is the result of collaborative work by a number of dedicated, knowledgeable, and enthusiastic individuals. The invaluable assistance of the following persons is gratefully acknowledged.

RAYMOND C. BUDAY, JR., Executive Director of Marietta Housing Authority, 2005-Present. Mr. Buday is the prime mover of the MHA-KSU Deed of Gift, and the force without whom all things related to this document would not have occurred which have come to pass. He was the visionary who perceived the opportunity of the collaboration between the two institutions. He is also the architect of this history. While the Section 106 Memorandum of Agreement compelled the production of the report, he conceived a much more comprehensive record. Much of the text of this social and developmental history is his writing, and his editing of the document was invaluable. Beyond that, Mr. Buday arranged access to MHA records and staff, responded completely and with authority to numerous queries, and generously hosted memorable working lunches.

GEORGE H. GREEN, Executive Director of Marietta Housing Authority, 1971-1987. Mr. Green was, in a very real sense, the originator of this document, as he was the first to compile a written history of the MHA (long before there

was an MOA), which has become the foundation of this document. His oral history interview, on file at the Kennesaw State University Archives, was an honest, informative, amusing, and indispensable source.

DR. TAMARA E. LIVINGSTON, Associate Director, Kennesaw State University Museums, Archives & Rare Books. Dr. Livingston is an essential figure in the MHA-KSU collaboration, sagaciously recognizing the importance of the MHA collection to the greater community. She was instrumental in bringing about the Deed of Gift without which the MHA historical materials might have been irretrievably lost.

HEATHER OSWALD, C.A., Archivist & Coordinator of Rare Books Outreach, Kennesaw State University Museums, Archives & Rare Books. Without Ms. Oswald this report would not have been written. She freely made available all the MHA historical materials that had only recently been transferred to the KSU archives for preservation and cataloging, including meeting minutes, scrapbooks, photographs, and maps. She sought out and produced other pertinent resources, answered many questions, arranged secure research space, and remained unfailingly cheerful in the face of endless requests.

JOE REECE, Director of Contract Management, Marietta Housing Authority. Mr. Reece played a crucial role as without him, this history would have been less accurate, less informative, and much shorter. He produced a wealth of data

in the form of archival books, records, blueprints, maps, photographs, videos, and the original metal plaques that marked each of the early MHA projects. He patiently answered all questions, supplied exact details, corrected many errors and misconceptions, and proofread the text. A native of Marietta, Joe recounted memories of his early days in the MHA, maintenance tales, and poignant client stories.

DINAH KING, Executive Administrative Assistant, Marietta Housing Authority. Ms. King furnished not only the MHA Board of Commissioners Meeting Minutes from 2003-2013, but also the space to peruse them. She searched for (and located!) the much-needed missing volume. Ms. King created, maintains, and made available the list of all members of the MHA Board of Commissioners since the 1938 beginning, as well as current photographs.

PETE WALDREP, Director of Development, Marietta Housing Authority, supplied pertinent information for the text, and proved to be an excellent proofreader. He provided the City's perspective on the Lyman Homes "Great Barricade" saga. Mr. Waldrep will become the next Executive Director of the MHA on April 7, 2014.

RENE SIMS, Housing Choice Voucher Program Manager, Marietta Housing Authority. Ms. Sims furnished a copy of the HCV Programs Family Handbook, and specific information about how the housing choice vouchers work. She reminisced about working at MHA and some of her personal encounters with housing residents.

JIMMY R. DAVIS, Procurement Coordinator, Marietta Housing Authority. Mr. Davis shared not-always-fond memories about life at Marietta Place, and contributed precise details about the various MHA housing projects.

PAULA KRESS, Senior Accountant, Marietta Housing Authority. Ms. Kress supplied details and a photograph of the 2008 "MHA STAFF WALKS OUT" wellness program of which she was (literally) the moving force.

PAT BENNETT, Director of Operations, Marietta Housing Authority, provided the minutia of the Authority's perspective on the Lyman Homes "Great Barricade" saga.

NOEL TAYLOR, Deputy Director of Development, Marietta Housing Authority supplied the essential photographic documentation and floor plans of Fort Hill Homes.

DOROTHY HUIEL, Assistant Director of Operations, Marietta Housing Authority, was lead designer of the report cover.

A SPECIAL "THANK YOU" TO REBECCA COLE READ, first office manager and secretary of the Marietta Housing Authority, and other **PERSONS UNKNOWN** who through the years acted as the unofficial clipping service of the Authority leaving behind a wonderful, in-the-moment register of the challenges and achievements of the MHA from its inception in 1938 until today.

Laura Drummond, January 2014

Executive Summary

Beginning in April of 2013, Atlanta Preservation & Planning Services, LLC conducted historical research of the Fort Hill Homes low-income housing complex in the City of Marietta, Cobb County, Georgia. The purpose of the project was to provide a comprehensive social and developmental history of public housing in the City of Marietta. Earlier in 2013, a permanent photographic record of the complex was made by Edwards-Pitman Environmental, Inc. for the Marietta Housing Authority (MHA), which had applied to the U.S. Department of Housing and Urban Development (HUD) under Section 18 of the U.S. Housing Act of 1937 for permission to demolish Fort Hill Homes.

Pursuant to 36 CFR Part 800.6, regulations implementing Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. § 407f), this project was carried out under the Memorandum of Agreement (MOA; see Appendix E) between the U.S. Department of Housing and Urban Development and the Georgia State Historic Preservation Office (GASHPO), through the Marietta Housing Authority. The Memorandum of Agreement stipulated that the Marietta Housing Authority prepare archival photographic recordation of the property and a comprehensive history of public housing in the City of Marietta to mitigate the adverse effect of the demolition of the thirteen-building Fort Hill Homes complex.

The United States Housing Act of 1937 created the United States Housing Authority (USHA) to provide loans or loan guarantees to local entities for the construction of “decent, safe, and sanitary” as well as affordable housing. The Marietta Housing Authority was organized in 1938, and in 1940 was granted funding from the USHA for 252 units in separate developments for white and black residents. Clay Homes (132 units for white occupants costing \$489,731.34) and Fort Hill Homes (120 units for black occupants costing \$411,268.66) opened in October, 1941. Clay Homes was demolished in 2006, and Fort Hill Homes was demolished in March-April 2013.

The Fort Hill Homes complex was determined eligible for listing in the National Register of Historic Places by the State Historic Preservation Office under Criterion A for the role it played locally in meeting a national housing crisis as part of the federal housing programs. It was also eligible under Criterion C for architecture as an example of public housing constructed during the evolution of public housing (1937–1949), which emphasized planned communities.

The MHA celebrated its 75th anniversary on May 9, 2013. During its existence, MHA has constructed 14 public housing complexes, overseen the development of 58 single family residences, managed 1000 housing units for the U.S. government, and instituted three urban renewal projects—and those are just the projects within the City of Marietta (see table of projects on page 3).

It continues to pursue its objective “to provide quality housing opportunities to clients, while fostering their economic independence, through responsible stewardship of public and private funds.”¹ It accomplishes that objective by a variety of programs, including: housing choice vouchers, tax-credit housing, public housing, bond-financed senior housing, homeowner assistance, bond-financed apartments, disaster housing assistance, shelter-plus care, family self-sufficiency, home purchase assistance, redevelopment of blighted areas, and mentoring.²

In 2012, the MHA was providing housing assistance to about 2,800 families in Cobb County; administered about 2,300 housing vouchers; and had partnerships in five senior properties.³ MHA’s homeowner-assistance program has resulted in 122 homebuyer transactions. The MHA has 46 employees and an annual operating budget of about \$25 million.⁴

¹ Marietta Housing Authority website, ©2005-2013 Marietta Housing Authority, <http://www.mariettahousingauthority.org/>.

² Bill Kinney, “The Marietta Housing Authority is Moving in the Right Direction,” *Marietta Daily Journal*, November 20, 2011. http://mdjonline.com/view/full_story/16497066/article-Bill-Kinney--The-Marietta-Housing-Authority-is-moving-in-the-right-direction.

³ Jon Gillooly, “Tumlin Expands MHA Board to 6 Members,” *Marietta Daily Journal*, May 10, 2012. http://www.mdjonline.com/view/full_story/18525007/article-Tumlin-expands-MHA-board-to-6-members.

⁴ Rachel Gray, “Marietta Housing Authority Director Retiring,” *Marietta Daily Journal*, January 8, 2014. http://www.mdjonline.com/view/full_story/24354041/article-Marietta-Housing-Authority-director-retiring?instance=home_top_bullets.

I. Introduction and Methodology

Introduction

Between April and December, 2013, Laura Drummond, Principal of Atlanta Preservation & Planning Services, LLC, conducted research and documentation of Fort Hill Homes and the other public housing complexes in the City of Marietta, Georgia. The project was the result of the pending demolition of Fort Hill Homes. Constructed in 1940-41, Fort Hill was considered eligible for listing in the National Register of Historic Places. It was the last of the public housing projects built by the Marietta Housing Authority for sole occupancy by African Americans. The demolition, which would have an adverse effect on the property, would be undertaken with federal funds. Therefore, Section 106 of the National Historic Preservation Act (16 U.S.C. § 407f) (Section 106) and its implementing regulation, 36 CFR Part 800, would apply. Consequently, The United States Department of Housing and Urban Development and the Georgia State Historic Preservation Office entered into a Memorandum of Agreement pursuant to 36 CFR Part 800.6 in order to mitigate the adverse effect of the demolition.

The Memorandum of Agreement stipulated that HUD, through the Marietta Housing Authority, would provide an archival photograph recordation of Fort Hill Homes prior to demolition. This was accomplished in January 2013 by Edwards-Pitman Environmental, Inc. The MOA additionally stipulated that the social and

developmental history of public housing in the City of Marietta be written.

Methodology

The primary resources for this history were the archival material of the MHA. Prior to the start of this project, many of the historical files, meeting minutes, photographs, and records of the MHA had been transferred to the Archives at Kennesaw State University under a deed of gift signed on November 15, 2012. Of special importance was the complete set of meeting minutes of the MHA Board of Commissioners from the first, organizational meeting on June 30, 1938, through August 7, 2013, which formed the foundation of this history. Also, scrapbooks compiled by persons unknown working at MHA through the years documented the MHA with numerous photographs and newspaper clippings.

Additional archival materials were at the MHA Central Office awaiting transfer to KSU for preservation and cataloguing. Especially helpful were maps and blueprints, as well as written assessments and surveys of the various housing projects. MHA employees were frequently consulted, both in person and via telephone and email. As an offshoot to this project, a series of oral history interviews with the staff is planned, in collaboration with the KSU Archives.

The KSU Library and Archives contained a wealth of information on the history of Cobb County and the City of

Marietta, as well as recorded oral history interviews with MHA employees and residents of public housing in Marietta. Libraries at Georgia State University, the Kenan Research Center, and Cobb County were also consulted.

Online resources were extensively yet judiciously employed. Historic and modern photographs and maps, aerial and bird's-eye views, histories, reports, newspaper articles, journals, directories, fact sheets, encyclopedias, online books, position papers, newsletters, databases, and videos were examined. Federal and local government websites, especially those of HUD, MHA, Georgia Department of Community Affairs, and the City of Marietta, were significant resources.

Historic and modern aerial photographs of the City of Marietta were input to geographic information systems software (ArcGIS™ 10.1). The boundaries of each housing complex and urban renewal project were then mapped on top of the photographs, showing not only their placement, but their chronological development and in some instances, subsequent demolition.

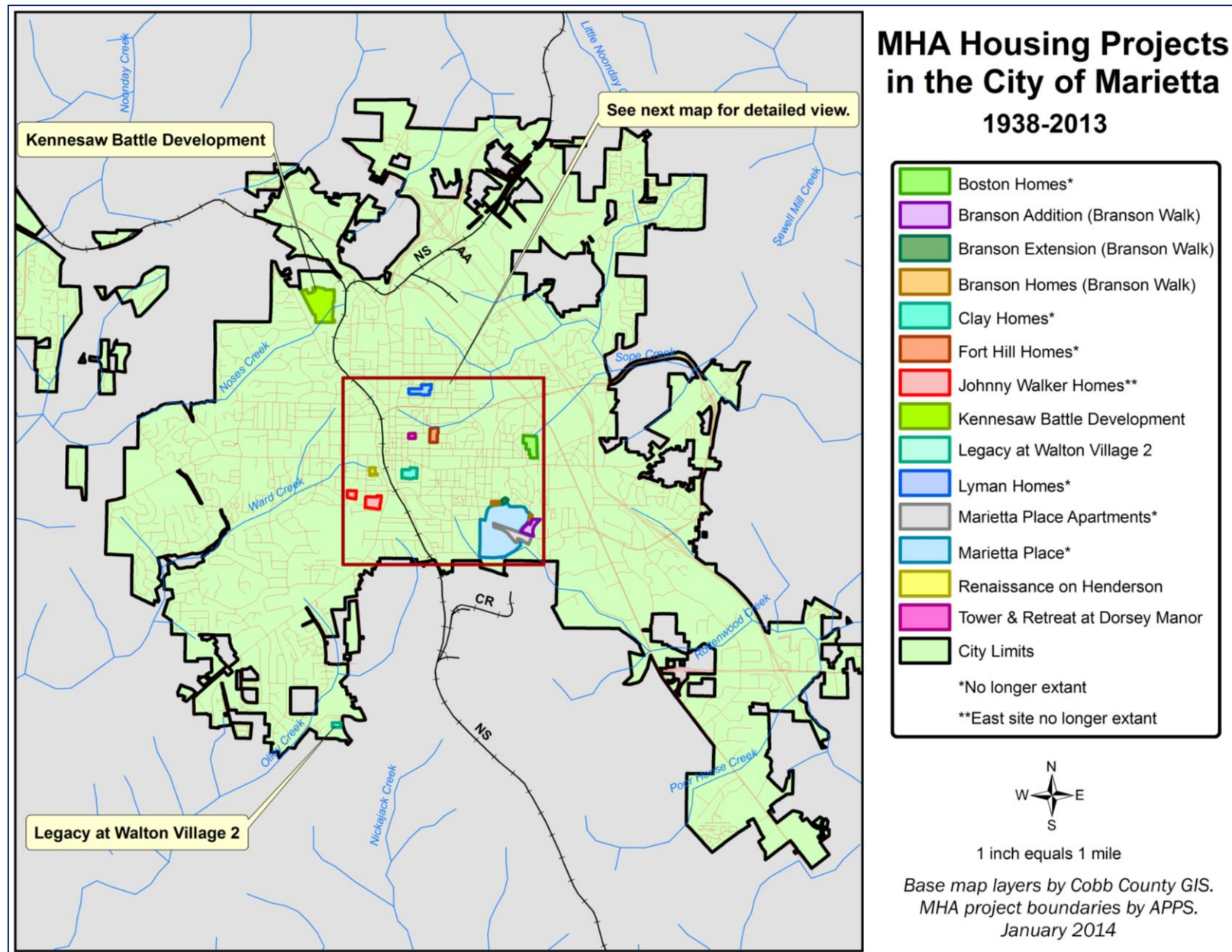
Photographs of Fort Hill Homes were taken for this history in July 2012. In late 2013, photographs were taken of the remaining housing complexes, as well as the sites of the now-demolished historic public housing projects.

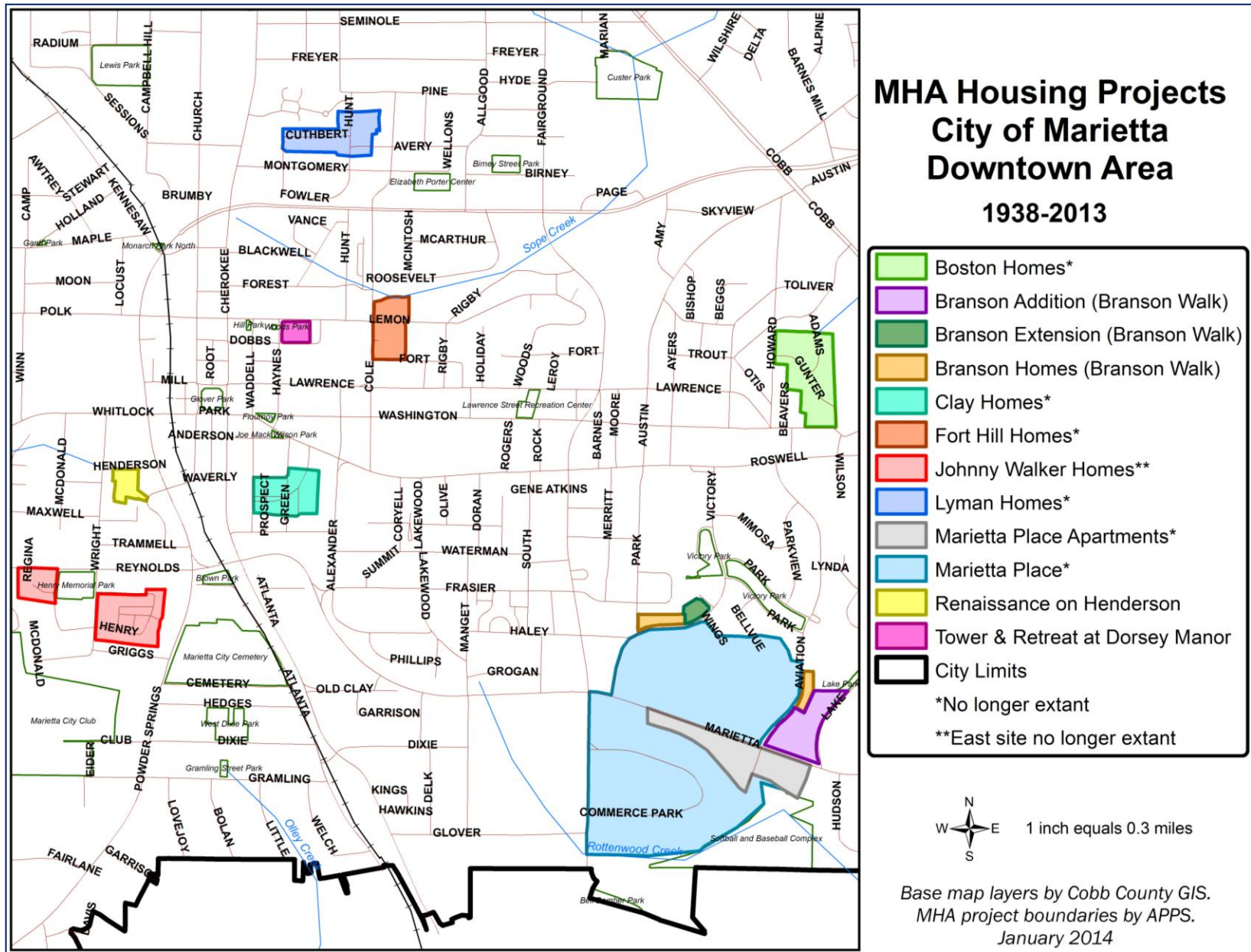
Written and digital copies of the final documents will be provided to the Georgia State Historic Preservation Office, the Marietta Housing Authority, the Atlanta Regional

Commission, Cobb County Library, and Kennesaw State University.

II. Marietta Housing Authority Projects

MHA Projects Within the City of Marietta						
Name	Date Opened	Occupants	Location (Section of town, then streets listed north-east-south-west)	Project Number	Size	Status
Clay Homes	10/17/1941	White	Holland Town: Wayland-Green-Waterman-Waddell	Ga. 10-1R	132 units	Demolished 2005
Fort Hill Homes	10/17/1941	Black	Liberia: Lemon-Roberson-Fort-Cole	Ga. 10-2	120 units	Demolished 2013
Marietta Place	1943	Bell Bomber plant employees	East of Fairground & south of Clay (now South Marietta Parkway)	Ga. 9083	500 units	Demolished 1977-78
Marietta Place Addition	1944	Bell Bomber plant employees	East of Fairground & north of Clay (now South Marietta Parkway)	Ga. 9172	500 units	Demolished in phases, 1962-69
Lyman Homes	1951	Black	Baptist Town & Joyland Park: Cuthbert-Avery & Montgomery-Harold (in JSURP)	Ga. 10-3	125 units	Demolished 2007
Boston Homes	04/09/1953	White	Murdock Heights: Richard-Adams & Gunter-Washington-Howard	Ga. 10-4	125 units	Demolished 2010
Southwest Urban Renewal Project (SURP)	1957	--	Louisville: Polk-L&N RailRoad-West Goss-Wright	Ga. R-16	63 acres	Closed out 1976
Branson Homes	05/10/1961	Seniors	Victory Drive, Aviation Road	Ga. 10-5	25 units	Extant, now Branson Walk
Johnny Walker Homes	07/14/1963	Black	Henry Drive-Wright Street (in SURP)	Ga. 10-6	125 units	Demolished 2003
Senior Housing at Johnny Walker Homes	07/14/1963	Black seniors	Henry Drive-Thurmond Court (in SURP)	Ga. 10-6	25 units	Extant
Kennesaw Battle Development	ca. 1964	Black	Marble Mill Road-Tower Road-Kennesaw Road	--	58 SFRs	Extant
Branson Homes Addition	01/1965	Seniors	Lake Drive-Aviation Road-Clay (So. Marietta Pkwy)	Ga. 10-7	50 units	Extant, now Branson Walk
Johnson Street Urban Renewal Project (JSURP)	1965	--	Baptist Town & Banana Hollow: Montgomery & Pine-McIntosh-Page & Blackwell-Cherokee	Ga. R-69	54.8 acres	Closed out 1977
Marietta Place Apartments	ca. 1967	Not segregated	Clay (now South Marietta Parkway)-7th Street	Ga. 10-9	86 units	Demolished 1993
Downtown Urban Renewal Project (Government Complex)	1967	--	Dobbs-Haynes & Waddell-Washington-Cherokee & East Park Square	Ga. R-106	9 acres	Closed out 1977
Annie Coryell Dorsey Manor / The Tower at Dorsey Manor	12/09/1972	Seniors	212 Lemon Street	Ga. 10-8	102 units / 81 units	Renovated 2011
Henderson Arms Apartments / The Renaissance on Henderson	01/19/1982	Seniors & Disabled	55 Henderson Street	--	150 units	Renovated 2013
The Retreat at Dorsey Manor	12/01/2009	Seniors	118 Haynes Street	--	72 units	Extant
Branson Homes Extension	05/11/2013	Seniors	300 Victory Drive	--	14 units	Extant, now Branson Walk
Legacy at Walton Village 2	2011	Seniors	1400 Roberta Drive	--	78 units	Extant
MHA Projects Within the City of Acworth						
Legacy at Walton Village Overlook	2012	Seniors	4645 Spring Street	--	108 units	Extant
School Street (to be renamed)	TBD	Seniors	School Street	--	100 units	Financing being negotiated





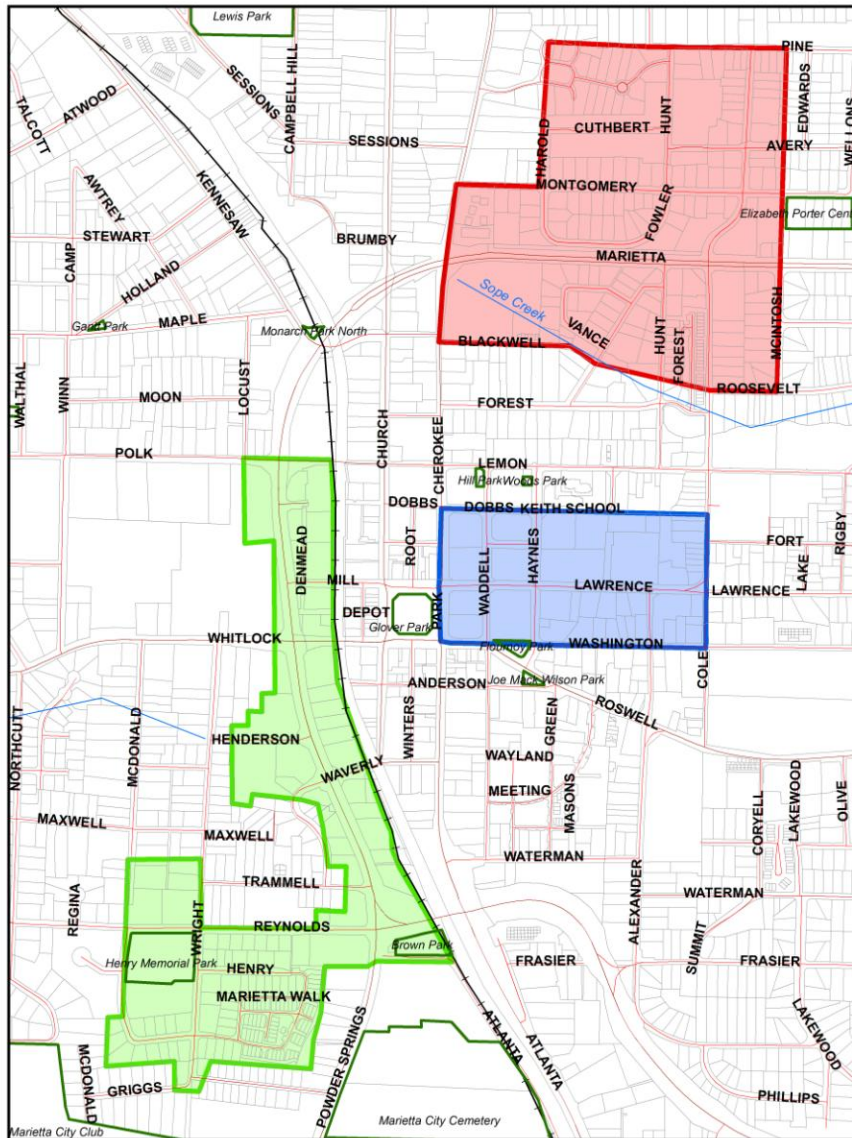
Marietta Housing Authority Urban Renewal Projects 1957-1977

- Government Complex (1967-1977)
- Johnson Street (1965-1977)
- Southwest (1957-1976)



1 inch equals 0.2 miles

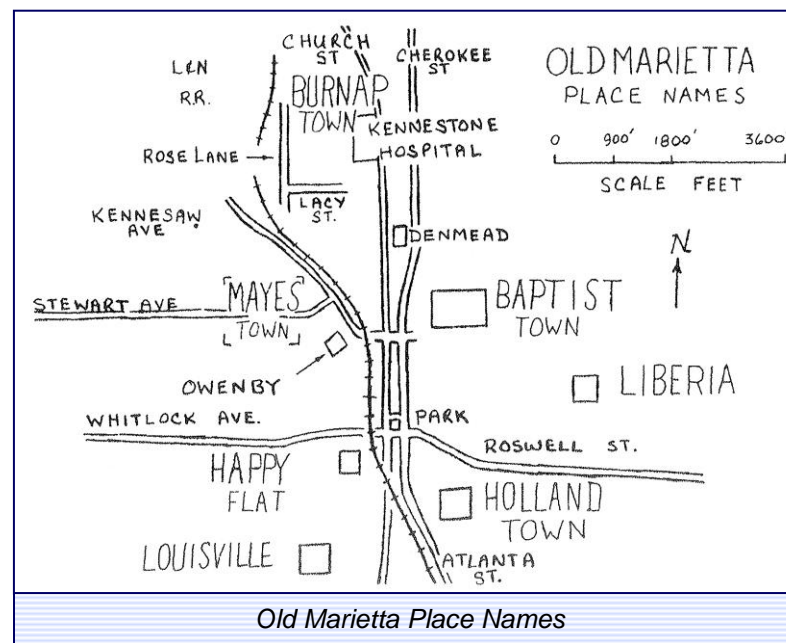
Base map layers by Cobb County GIS.
MHA URP boundaries by APPS.
December 20, 2013



III. Social and Developmental History—Origins

Holland Town, a neighborhood in Marietta near the Square, bordered by Roswell Street on the north and Atlanta Street on the west, must have been a Dickensian¹ sort of place in the 1930s, Marietta's version of big city tenements and rural deep South shotgun shacks. It featured the array of housing deficiencies that came to be listed in the U.S. Census Bureau's criteria of slums: no indoor plumbing, unsafe heating systems, cramped size. Social scientists documented that such housing conditions brought violent crime, gambling, prostitution, alcohol abuse, and other societal ills. Holland Town lived up to this perception.

Holland Town mirrored conditions in many communities throughout the country, conditions that certainly predated the Great Depression, but became magnified during that period as more and more families found themselves descending the housing quality ladder. Housing became one of a number of aspects of the human condition in Depression-era America that got the attention of the Congress and those committed to governmental solutions, summarized as the New Deal. Beginning in the 1930s and expanding after World War II, federal agencies were overseeing the financing and construction of a sizable segment of American housing. In the process a weakened construction industry and unstable financial institutions were supported, the concept of the



nuclear family promoted, and an orderly and segregated pattern of development perpetrated.²

The first policy reaction to the problem of slum housing was very direct: clear it out. Slum clearance was the opening objective, perhaps one that was more politically palatable. From the very beginning of contemporary American housing policy, the debate of free market versus governmental support with tax-payer funded resources has been at the center of the discussions on solving this problem. Thus, reports of the policy debates then, as now, typically stressed the ill effects of slum housing on the community at large, rather than focused on the human beings who lived in

squalor. The phrase, “slum clearance”, was well-received as a policy determinant.

Once the policy thinkers achieved some measure of consensus on slum removal, then it was not long before the policy makers asked the question: *what is to be done with property once the government (state and local, with federal funding) has acquired the slum properties?* The answer was a program that arguably represented a major change in the role of government: government-owned and government-operated permanent housing.

Public Housing – Origins

In the early part of the last century, there was an emerging movement to improve living conditions of the poor, primarily in urban areas. The Depression brought much greater emphasis to the problem. Among the many programs included in the National Industrial Recovery Act, commonly known as the New Deal, was the creation of the Public Works Administration, whose purpose was to effect slum clearance and provide low-rent housing in the cities. That agency’s Housing Division funded the demolition of more than 10,000 substandard housing units, and the construction of 59 public housing projects containing approximately 22,000 dwelling units.³ The first such project was Techwood Homes in Atlanta, started in October 1934, and completed in August 1936.

Public housing as we know it today started with the United States Housing Act⁴ of 1937, signed by President Franklin D. Roosevelt on September 1, 1937. The core feature of the “low rent public housing” program was the creation of new, “decent, safe, and sanitary,” modest, affordable housing to be financed with federal funds but owned by local public bodies. The United States Housing Authority (USHA)⁵ was established to create guidelines and provide loans or loan guarantees on behalf of these local public entities to pay for the construction of this public housing. When a new housing project was approved, a local authority had to raise 10% of the cost, while the federal government supplied the rest with a low-interest, 60-year loan.

To achieve this model of federal finance and local control, these local entities had to be created; not by the federal government, but by the state and local governments. A model “Housing Authorities Law” was created and presented to every state legislature for adoption. Remarkably, virtually every State did just that, such that today, the Housing Authorities Laws of the states remain very similar to each other.

Under these laws, and simply by the terms of their enactment, each state “created” a local housing authority in every county and municipality. Those creations were, however, inchoate, requiring very specific additional actions on the part of the local governmental bodies. First and foremost, the cities and counties had to make requisite

“findings” of slum conditions and significant shortages of private, decent, safe, and sanitary housing in each specific community. Upon making such findings, the city or county could then legally activate a housing authority that had already been created by the state’s enactment.

The near-universal governing structure of a local city housing authority was a five-person Board of Commissioners, appointed by the Mayor. In some cities, those appointments required the advice and consent of the municipal legislative body; in most, however, city council approval was not required. The Board of Commissioners was responsible for deciding where to situate the public housing units and who would be allowed to reside in them.

Marietta Housing Authority – The Early Years

The official minutes of the Mayor and Council of the City of Marietta show that the Housing Authority of the City of Marietta⁶ came into being on May 9, 1938. That is not to say, however, that MHA actually commenced operations that year. In any event, a Cooperative Agreement was also entered into between the City of Marietta and the Marietta Housing Authority effective that the same date. That agreement, required by federal law, stipulated conditions and agreements regarding city services to the Housing Authority, the elimination of slums, and the development and construction of new housing units within the City of Marietta.

On May 9, 1938, Mayor Thomas M. Brumby, Jr. sent a letter to the Georgia Housing Authority and the USHA asking for \$1.5 million for slum clearance, and requesting aid from the Works Progress Administration (WPA)⁷ for a real property survey to be conducted to establish definitively that sub-standard tenant houses were prevalent in Marietta.

Under the provisions of Georgia Laws 1937, p. 210, et seq. (now O.C.G.A. § 8-3-50), the Mayor, apparently in May 1938, appointed the first board of five commissioners in staggered order; i.e., one was appointed for five years, one for four years, one for three years, one for two years, and one for one year. Until 2013, subsequent appointments have been for a period of five years.⁸ The first Board of the Marietta Housing Authority, appointed by the mayor, consisted of:

T. C. Branson, Jr.
Leon McKenzie “Rip” Blair
James Bolan Glover, III
W. L. Vance, Sr.
William Tate.

These gentlemen gathered for the inaugural meeting of the Marietta Housing Authority held in Mayor Brumby’s office at the Brumby Chair Company at 2:00 p.m., June 30, 1938. Mr. Branson was unanimously elected Chairman, and Mr. Tate was elected Secretary.⁹ MHA was under way.¹⁰

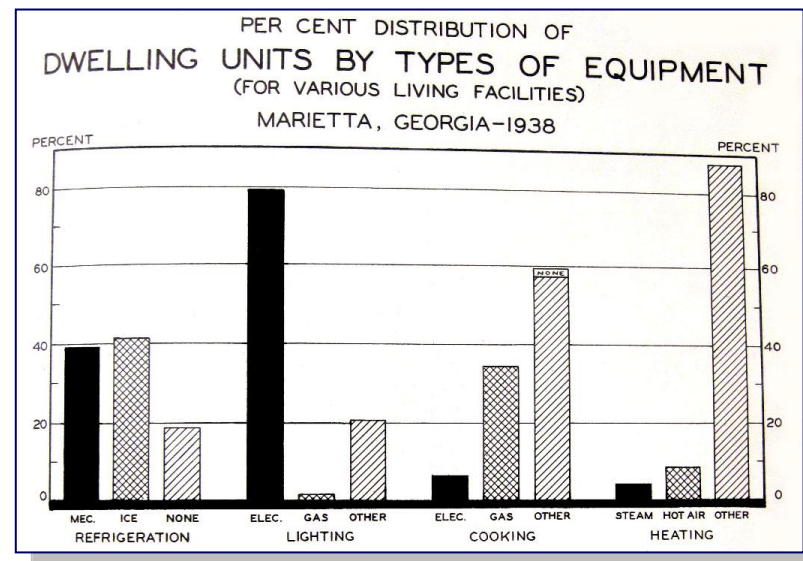
Shortly after the inaugural meeting, the Board convened again, this time to pick an architectural firm, a logical outreach for professional help. At this July 12, 1938

meeting at the law office of L. M. “Rip” Blair, Cooper, Cooper & Associates, Barili & Humphreys, and W. Montgomery Anderson were selected as architects for the Authority. In this short time, the Board had already undergone a personnel change; B. F. Boatner was appointed to replace Glover, who had resigned. Another change was necessitated by the sudden death of Mayor Brumby on August 20, 1938. L. M. Blair took office as mayor on September 7th, leaving the Board with four members. At the December 2nd meeting, Max C. Pittard was appointed to fill the vacancy left by Rip Blair.

The Marietta *Real Property Survey* was begun on October 15, 1938, under the direction of Dr. J. Edward Hedges, a professor of economics at Emory University. All field work was completed by January 28, 1939.¹¹ The final report was released on April 28, 1939, and submitted to the Federal Housing Authority. The *Cobb County Times* noted that “Marietta was the first city in the entire United States to forward a completed real property survey to the national housing authority.”¹²

The survey found that Marietta had a population of 8,276, of which about 70% were white and 30% were black. There were 1,918 housing structures, yielding a total of 2,358 dwelling units, 65% of which were in single family detached structures. The survey noted that of white residents, more than 80% owned their own homes, while less than 20% of black residents were homeowners.

More than half of the dwelling units had inadequate or non-existent plumbing facilities. Adequate plumbing facilities were defined as one toilet and one bathing facility per dwelling unit. Twenty percent had no toilet or running water at all. The chart below shows the percentage of dwelling units with modern utilities, of which electric lighting is the only standout, although ice boxes only slightly outnumbered mechanical refrigerators.



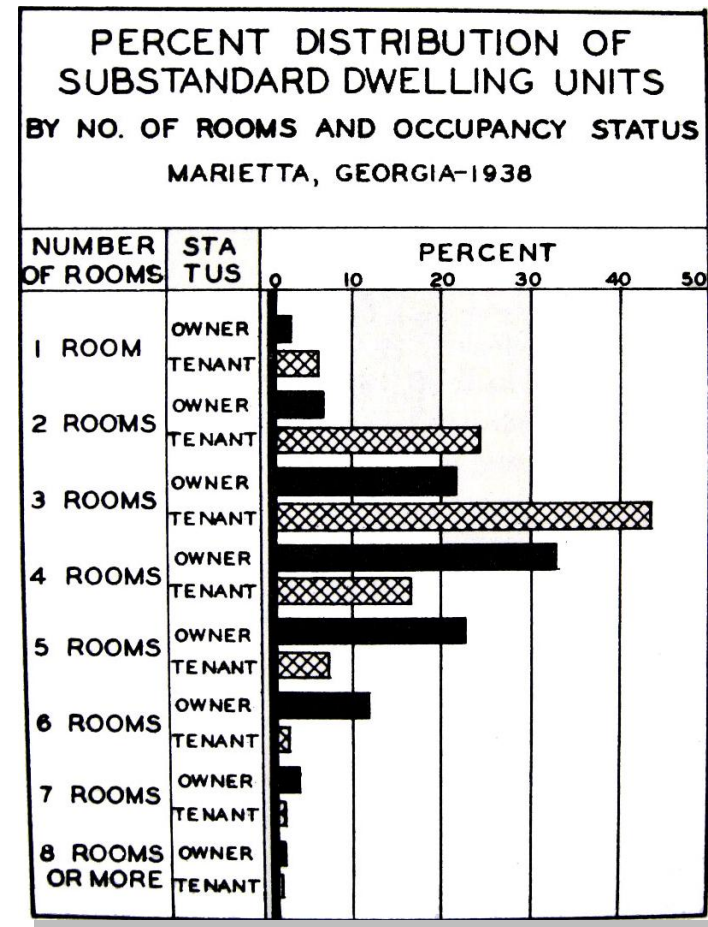
Tenant-occupied dwellings were more crowded than owner-occupied dwellings, especially in the smaller (2-3 room) units. Overwhelmingly, properties occupied by tenants were in need of major repairs, while those properties owned by the residents were better cared for.

There were more children in tenant dwellings than in single family units, and more children living in structures that needed major repairs. The report stated that, "...children are a definite handicap to an owner seeking to keep his home in good physical repair, and to a tenant seeking to provide adequate living quarters for his family. The inescapable conclusion is that the presence of a large number of children is frequently associated with substandard living conditions."¹³

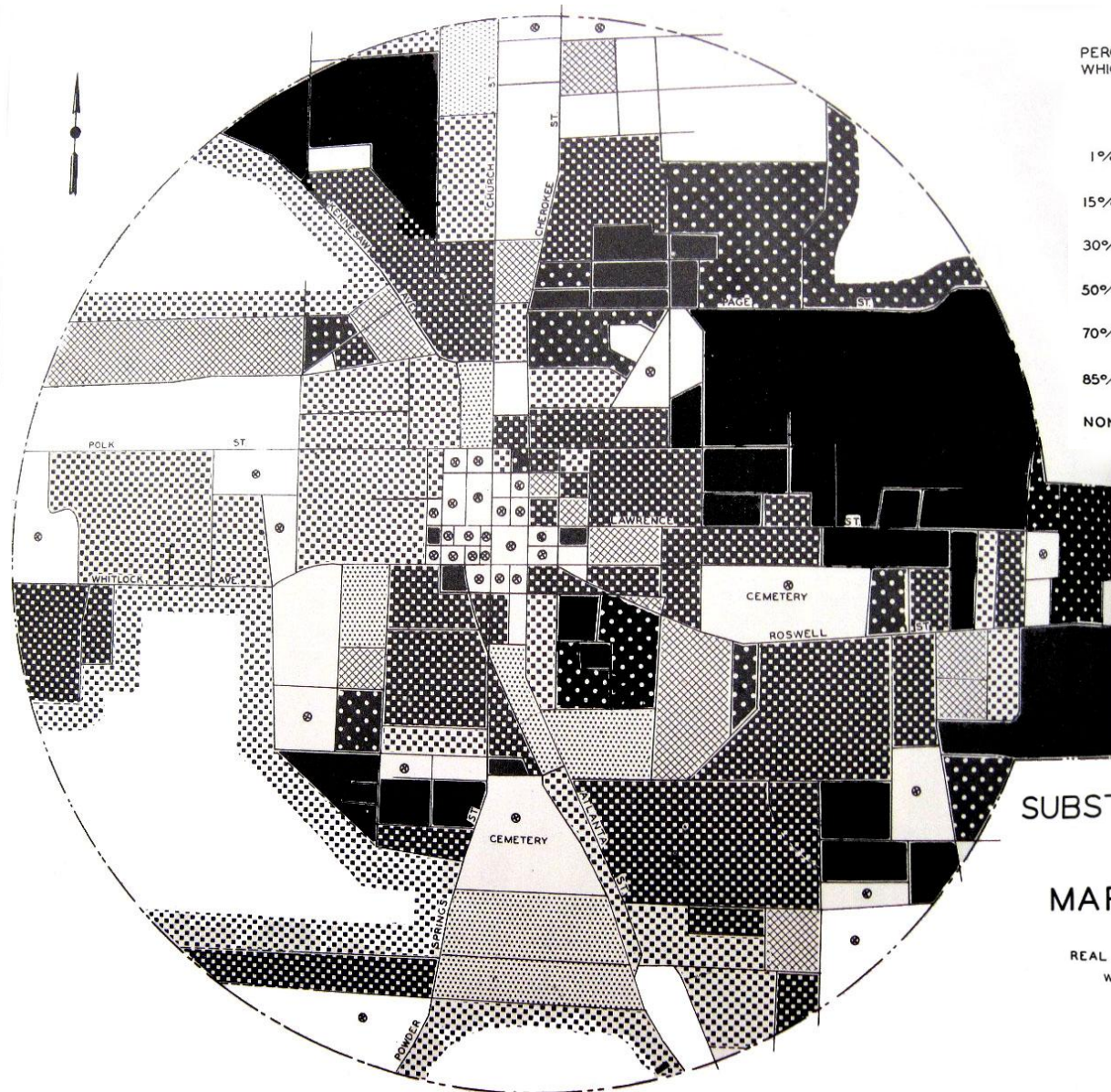
The report concluded that slightly more than 50% of the housing in the city of Marietta was substandard, either through over-crowding or physical condition. Whites occupied about 46% of the substandard units, while blacks occupied about 54% of the substandard units. "It is apparent that inadequacy is more pronounced among tenants than among owners and among Negroes than among whites. Only a negligible proportion of the units occupied by whites, and none of those occupied by Negroes, are free from physical inadequacy."¹⁴ The map on the following page shows the distribution of the substandard housing throughout the city.

Upon completion of the survey, things began to move quickly for the Authority. At the June 9, 1939 meeting, George D. Anderson was appointed as the Authority's attorney, and C. D. Brown was employed as engineer. At that same meeting, the MHA adopted its bylaws and its official title of the "Marietta Housing Authority." On July 7, 1939, Max Pittard was elected vice-chair of the Board of Commissioners.

With a good team assembled, sites for development were discussed during the meeting of August 25, 1939, and



the first two areas to initiate clearance were tentatively approved. Site number one, or the "white site," was known



PERCENT OF DWELLING UNITS
WHICH ARE SUBSTANDARD.

SYMBOL

0	14 %
1 %	29 %
15 %	49 %
30 %	69 %
50 %	84 %
70 %	100 %
85 %	
NON-RESIDENTIAL	

SUBSTANDARD DWELLING UNITS MAP MARIETTA GEORGIA

REAL PROPERTY INVENTORY NOVEMBER 1938
W.P.A. OFFICIAL PROJECT NO. 665-34-3-41.

500 0 500 1000 1500
SCALE IN FEET

SPONSORED BY
STATE PLANNING BOARD

as Green Street in the area of town called “Holland Town.” Site number two, or the “Negro site,” known as “Liberia” was on Lemon Street near the African American schools.

On October 10, 1939, Paul A. Gregory was appointed by the board as the first Executive Director at a monthly salary of \$250.00 per month. Rebecca Cole [Mrs. Stanton] Read was appointed office manager and secretary at a monthly salary of \$100.00.¹⁵

On February 6, 1940, Marietta received (with surprising speed) federal approval of \$768,000 for construction of 228 units of public housing: Project Ga. 10-1 for whites was to be 108 units, and Ga. 10-2 for blacks was to be 120 units. Twenty-four units were added to the white project, making a total of 132 units, and it was re-designated as Ga. 10-1R (Georgia 10-1 Revised). In March 1940, the Marietta Housing Authority named Ga. 10-1R “Clay Homes” in honor of U.S. Senator Alexander Stephens Clay¹⁶. Project Ga. 10-2 was initially named “Kennesaw Homes” for Kennesaw Mountain. Later this name was changed to Fort Hill Homes due to its location at the foot of Fort Hill. (See page 101 for the complete story of the naming of Fort Hill Homes.)

Persuading the Public

There was some resistance to the idea of public housing. In addition to members of the community, the

Housing the Housing Authority

In the early years, meetings of the Marietta Housing Authority were held in various locations, including L. M. Blair’s law office, a local bank, and City Hall. At the November 3, 1939 meeting, held at City Hall, the office manager, Rebecca Read, submitted a list of supplies and furnishings she had purchased for the new MHA office in the Blair Building: a green steel filing cabinet, folders, ring binders, inter-office desk trays, staples and a stapling machine, punching machine, four waste baskets, one Royal typewriter, and three green cuspidors at \$1.00 each. The first meeting held in the Blair Building office was on December 2, 1939. Meetings continued to be held there until November 7, 1941, when the Authority moved into its Administration Building in Clay Homes at 204 Wayland Street. Pictured below are his and hers essential office supplies: a ca. 1940 green ceramic cuspidor, and a 1939 Royal typewriter.

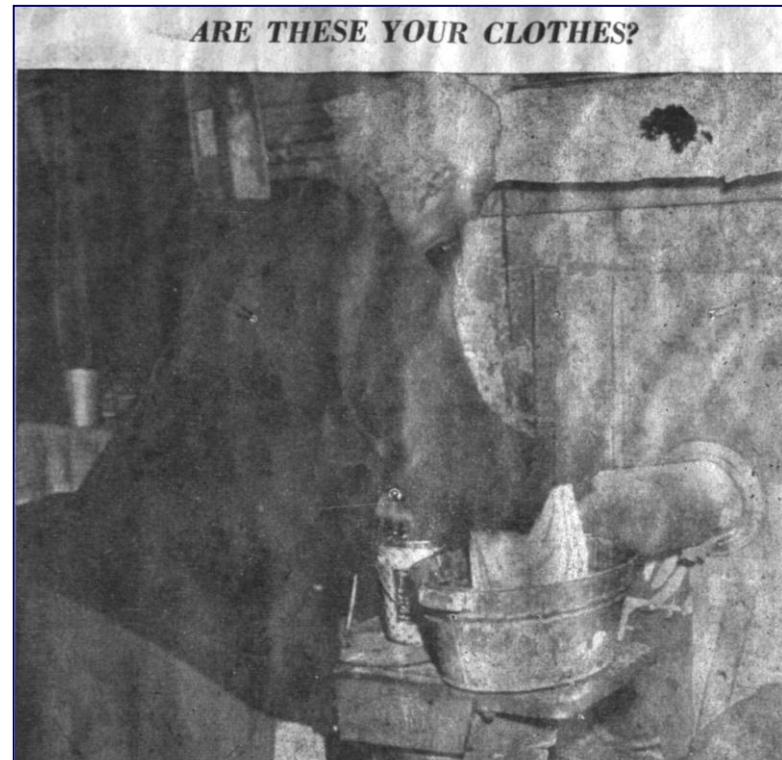


Authority discovered that the entire City Council (except Mayor Blair), the Board of Lights, and the Board of Water Works were opposed to building the projects. The MHA commissioners then pursued a public relations campaign, enlisting the assistance of the *Cobb County Times*, published by Otis A. Brumby, Sr. A series of weekly articles by reporter Warren Duffee and a staff photographer was initiated. An early salvo declared that the Marietta project would not be like Techwood Homes in Atlanta, which was a public works program, but rather would be a **low-cost, scientific housing program**. There were to be no apartments, but only one- and two-family units. The federal government would provide a loan to cover 90% of the cost of the project, with the remaining amount to be underwritten by bond holders. In 60 years, the property titles would revert to the city.¹⁷

In 1940, the *Times* began a series of articles about the existing substandard housing within the city. Holland Town was described as a “jumbled series of alleys, roads, by-paths and trails.... All of its littered streets are called ‘Green Street’.... The houses consist of dilapidated shacks, renting for \$1-2 per week.” Later that month, the paper printed photographs showing appalling living conditions, and questioned how the African American ladies who took in washing for their white employers could possibly get clothes clean in those environments.¹⁸

The paper quoted Mayor L. M. Blair as saying, “This question of poor housing is the city’s biggest problem today,”

and landlords were taken to task for doing nothing to repair or maintain their properties while making large profits from



*“There’s no running water in this humble, dilapidated home in the city’s Negro sector. The only hydrant is outside in the yard, directly adjoining an old-fashioned outhouse toilet, which, incidentally, leaks badly. The toilet, like scores of others in tenant homes in the city, is unscreened and filthy and smelly. But the occupants can’t help it. They must draw water from the nearby hydrant and use it for drinking purposes or washing the “white folks” clothes, as this old woman is doing, because there’s no other place to get it. The *Times* and the city government contend that such living conditions are a disgrace to a progressive city and a menace to public health.”*

the rents (see “Records of Profit” chart below) .¹⁹

Executive Director Paul Gregory was instructed by the Authority Board on April 5 to contact the *Cobb County Times* and thank them for their fine cooperation in their weekly articles on slum clearance. On August 29, 1940, the Georgia Press Association awarded to the newspaper the William G. Sutlive Trophy for “outstanding community service” for the series.

RECORDS OF PROFIT FROM POOR HOUSES										
No. Rooms	No. Persons	Location of Toilet	Bath Room	Water In House	Stop & Waste Cook	Condition House	Weekly Rent	Assessed Value	City Taxes	Annual Income
4	4*	Outside	No	No	Yes	Fair	\$2.50	\$500.00	\$5.75	\$130.00
4	8*	Inside	No	Yes	Yes	Fair	2.50	500.00	5.75	130.00
3	4*	Outside	No	No	Yes	Bad	1.50	300.00	3.45	78.00
3	3*	Outside	No	No	Leaks	Bad	1.50	300.00	3.45	78.00
3	3*	Outside	No	No	Yes	Bad	1.50	300.00	3.45	78.00
2	3*	Outside	No	No	z—	Good	2.50	300.00	3.45	130.00
3	6	Outside	No	Yes	Yes	Bad	1.75	400.00	4.60	91.00
3	3	On porch	No	No	Yes	Bad	1.35	500.00	5.75	72.00
5	2	Inside	No	Yes	No	Fair	1.85	700.00	8.05	96.20
3	4*	Outside	No	No	Leaks	Bad	1.75	250.00	2.88	91.00
4	6*	Outside	No	No	Yes	Fair	2.25	250.00	2.88	117.00
3	2*	Outside	No	No	No	Bad	1.75	250.00	2.88	91.00
3	4*	Inside	No	Yes	Yes	Fair	1.75	250.00	2.88	91.00
3	5*	Outside	No	No	Yes	Bad	1.75	250.00	2.88	91.00
3	2*	Outside	No	No	Yes	Fair	1.50	325.00	3.74	78.00
3	3*	Outside	No	No	Yes	Good	x—	150.00	1.77	—
2	2*	Outside	No	No	No	Bad	1.00	150.00	1.77	52.00
3½	7	Outside	No	Yes	No	Good	1.60	300.00	3.45	83.20

*Occupied by Negroes. zDoes not work. xOccupied by owner.

In the cold figures of the above table can be seen the “why” behind the numbers of filthy, broken houses that a considerable portion of Marietta’s populace must use as homes. These figures were compiled from a survey conducted by Councilman John W. Lewis in the city’s fourth ward and from city tax records. They tell a vivid story of the enormous profits to be made from substandard property.

“In the cold figures of the above tables can be see the ‘why’ behind the numbers of filthy, broken houses that a considerable portion of Marietta’s populace must use as homes. These figures were compiled from a survey conducted by Councilman John W. Lewis in the city’s fourth ward and from city tax records. They tell a vivid story of the enormous profits to be made from substandard property.”

On April 8, 1940, the City Council, during a lengthy meeting, heard from outraged landlords who complained of

persecution, in no small part due to the relentless reporting of the *Times*. In response, the Council passed the following ordinance, the only such ordinance passed by a small city in the United States at that time²⁰:

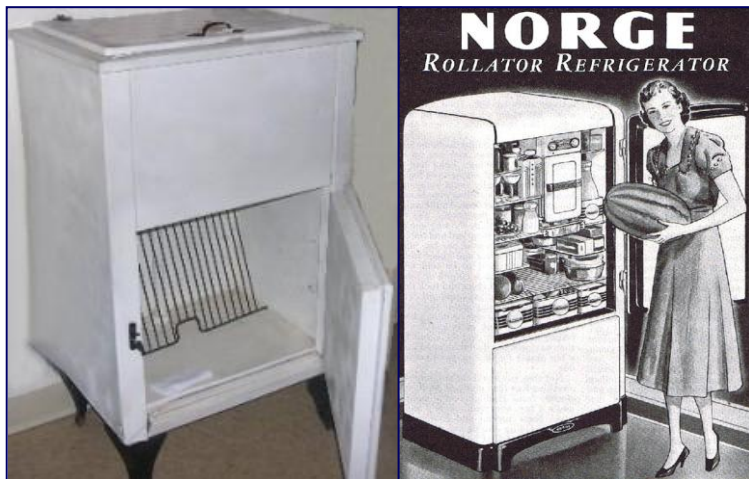
Therefore, be it ordained by the Mayor and Council of the City of Marietta, Georgia, and it is hereby ordained by the authority of same that from and after the passage of this ordinance no person, or persons, firms, partnership or corporation, shall erect or build within the corporate limits of the City of Marietta any dwelling house or houses without having the same equipped and supplied with an inside sanitary toilet, a bath, either tub or shower, together with running water and sink in the kitchen of said house or houses.²¹

The Marietta Housing Authority joined the Georgia Association of Housing Authorities on August 6, 1940, signaling that the MHA was here to stay. The following month, the Authority sponsored showings of the 20-minute motion picture, “Housing In Our Time” made by the USHA in 1939. The film depicted housing conditions before the enactment of the USHA program, and the progress made since the construction of the first slum clearance projects. The free-to-the-public screenings in Marietta took place in 1940, at the Strand Theatre on September 11th, and the Cobb Theatre on September 13th.²²

Segregated Housing

It was a time of segregation, even at the national level. Explicit endorsement of segregation—by class and by race—was not only an outcome of federal housing policies; it was a stated principle in every government housing program. Public-housing selection and location were based on race,²³ and Marietta was no exception. Clay Homes was the “white project,” while Fort Hill Homes was the “Negro project.”

The PWA required that housing for blacks have the same amenities as that for whites, including playgrounds and social services. That mandate, however, did not stop the Authority’s Board from voting on February 4, 1941 to request permission to install “ice refrigerators” (i.e., iceboxes) at Fort Hill Homes, instead of the USHA-preferred electric refrigerators. Originally, electric refrigerators were



Left, 1930s icebox. Right, 1939 Norge electric refrigerator.

to be installed at both Fort Hill Homes and Clay Homes. The Board wanted to use iceboxes, but only in the project for African Americans. The white project would still receive electric refrigerators. At the meeting, the Executive Director Paul Gregory was instructed to write a letter to the USHA asking for permission to make the change.

Mr John P. Broome, Director
Region IV; USHA.
North Interior Bldg,
Washington, D.C.

Dear Sir:-

I have been instructed by the Local Authority to write you regarding a change desired in the Refrigeration to be used in Ga 10-1, 10-2. As you are aware, we have been authorized to advertise for 230 Electrical Refrigerators.

There has been considerable pressure brought to bear upon the Authority to use Ice Refrigerators in the Negro project, instead of Electrical Refrigerators. It was brought out that several other cities have done this, among them being Rome, Ga.

At our Regular Monthly Meeting held this afternoon the Authority voted to ask the USHA for their approval on buying 109 Electric Refrigerators for "Clay Homes", and 121 ice Refrigerators for "Fort Hill Homes". This was put to a vote at the meeting and carried unanimously.

Please advise us as soon as possible if this meets with your approval so that we may rearrange our Utilities accordingly.

Yours very truly,

Marietta Housing Authority.

(Signed) P.A. Gregory
Executive Director

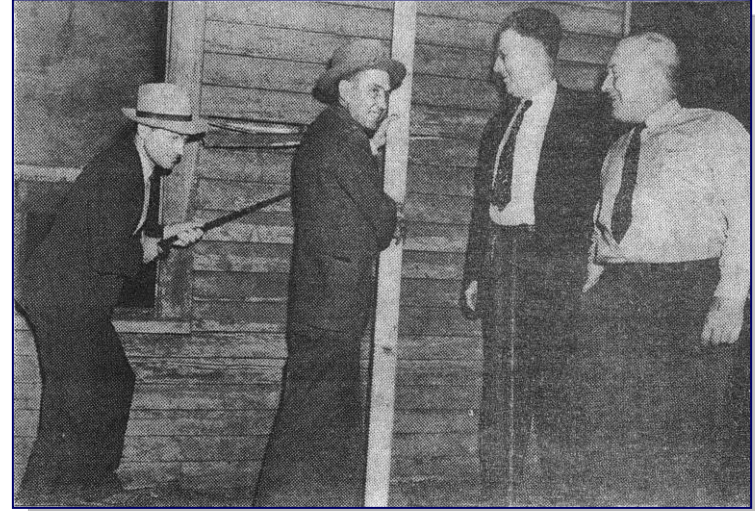
While the Board minutes are mute about the USHA’s response, the *Marietta Journal* ran an MHA advertisement on February 10th soliciting bids for 230 (109 + 121) **electric**

refrigerators, gas ranges, kitchen work tables, and electric and gas meters; and on February 24th, the Board awarded a contract for 230 Norge electric refrigerators to the Hopkins Equipment Company of Atlanta. Equality prevailed.

This was not the sole attempt at explicit discrimination between amenities in black and white projects. On February 1, 1951, a differently-constituted MHA Board attempted the same switch from electric refrigerators to iceboxes for Lyman Homes, another “black” project. This time, it was the Public Housing Authority (formerly the USHA) that rejected the change, and electric refrigerators were installed. A federal agency once again prevented the local authority from instituting disparate treatment of tenants based on their race.

The Hands-On Work Begins

The MHA purchased houses within the project areas, and residents moved out by the September 14, 1940, deadline, some of them using their purchase money to build new homes for themselves. The razing of approximately fifty derelict houses began at 400 South Waddell Street on October 7, 1940, ceremonially initiated by William Rogers of Cartersville, MHA members B. F. Boatner and Max C. Pittard, and MHA Executive Director Paul A. Gregory (left to right in photo at right). Skilled and unskilled laborers hired by the Georgia State Employment Service worked on the two slum clearance projects.



Griffin Construction Company of Atlanta won the contract to build both Clay Homes and Fort Hill Homes: 132 units at Clay, and 120 at Fort Hill. The projects consisted of one- and two-story, brick-veneered, wood-framed buildings constructed on concrete slabs and insulated with rock wool. The downstairs rooms had concrete floors, which were painted and waxed, while upstairs rooms had hardwood floors. Interior walls were finished with plaster over gypsum-board lath. Each unit had a living room, a kitchen with space for a dining table and chairs, a bathroom, and one, two, or three bedrooms. Kitchens were equipped with electric refrigerators, gas ranges, porcelain-topped work tables, double-sinks, and a shelved pantry. Units were individually heated with gas space heaters, were weather-

stripped, and had copper wire window screens on the windows strategically placed for maximum cross-ventilation. There were wall plugs for electrical appliances, and a wall plug for a telephone. Behind each unit was outdoor space for a clothesline and trash cans.

The administration building at each project had a large recreation hall for meetings, equipped with 100 chairs, a stove, sink, and refrigerator. Landscaping of the grounds included sidewalks, playgrounds, and concrete spray pools. *The two projects were to be equal in every way.*

Tenants did not have to purchase all new furniture upon moving in. The Marietta Housing Authority held classes to teach the men how to renovate, paint, and re-work their old furniture for their new living quarters.

Monthly rents at the two projects were similar but not identical. Rents at Clay Homes ranged from \$10.60 to \$26.00, while those at Fort Hill Homes ranged from \$8.60 to \$22.80. The lower rental rates at Fort Hill matched the 1938 *Survey*'s findings that African Americans had lower incomes than whites: 77% of blacks earned less than \$800/year, compared to 52% of whites. Lights (electricity), water, and gas were included in the rent.

Open houses at each complex were held on Sunday afternoons beginning June 30th. By mid-September, the projects were almost complete, and Opening Day had been set.²⁴



Clay Homes Project Area: BEFORE ↑

and **AFTER** ↓



Opening Day at Clay Homes *(Fort Hill, too)*

An opening day ceremony for Clay Homes, with a fine commemorative program specially printed by Brumby Press, Inc. of Marietta and costing 45¢,²⁵ took place on Friday, October 17, 1941, at 8:00 p.m. Honored guests included Mr. Nathan Straus, Administrator of the U.S. Housing Authority, Mr. George B. Hamilton, Chairman of the Georgia State Housing Authority, and members of the family of Alexander Stephens Clay (1853-1910), for whom the housing project was named. One of his sons, Lt. Col. Lucius D. Clay, was in attendance. Earlier he had visited



At the Opening Ceremony (left to right): City of Marietta Mayor L. M. Blair, Georgia State Housing Authority Chair George B. Hamilton, Marietta Housing Authority Chairman T. C. Branson, Jr., and U.S. Housing Authority Administrator Nathan Straus.

Rickenbacker Field, and soon he would play a significant role in a future MHA housing project for defense workers.

In the 19-page program (see copy in Appendix C), Fort Hill Homes was mentioned by name only once: in the schedule of rents for the two housing projects. It was also mentioned as “Project Ga. 10-2” in the Second Annual Financial Report of the Marietta Housing Authority. The *Atlanta Journal* noted that Mr. Straus had, at 5:00 p.m. attended a ceremony at Fort Hill Homes, “...where he was entertained by a musical program given by a chorus of the negro schools,” and the next day’s paper stated that Fort Hill Homes was dedicated at the same time as Clay Homes.²⁶

The ceremony, held in the courtyard of Clay Homes and attended by a crowd of about 500, opened with an invocation and the singing of the “Star Spangled Banner,” followed by the dedication by Mayor L. M. Blair. Alexander Stephens Clay, III, spoke on behalf of the family, and MHA Chairman T. C. Branson, Jr., introduced the guests. The highlight of the evening was Nathan Straus’ speech.

The opening received extensive coverage in the press, with quotes from Straus, who praised Marietta for its efforts, claiming that with the two new housing projects, the city had cleared 50% of her slum areas. He went on to say, “This is the first small city in the nation to pass an ordinance requiring adequate sanitary facilities in its new renting property. I congratulate you.”²⁷ The *Cobb County Times* reported that, according to official figures, the Federal

Housing Project was one of the largest in the nation for towns with a population under 10,000. The total project produced 252 units from a \$768,000 loan. Marietta was the first city anywhere near its size to obtain one of these projects.²⁸

The city itself chose to highlight in its advertising the “Two Great New Housing Projects,” along with the new Cobb County Airport (Rickenbacker Field), and the Atlanta

to Marietta Super Highway (Georgia Highway 41, popularly known as “the Four-Lane” because at that time, it was the state’s only four-lane highway).²⁹

A number of the firms that contributed to the design, construction, or furnishing of demonstration apartments in the projects took out ads in local newspapers, congratulating the city on its achievements (see following page).

ALL ROADS LEAD TO MARIETTA, GA.

\$500,000.00
NEW
Cobb County
AIRPORT
A Spectacle
to Behold!

**Two Great New
HOUSING
PROJECTS**
Costing Nearly
\$1,000,000

A Wonderful, New
ATLANTA
to
MARIETTA
Super
Highway!

WE HAIL OUR NEW AIRPORT, HOUSING PROJECTS AND SUPER-HIGHWAY!

Great stimulation to business in Marietta and Cobb County will come through the new Cobb County Airport which cost approximately half a million dollars furnished by Cobb County and the Federal Government. The airport comprises approximately 640 acres and is destined to become a vital unit in the national defense program. The airport is located on the new Marietta-Atlanta Super Highway. This project will employ many people and will bring many new residents to Marietta. Our already large payroll supplemented with new enterprises will step up business and the highway and airport will attract traffic and tourists bringing to Marietta and unusually large transient trade. Also, it will bring many surrounding towns closer to Marietta.

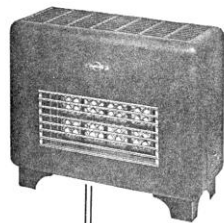
MARIETTA Places its bid for MORE INDUSTRIES!

This bid is a righteous one which is backed, not only by natural resources, but by the progressiveness of its people and by the success of large industries which have already made years of progress here. Marietta offers you schools that rank among the highest in the South, fine churches of all denominations, banking facilities, many miles of paved streets, healthful climate, good railroad and motor freight service, modern businesses and plenty of recreation. Last but not least, Marietta boasts Friendly, Congenial and Cooperative Citizens.

CITY OF MARIETTA

MARIETTA DEDICATES GREAT HOUSING PROJECT

Sunshine And Health To
Replace Filth and Disease



These sturdy, gas-fired Peerless Circulating Heaters will perform yeoman service for residents of the Clay Homes for years to come. With its quiet efficient operation and amazing economy, we are proud for it to carry our Peerless name.

COMPLIMENTS OF

PEERLESS MANUFACTURING CORPORATION

INCORPORATED
LOUISVILLE KENTUCKY

furnishers of

GAS-FIRED CIRCULATING HEATERS

for the

CLAY HOMES HOUSING PROJECT

PEERLESS MANUFACTURING CORPORATION

LOUISVILLE
KENTUCKY

Congratulations

to the
CITIZENS OF MARIETTA
on the completion of the

**CLAY & FORT HILL
HOMES PROJECTS**

We are proud of our participation

INDEPENDENT PLUMBING COMPANY

171 Luckie St., N. W., Atlanta, Ga.

Compliments of

Cooper and Cooper

Barili and Humphreys

W. Montgomery Anderson

Richard Leon Aeck

Associated Architects

**MARIETTA HOUSING
PROJECTS**

GA. 10-1 and GA. 10-2

These Lamps Shown in Demonstrator Apartments at CLAY HOMES ON DISPLAY AND FOR SALE AT Board of Lights and Water Works

City Hall Building—213 Atlanta St.

SPECIAL OFFER! TWO LAMPS FOR THE PRICE OF ONE!

Any I.E.S. Lamp costing \$8.00 or more (cash) entitles you to one of the \$3.95 Mitchell Study Lamps shown in lower left hand corner. Come in and see these lamps at the office of the Board of Lights and Water Works.

**White Table
Lamp**

\$9.95

\$1 Down—\$1.50 Monthly

Striking beauty plus utmost lighting efficiency characterize the new (1942) I. E. S. Table Lamp. Genuine Half Chisel Lamp or Light has a floor design in deep black-iron—On Road and Caliche Green. All have 18 shades and 180-degree reflectors.

GLARE CHASER—\$1.89

You need no longer get up with wiggly bare bulbs no drop cords. Simply screw the Glare Chaser into the hole, twist and you have a handsome fixture giving glorious light. Model 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

**7-Way Floor
Lamp**

\$12.95

Mitchell No. 8063

A striking 42 inch lamp, available in either brass or chrome finish. Has 200-250 100-watt bulbs in 48-60 inch lamp, three circular shades, and a fine night light in, extra-ordinary light. Comes with plated with shade and necessary flexible bulb. A great value!

\$1 Down—\$1.50 Monthly



Congratulations

To The

Marietta Housing Authority

and

Griffin Construction Co.

On The

Completion of the New Clay and Ft. Hill Homes

**The R. O. W. "Spring-Cushion Windows" were
Used Exclusively Throughout the Buildings**

ROCKY MOUNT MFG. CO., INC.

Office and Warehouse
587 Virginia Ave. Atlanta, Ga.

City Receives \$1,545.00 From Housing Projects

Four Times Amount Formerly
Received On Property Taxes

One year after the new housing opened, both the *Marietta Journal* and the *Cobb County Times* ran articles touting the success of the projects, citing them as fiscal, moral, and health assets to the community. The financial advantages referred to the supplemental payment in lieu of taxes (PILOT) by the Marietta Housing Authority to the City of Marietta in the amount of \$1,545.65 in cash through its economical operation of the two projects during the first fiscal year. That number was compared with the amount of taxes received by the city from those areas the previous year: \$359.95.³⁰ “Now Mariettans can understand that this great housing project—so-called free of tax and a burden to the city of Marietta—is not only a ‘God’s-Blessing’ to the low-income class of the city, but also a financial benefactor.... In addition, the Housing Project is, according to Mayor L. M. Blair, one of the best customers of the Board of Lights and Water Works.”³¹

One of the moral advantages remarked on was that only one arrest was made in the projects during the first year—remarkable with a population of 499 residents in Clay Homes and 450 in Fort Hill Homes. Other achievements in the first year included \$1500 for additional playground

equipment distributed equally to both projects, and the organization of Tenants’ Associations in Fort Hill and Clay Homes. Both projects were fully occupied and had waiting lists.



A weekend-long anniversary celebration was held at Fort Hill Homes, with parties for the children on Friday afternoon (October 16, 1942), and for the adults on Saturday.

On Sunday, Alonzo G. Moran, manager of the Atlanta public housing project, University Homes, spoke at Perkinson High School (on Lemon Street, across from Fort Hill Homes), followed by an open house in the recreation center.³²

The *Marietta Journal* summed up the first year this way: “If better housing prevents disease and crime and contributes to better citizenship and the Marietta Housing projects indicate this is true, then the housing authority and city officials may feel a satisfaction in the efforts they have made in establishing this splendid project in our city.”³³

The table at right shows the rents and admission income limits adopted on October 3, 1941, for Clay Homes, and Fort Hill Homes. Grade X was for families originally admitted to Grades A-H whose incomes increased after admission during the National Defense Emergency only. When families in Grade X exceeded the maximum annual amounts, they were requested to move within 60 days of notice. They could be permitted to stay, but their rent would increase.

The second table shows the average rents and costs for the two housing projects calculated on October 3, 1941. Utilities were paid by the Housing Authority, not the tenants.

The MHA was not without oversight during the entire process. The U.S. Housing Authority conducted field audits, which included site visits to the properties as well as scrutiny of the MHA’s books. The stamp of the Field Audit Section

(shown below), initialed and dated by the inspector, appears regularly in the Board’s meeting minutes.

		Max. Income Admission Limits	
Grade All Size Units	Monthly Shelter Rent Plus Utilities	Annual Income: Less than 3 minors	Annual Income: 3 or more minors
A	\$ 8.00	\$ 480.00	\$ 570.00
B	\$ 10.00	\$ 600.00	\$ 720.00
C	\$ 13.00	\$ 780.00	\$ 930.00
D	\$ 16.00	\$ 920.00	\$ 1,120.00
E	\$ 19.00	\$ 1,100.00	\$ 1,330.00
F	\$ 23.00	\$ 1,330.00	\$ 1,610.00
G	\$ 27.00	\$ 1,480.00	\$ 1,800.00
H	\$ 31.00	\$ 1,700.00	\$ 2,070.00
X	\$ 35.00	\$ 1,900.00	\$ 2,300.00



Costs	Clay Homes	Fort Hill Homes
Average Shelter Rent	\$ 23.28	\$ 14.50
Average Utility Charge	\$ 4.62	\$ 4.45
TOTAL	\$ 27.90	\$ 18.95

Eloise Morris Wright

Born February 8, 1909, Eloise Morris joined Turner Chapel AME Church in 1917, and served as the music director there for 42 years. Segregation policies ended her public schooling in the 7th grade, but she completed her education at Morris Brown College. She was married to Clifton Wright for 70 years, and they had one daughter. Ms. Wright taught music in the Marietta public schools for 13 years. She organized the city's first Girl Scout troop for African American girls and was given the Girl Scout Changing the World Lifetime Achievement Award. She was a charter member of the first Cobb County branch of the NAACP, and received the NAACP Lifetime Achievement Award.

First hired as a Management Aide by the Marietta Housing Authority on June 6, 1941 at a starting salary of \$75/month, Ms. Wright had the responsibility of putting African American families at ease with the notion of moving into government housing. In 1951, she temporarily took management of Fort Hill Homes. She took the job of Cashier-Bookkeeper for Fort Hill in January 1952 at the salary of \$200/month. She resigned later that year, but returned in 1959 as an MHA Relocation Specialist.

Georgia Secretary of State Max Cleland gave Ms. Wright the Georgia Outstanding Citizen Award in 1994. The City of Marietta declared February 8, 2011 Eloise Morris Wright Day in recognition of her lifetime of service to the community. Ms. Wright died at the age of 103 on December 28, 2012. On February 2, 2013, the MHA Board passed a resolution in honor and appreciation of Eloise Morris Wright.



Eloise Morris Wright flanked by Marietta Mayor R. Steve Tumlin, Jr. (left) and Marietta City Councilman Reverend Anthony Coleman (right) on February 8, 2011, "Eloise Morris Wright Day" in the City of Marietta, and her 102nd birthday.

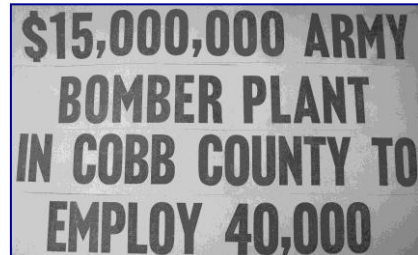
World War II and Marietta Place



**HUGE BOMBER PLANT
TO BE BUILT HERE**

The onset of World War II brought changes throughout the country, but especially in Marietta, which was chosen to be the location of a new manufacturing plant for the Boeing B-29, the newest and largest military aircraft of its time. The bomber plant site was chosen through the influence of Marietta son, soon-to-be General Lucius D. Clay (Clay Homes was named for his father). Important factors in the decision were the low cost of land plus the availability of large numbers of unemployed workers, as well as the presence of Rickenbacker Field, the commercial airport completed in 1941 by the City of Marietta and Cobb County.

The new plant, operated by the Bell Aircraft Corporation of Buffalo, NY, was built on 262 acres located 2.5 miles south of Marietta on the old Atlanta Highway near the Nashville, Chattanooga & St. Louis Railroad. Rickenbacker Field, adjacent to the plant, was donated by Cobb County to the U.S. Army. Its two runways were widened and lengthened to accommodate the new bombers.



**\$15,000,000 ARMY
BOMBER PLANT
IN COBB COUNTY TO
EMPLOY 40,000**

The facility of more than two million square feet was built by Robert & Company of Atlanta, and was scheduled to be at maximum production and employing 40,000 workers by 1943. An estimated 1,000 housing units would have to be constructed to house the defense workers.³⁴

In February 1943, agreement was reached between Cobb County and the federal government for the lease of 101 acres of land on which 1,000 public housing units would be erected for workers at the Bell Bomber Plant. Built under the Lanham Act, War Housing Projects Ga. 9083 and Ga. 9172, which together came to be known as Marietta Place, were intended to be temporary war housing units.³⁵ Plans included their demolition after the war ended.

In the meantime, housing was in short supply in Marietta. The City ran ads for anyone with rooms to spare to contact the City Clerk, who would liaison with people who needed housing. By the time the



plant opened, many of the men had been drafted, so 37% of plant workers were women. About 2000 African Americans also had opportunities at some 800 skilled labor positions, though the majority of the jobs available to them were menial. The first Superfortress was completed in November 1943; a total of 668 had been constructed by the war's end.



Marietta Place under construction, 1943.

On November 30, 1945, a new park across Fairground Street from Marietta Place was dedicated to

Lawrence D. Bell, CEO of the Bell Aircraft Corporation. Over the years, the Marietta Housing Authority donated thousands of dollars worth of landscaping, furnishings, and structures at the park, and sponsoring athletic teams who played there. The Larry Bell Recreational Center still exists, and includes the Cobb County Civic Center at the southwest corner of Fairground Street and the South Marietta Parkway.

The bomber plant was shut down after the war, but the housing shortage remained critical in Marietta, so Marietta Place was retained. While defense workers departed, some of their places were taken by engineering students from the Georgia Institute of Technology. MHA allowed the returning GI students to rent apartments at a cost of \$15 per month.



The Bell Bomber Plant after the war, September 4, 1946.

The Lockheed Corporation re-opened the plant in January 1951 at the invitation of the Air Force during the Korean Conflict to modify B-29s and construct B-47s and C-103s. The company notified the Marietta Housing Authority that they would need additional housing for their workers. The problem was that Marietta Place was reserved exclusively for veterans of World War II, servicemen, and their families. MHA then requested permission from the PHA to revise the eligibility policy for Marietta Place to admit on an equal basis with veterans and servicemen, persons engaged in defense activities, which would include employees of the Lockheed Aircraft Corporation, Dobbins Air Force Base, and the Tumpane Company, Inc. (a machine manufacturing company). In 1953, the eligibility policy was again amended to include employees of the U.S. Army Corps of Engineers South Atlantic Division. Lockheed-Georgia became a permanent fixture in Cobb County, hiring large numbers of engineers (many of whom were graduates of Georgia Tech and Southern Polytechnic), and creating aircraft from design to production.

The Marietta Housing Authority continued to operate Marietta Place for the federal government until February 1953, at which time the federal government quit-claimed all interest in the improvements and equipment to MHA. In the conveyance of Marietta Place, it was agreed that all proceeds over and above the expense of operating would be used for community development. The Authority honored that agreement, and over the years provided more than \$5.2

Marietta Place Rental Proceeds, 1953-1974	
Larry Bell Park	\$ 77,739.00
Purchase bulldozer - City of Marietta	\$ 6,250.00
Reevaluation of property - City of Marietta	\$ 30,500.00
Annexation Study - City of Marietta	\$ 9,000.00
Urban Renewal - City of Marietta	\$ 453,976.00
National Guard Armory - City of Marietta	\$ 26,952.00
Fire Department - City of Marietta	\$ 9,787.00
Drainage Problem - City of Marietta	\$ 6,700.00
Automobile - Board of Education	\$ 700.00
Cash Contributions - City of Marietta	\$ 162,730.00
Marietta Junior Baseball Council	\$ 7,650.00
Jackie Robinson Baseball League	\$ 2,405.00
Planning - McCollum Airport	\$ 10,000.00
Purchase of Southern Tech Property	\$ 153,075.00
Fort Hill Nursery and Furnishings	\$ 11,000.00
Lights - Heck Pony League Field	\$ 2,250.00
YWCA Building Fund	\$ 6,000.00
Marietta Pony League	\$ 1,052.00
Boys Club	\$ 2,200.00
Seats - Lemon Street School	\$ 2,992.00
Addition - Waterman Street School	\$ 38,500.00
Purchase of property - Board of Education	\$ 19,259.00
Lemon & Haynes Street Properties	\$ 19,500.00
Hickory Hills School Site	\$ 5,863.00
Sewer Line - Wright Street School Site	\$ 12,000.00
School Pay Increases - Board of Education	\$ 1,000.00
Cobb County YMCA	\$ 36,896.00
Recreation in MHA projects	\$ 705,659.00
Payment in Lieu of Tax - City of Marietta	\$ 46,560.00
Payment in Lieu of Tax - Cobb County	\$ 1,868,195.00
Utilities - City of Marietta & Atlanta Gas Light	\$ 3,361,311.00
TOTAL	\$ 5,229,506.00

million in cash and services to the Marietta community. On

the preceding page is a partial list of items that were paid for out of the rental proceeds from Marietta Place from March 1, 1953 through September 30, 1974.

After transfer of Marietta Place to MHA, the Authority entered into negotiations with Cobb County and the other owners of the land on which the apartments had been built. The purchase of the underlying land was completed in 1956.³⁶

From that time until 1962, MHA owned and operated Marietta Place, collecting the rent revenue without any attached strings. However, the operations gradually became uneconomical, as the apartments, originally intended as only temporary housing, needed ever-increasing repairs and renovations to keep them livable. On June 5, 1962, the Authority entered into a contract with the Georgia Wrecking Company to tear down 280 apartments at Marietta Place for a cost of \$15,000. All of the apartments north of Clay Street (now the South Marietta Parkway) were eventually demolished by November 1962.

The housing units south of the Parkway began to be demolished in phases beginning in May 1977, under the City's Community Development Program. Tenants were relocated to remaining units, and 124 units were demolished. The second phase of 168 units was placed under contract for demolition in July. The third phase of 108 units was placed under contract in October and the fourth and final phase of 100 units was placed under contract in February 1978.

Redevelopment of the site following demolition was a major topic of discussion between the Housing Authority and the City. A contract for preliminary study on the possible uses of the land was entered into with John J. Harte and Associates in December 1976 with the Chamber of Commerce agreeing to pay the fee. The Chamber had stepped forward because the Authority had no funds available from which this fee could be paid.



Demolition of Marietta Place begins, May 10, 1962.

Work continued by the Marietta Housing Authority to plan and develop an industrial park in which small parcels of land could be sold to individuals. As there was over a million dollars in outstanding bonds against the Marietta Place property, it was necessary to amend the bond indenture in order that small tracts could be released and proceeds from



Marietta Place (outlined in red). Above, 1960; at right, 1972 after some demolition. Also shown at right are Branson Homes (1961) in orange; Branson Addition (1965) in purple; Marietta Place Apartments (1967) in green; modern roads in yellow.

the sale forwarded to the trustee. This was completed with the City's help in March 1977, and much interest was being shown by persons and firms who were interested in purchasing one- and two-acre tracts. Knowing that utilities and streets would be a costly item, efforts were begun to try and secure a grant from the Economic Development Administration to help defray part of this cost. Although the City was determined to be qualified, no funds became available.

What happened next was a series of complicated negotiations between the MHA and developers for the former Marietta Place property that lasted more than ten months. In



June 1978, the Authority accepted a proposal from Kern and Padgett, Inc. to purchase a 14-acre tract from former Marietta Place on Fairground Street for \$280,000, with an option on the remaining approximately 36 acres. As this tract could be sold without the development of any street or utilities, the Authority accepted the proposal. Immediately negotiations were begun to try and interest Kern and Padgett to purchase to the remaining acreage and develop the entire tract into an industrial park.

In the interim, Media Investments, Inc. submitted a proposal to purchase 9.97 acres of land on Fairground Street immediately south of the tract approved for sale to Kern and

Padgett for \$118,350. This proposal was accepted by the Authority.

The remaining acreage that could be sold was 36.75 acres and on September 11, 1978, Kern and Padgett, Inc. submitted a proposal to purchase this tract for \$227,500. This proposal was to develop a first class industrial park with all streets and utilities on a tract totally 50.75 acres in size (now Commerce Park). This proposal was accepted by the Board and on March 15, 1979, the total tract was closed for \$507,500. On April 4, 1979 the 9.97 acre tract was closed with Media Investments Inc.³⁷

Between the War and Urban Renewal

Marietta Place was not the only item on the agenda of the Marietta Housing Authority Board toward the end of the war. On January 7, 1944, T. C. Branson, Jr., resigned. Mr. Branson was an initial appointee to the Board, and was the first Chairman of the Board of Commissioners. He was described as the guiding force



behind the Clay and Fort Hill Homes projects, and as one of the men “who has labored diligently and successfully in bringing to completion the largest and most valuable

enterprises this little city has ever undertaken.”³⁸ He was succeeded as chairman by L. H. Atherton, and was posthumously honored by the Board on June 20, 1960, when they named the City’s first senior housing, Branson Homes (now Branson Walk), after him.

In March 1946, attention was called to the lack of storage room for MHA records in the Authority office at Clay Homes. Additional storage was also needed for maintenance tools and equipment, so the Clay Homes Administration Building was expanded. The addition was finally completed in October 1947. An office building of its own was still several years away for the MHA.

Eleven years after its beginning, the Marietta Housing Authority was ready to undertake the construction of more low-rent housing. In July 1949, the Authority received approval for 250 more dwelling units of public housing. Project Ga. 10-3 was for 125 units for African Americans. The project was named Lyman Homes in honor of Caroline M. Lyman, a prominent black citizen born in Marietta, who devoted her life to serving others.³⁹ The remaining 125 units, Project Ga. 10-4, were for white occupancy, and were named Boston Homes in honor of Colonel John Houser Boston, Jr., a Marietta native. He served in the Marietta Rifles during the Spanish-American War, and was a charter member of the 1919 Rotary Club of Marietta.⁴⁰

The preliminary loan contract for the projects, as usual, had lengthy terms, but some were new in this post-war

era. One condition was that anybody working on the project development could not work more than 8 hours/day, 40 hours/week unless paid at least time-and-a-half for any time worked over those amounts. Another new term, reflecting perhaps the attitudes left by the war, was that only manufactured articles, materials, and supplies that had been mined or produced **in** the USA, or substantially all of those articles **from** the USA, should be employed in the development of the project, unless their use was impracticable or their cost was determined by the PHA to be unreasonable.

Boston Homes was to be located just west of the Four Lane (U.S. Highway 41/Cobb Parkway), but Lyman Homes was to be in the Mulberry, Hunt, and Montgomery streets area. (Mulberry Street between Harold and Hunt streets was re-named Cuthbert Street, and between Hunt and Cole streets it was re-named Avery Street.) The location was not a popular choice with many citizens, and led to protests and a very contentious, two-hour meeting of the Marietta Planning Commission on May 16, 1950. Former Mayor L. M. Blair spoke against the project, claiming it “would have an adverse effect in the monetary value of adjacent white property and enjoyment of home.”⁴¹ MHA Executive Director Ed Baskin said it was not the Authority’s intent to be detrimental to the nearby white residents, but rather to improve one of the worst slum areas in the city.⁴²

In response, some citizens took out a full-page ad (at right and next page) in the *Cobb County Times* to express

their support of the project. The signatories stated that they were residents of the area adjacent to the proposed project, and that the ad had been paid for by the funds of friends of slum clearance and public house, and not by the Housing Authority. They cited Fort Hill and Clay Homes as “good undertakings” that “add immeasurably to the permanent assets of the city.”⁴³

Planners Ponder Re-zoning For Negro Housing Project

**Large Delegation Protests Site;
Councilman Hicks, Blair Lead Fight**

By BILL KINNEY

If the Mulberry-Hunt-Harold-Cole street area is re-zoned from single residential units to multi-units, then Marietta Planning Commission might as well toss into the waste basket its detailed master zoning plan for Marietta.

So says the Fifth Ward’s lawyer-councilman, Claud Hicks, in whose territory Marietta Housing Authority proposes to construct an \$875,000 low-rent public housing project for Negroes.

**WE ARE FOR
The Mulberry-Cole Streets
SLUM CLEARANCE
PROJECT
100 PER
CENT**

The controversy reached its end when the largest single landowner in the Mulberry Street slum area agreed to sell his property to the Authority. Lyman Homes was open for occupancy in 1951.

As residents of the area adjacent to the Mulberry-Cole Streets slum clearance project, we want it known that not only do we NOT oppose this progressive and forward step for Marietta, but also that we are actively FOR this project.

In order that our views may be known, we have voluntarily subscribed to this advertisement.

It has been demonstrated by the Fort Hill and Clay Homes developments that such projects, which are self-liquidating, are sound

and good undertakings and add immeasurably to the permanent assets of the city.

It has been shown that adjacent property values are increased, instead of decreased.

It has been shown that crime and disease are eliminated and that the health, morals, and general welfare of the people are bettered.

We hope that you will join with us in voting *FOR* the project on July 14 in order that this million-dollar addition to our civic assets can be approved and started in the near future.

¹ "Hollandtown was Marietta's biggest and most notorious slum, a foul-smelling neighborhood of rotting wooden houses, haphazard privies and unpaved roads that was home to a substantial part of the city's black population. They were forced to live in such Dickensian squalor due to the lack of better housing, because of segregation, because of absentee slumlords (all of them white) and because most probably could not have afforded better quarters even had they been available." Joe Kirby, "Marietta's First Slum-Clearance Project Got Rid of the Horrors of 'Hollandtown'", *Marietta Daily Journal*, June 22, 2008.

² Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge, MA: The MIT Press, 1981), 217.

³ Wright, *Building the Dream*, 225.

⁴ Also known as the Wagner-Steagall Housing Act.

⁵ The USHA later became the Public Housing Authority (PHA).

⁶ The format for the name was prescribed by the Housing Authorities Law, Ga.L. 1937, p. 210, sec.4.

⁷ Renamed in 1939 as the Work Projects Administration.

⁸ In 2013, the size of the MHA Board was expanded to six as authorized by O.C.G.A. §8-3-50(a)(2). The term of a "resident commissioner" under that law is one year.

⁹ A handwritten version of the minutes of that first meeting states that Mr. Branson was elected Chair, while a typed copy of a the first minutes adopted on June 8, 1939 state that Mayor Brumby designated him Chair. See Appendix B for a copy of the typed version.

¹⁰ Or was it? The minutes of the Mayor and Council meeting of May 9, 1938, show the adoption of a resolution authorizing the Mayor to seek \$1,500,000 in slum clearance funds from the federal government. No mention is made of a housing authority. Then, on October 26, 1939, the Mayor and Council adopted a resolution authorizing the Mayor to enter into a lengthy "Cooperative Agreement" with "the local housing authority" to support "low cost housing projects which the local authority proposes to build under a loan contract with the U.S. Housing Authority." This resolution was specifically made retroactive to

May 9, 1938. That resolution did not quite do the job, either. Finally, on March 11, 1940, the Mayor and Council passed a resolution containing the findings required by Georgia law and “declaring the need for a housing authority n the City of Marietta, Georgia.” The resolution was also made retroactive to May 9, 1938. MHA was now really under way—thanks to the retroactivity of these resolutions.

¹¹ The survey, conducted by a local work force under local supervision, was carried out according to the guidelines and statistical methodology developed by the Federal Housing Authority, the Work Projects Administration, the Central Statistical Board, and the U.S. Housing Authority.

¹² MHA Board *Minutes*, August 24, 1939.

¹³ *Real Property Survey, Marietta, Georgia*. Work Projects Administration of Georgia, O. P. 665-34-3-41, Volume IV, 1940, 32.

¹⁴ *Real Property Survey*, 49. Italics and underscore added here for emphasis.

¹⁵ As was typical at that time, Rebecca Cole Read was always referred to in the minutes and elsewhere as “Mrs. Stanton Read.”

¹⁶ Named for Alexander H. Stephens, the vice-president of the Confederacy, Steve Clay (1853-1910) was a lawyer from Cobb County. He served in the Georgia House and Senate, and was elected to three terms in the U.S. Senate. His house, built in 1889 by Lemuel Black, still stands at 351 Atlanta Street in Marietta, and a bronze statue of him was erected in Glover Park on the Marietta Square in 1910.

¹⁷ *Cobb County Times*, November 3, 1939.

¹⁸ *Cobb County Times*, March 2, 1940, March 20, 1940.

¹⁹ *Cobb County Times*, April 4, 1940.

²⁰ “This is the first small city in the nation to pass an ordinance requiring adequate sanitation facilities in its new renting property. I congratulate you.” Spoken by Nathan Straus, U.S. Housing Administrator, at the opening of Clay Homes on October 17, 1941, quoted by staff writer Louis Johnson in “Straus Lauds Marietta for Slum Clearance,” in the *Atlanta Journal*, October 18, 1941.

²¹ Information about the ordinance and text of the ordinance included in “Housing” by T. C. Branson, Jr., *Cobb County Times*, February 1, 1941.

²² To view the film online, go to http://archive.org/details/housing_in_our_time.

²³ Wright, *Building the Dream*, 218.

²⁴ Information reported by the *Cobb County Times*, June 26, 1941; the *Marietta Journal*, August 6, 1941, September 10, 1941; and the *Atlanta Constitution*, September 10, 1941.

²⁵ See Appendix C for a scanned copy of the commemorative program. An original is in Box 3, Folder 48 of the S. C. Blair Collection at Kennesaw State University Archives.

²⁶ “All In Readiness For Dedication of Clay Homes,” *Atlanta Journal*, October 17, 1941; “Straus Lauds Marietta for Slum Clearance,” *Atlanta Journal*, October 18, 1941.

²⁷ “Straus Lauds Marietta for Slum Clearance,” *Atlanta Journal*, October 18, 1941.

²⁸ “Marietta Project Largest in Nation for Size of City,” *Cobb County Times*, October 16, 1941.

²⁹ Undated advertisement from unknown source in the *Scrapbook* presented to Mayor L. M. Blair by city employees on November 24, 1941. A dedication, typed on city letterhead and pasted into the Scrapbook reads, “The city employees in the several departments around the city hall deeply appreciate the great work that has been done by Mayor Blair in slum clearance and providing better homes for the people of small incomes have prepared this scrap book of articles and pictures relating to this great work and present it that it may be a reminder of what has been accomplished.”

³⁰ *Marietta Journal*, November 25, 1942.

³¹ *Cobb County Times*, November 25, 1942.

³² Ibid.

³³ *Marietta Journal*, November 25, 1942.

³⁴ “Huge Bomber Plant to be Built Here, *Atlanta Journal*, January 23, 1942; “\$15,000,000 Army Bomber Plant in Cobb County to Employ 40,000,” *Atlanta Constitution*, January 24, 1942.

³⁵ The Defense Housing and Community Facilities and Services Act of October 1940 (more commonly known as the "Lanham Act") established the Division of Defense Public Works (DDPW), whose role it was to fund and supervise the construction of temporary housing and community facilities for persons engaged in the national defense [42 US Code, Chapter 9].

³⁶ R. S. Rudasill, A. N. Haney, and Mrs. W. E. Riley were the other landowners. Purchase of the R. S. Rudasill property was made on September 9, 1953, the W. E. Riley property on March 12, 1954, and the A. N. Haney property on April 5, 1956.

³⁷ Immediately previous to this closing, a loan was secured from The First Bank and Trust Company for \$700,000, which together with funds in escrow were sufficient to pay off all outstanding bonds. After the closing of the tract with Kern and Padgett, that \$507,500 was used to reduce the \$700,000 loan. The \$118,350 from the sale of the 9.97-acre tract to Media Investments, Inc. was also used to reduce the loan. The Authority had made three monthly payments of \$8,400 against the loan and the remaining balance of \$48,963 was outstanding after all sales. This balance was set up on twelve monthly installments which were paid from the proceeds of Marietta Place.

³⁸ “T. Branson Guiding Force in Housing,” *Cobb County Times*, October 16, 1941.

³⁹ Ms. Lyman, a prominent African American citizen, was born in Marietta on October 25, 1842. Her husband, Thomas Lyman, was one of three black candidates for the Marietta City Council in 1875. He led a popular string band that gave concerts in the park during the 1870s-1880s. Ms. Lyman died October 19, 1914, and is buried alongside her husband in Citizens Cemetery. Citizens Cemetery, located at 395 Powder Springs Street, was established in the 1830s, and is today called Marietta City Cemetery. As a cemetery without divisions between races, religions, or backgrounds, it was extremely unusual for its time.

⁴⁰ Boston was born in Marietta in 1871, and was a graduate of Marietta High School, and in 1891, of the University of Georgia in 1891.

⁴¹ “Planners Ponder Re-zoning for Negro Housing Project,” *Marietta Daily Journal*, May 17, 1950.

⁴² Ibid.

⁴³ “We Are For the Mulberry-Cole Streets Slum Clearance Project 100 Per Cent,” *Cobb County Times*, July 5, 1950, Page 3B.

From Urban Renewal to Tax Credits

The Urban Renewal Era — 1949 to 1974

On January 5, 1949, President Harry S. Truman delivered his Annual Message to the Congress on the State of the Union. Housing in the United States was a key topic.

The housing shortage continues to be acute. As an immediate step, the Congress should enact the provisions for low-rent public housing, slum clearance, farm housing, and housing research which I have repeatedly recommended. The number of low rent public housing units provided for in the legislation should be increased to 1 million units in the next 7 years. Even this number of units will not begin to meet our need for new housing.

Most of the houses we need will have to be built by private enterprise, without public subsidy. By producing too few rental units and too large a proportion of high-priced houses, the building industry is rapidly pricing itself out of the market. Building costs must be lowered.

The Government is now engaged in a campaign to induce all segments of the building industry to concentrate on the production of lower priced

housing. Additional legislation to encourage such housing will be submitted.¹

The notion of “slum clearance” and community redevelopment remained goals of urban policy through the 1940s, 1950s, and beyond. Here also, philosophical questions about personal property rights and the propriety of governmental actions became tangible as the U.S. Congress, in response to President Truman, determined to stimulate the transformation of “slum and blighted areas.” This stimulus came in the form of the Housing Act of 1949, passed July 15, 1949, which provided \$1 billion in loans over a three-year period and \$300 million in grants over a five-year period to cities for the acquisition of properties in slum and blighted areas.

The basic funding arrangement was that the federal government, through what was then known as the Housing and Home Finance Agency, would cover two-thirds (or three-fourths, depending on the size of the community) of the project costs, with the local government being responsible for the rest. The good deal for localities was that the local share could be provided through “non-cash credits” or “local grants-in-aid,” meaning that other redevelopment or capital improvements (e.g., parks, schools, roads, utilities) could be counted toward that share. A further condition of the federal aid was that persons displaced from the project area be relocated temporarily, and then permanently provided with “decent, safe and sanitary dwellings at prices and rents within the financial means of such families.” The goal was the

construction of 810,000 new dwelling units within a six-year period.²

There was, of course, an elaborate process to all this, dictated by both state and federal law, mainly involving identifying and qualifying a particular delineated area for the urban renewal project. Under the program, each parcel did not have to be blighted so long as the surrounding area was properly so characterized. Constitutional challenges ended with *Berman v. Parker*, the 1954 U.S. Supreme Court decision unanimously upholding the taking of property for public purpose.

On March 5, 1956, the MHA, Mayor, and City Council studied the new Urban Renewal Program, and what the city would have to do to participate. The decision was made that the Marietta Housing Authority would administer the Urban Renewal Program for the City, under Section 110(c) of Title I of the Housing Act of 1949, as amended and supplemented.

An urban renewal project functioned differently than the previous housing projects undertaken by the MHA, as the purpose was not solely to provide quality affordable housing to those in need. Instead, there were many goals, including improving roads, facilitating traffic flow, creating more parking, and providing new sites for modern offices, retail, and government buildings.

In November 1957, Marietta received approval from the federal government for the first urban renewal project in

Marietta, known as the Southwest Urban Renewal Project (SURP), Ga. R-16, which was budgeted at an estimated gross project cost of \$3,790,550. The total federal grant was \$2,008,577 with a local grant-in-aid of \$976,437. The grant-in-aid was divided between non-cash and cash, with \$787,263 in non-cash paid by the building of amenities and infrastructure such as new streets, schools, sidewalks, street lighting, sewer and water systems. The cash payment into the program was \$189,174 which was paid by the Marietta Housing Authority from the proceeds of Marietta Place.

This project area, historically called “Louisville,” was bounded generally by Polk Street on the north, West Goss Street on the south, the Louisville & Nashville (L&N) Railroad on the east, and Wright Street on the west, comprising a total area of sixty-three acres. (See map of Marietta’s three urban renewal projects on page 6, and map of old Marietta place names on page 7.)

The Board meeting minutes for April 29, 1958, described the project area as a slum area, where there was a predominance of residential buildings or improvements which was detrimental to the public health, safety, morals or welfare, by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and over-crowding; or the existence of conditions which endangered life or property by fire and other causes; or any combination of such factors was conducive to ill health,

transmission of disease, infant mortality, juvenile delinquency or crime.³

The urban renewal process, which took years, proceeded according to formula: purchase the properties with federal aid; raze substandard buildings of all types; and sell the newly-cleared lots for redevelopment. The first parcels in the SURP were sold for a school and a recreation center, but on Friday, March 8, 1963, the first two of 22 housing lots were awarded to the successful bidders (see image below), both former Louisville residents, for the construction of new homes.⁴



Above (left to right): City Councilman Charlie Mayes, purchaser Herbert C. Peebles, Mayor Sam Welsch, purchaser Reuben Johnson, Jr., and MHA Chair Dr. Alfred Colquitt.

On June 22, 1959, the MHA wrote a letter to Mayor Bramlett requesting that he and the City Council consider a second Urban Renewal Program in the Lemon Street area with a proposed connector to U.S. Highway 75, but nothing came of the request.



A section of Johnson Street, showing the closely-constructed homes, which were a fire and health hazard.

In July 1965, Marietta's second urban renewal project, Ga. R-69, known as the "Johnson Street" project (JSURP), was approved for funding by the federal government. This project, located in the northeast section of the city, included the predominantly African American Baptist Town and Banana Hollow areas. It was bounded on the south by Page Street and Blackwell Lane; on the north by Montgomery and Pine Streets; on the east by McIntosh Street; and on the west by Cherokee Street. This project area encompassed 54.8 acres and involved an estimated gross project cost of \$3,196,013 with a total federal capital grant of \$2,464,472 and a local grant-in-aid of \$608,729. This local grant-in-aid was to be divided with \$281,756 in cash and \$326,973 in non-cash in the form of new amenities, such as streets and utilities. At the outset, the Johnson Street renewal was projected to take five years, an optimistic prediction.⁵

Nevertheless, the successes spurred the MHA to pursue another project. In January 1967, the third urban renewal project known as “Government Complex”, Project Ga. R-106, was established. This project was developed in the downtown area on the east side of the Square bounded on the north by Dobbs Street; on the south by Washington Avenue; on the west by East Park Square and Cherokee Street; and on the east by Haynes and Waddell streets. The site contained nine acres in the downtown area and was primarily a central business district development.

The lofty and varied stated goals of this project were:

1. to begin the process of salvaging the downtown Square area of Marietta;
2. to eliminate blighted and obsolete residential and non-residential properties;
3. to rebuild modern retail and office facilities more in keeping with the potential of the center of the city;
4. to encourage by example the further elimination of substandard development;
5. to provide adequate sites for major office and retail developments;
6. to provide limited expansion for county government operations;
7. to facilitate vehicular traffic and expedite through-traffic flow;
8. to provide adequate off-street parking; and,
9. to stimulate good site layout and architectural design of buildings as a means of increasing the appeal of the area.⁶

The proposed sequence of actions was this: acquire, relocate, clear, improve, and dispose.

MHA thus successfully carried out three important urban renewal projects that dramatically affected the City landscape. On January 30, 1976 Project Ga. R-16, Southwest Urban Renewal Project, was closed out with the Authority purchasing the five remaining parcels of land that had not been sold for \$186,500. All of this land was later sold. On February 7, 1977 Project Ga. R-106, Downtown Urban Renewal Project was closed out and earned credits were transferred to Project Ga. R-69.

On July 11, 1977, Project Ga. R-69, Johnson Street Urban Renewal Project, was closed out and all unsold land was transferred to the City of Marietta. In the final close out, the City of Marietta received \$143,523.38 as a letter of credit to be added to the new Community Development Block Grant Program⁷. In the course of this wind-down, the Authority received \$236,850.62. The City was paid \$70,419.12 for past due utilities and the remaining balance of \$175,219.50 was reserved for paying engineering fees and improvements in the redevelopment of Marietta Place.

MHA in the 1950s

Urban renewal was not the only item on the MHA Board of Commissioners' agenda during this decade. On April 6, 1953, a new personnel policy was instituted, and the Authority's first organizational chart was created (see page 42). There were the usual maintenance items (Marietta Place received a new coat of exterior paint), personnel issues (e.g., see box at right), and the myriad tasks necessary to keep the residents of 1252 dwelling units and all the oversight agencies happy. Below is a list of a few of the items addressed by the Board during this time:

- The earlier residency requirement, that a person had to live in Cobb County for six months before they were eligible for admittance to MHA housing, was removed.
- The purchase of a new, electrically-driven mimeograph machine for the office was approved.
- The original four cubic-foot refrigerators in Clay and Fort Hill Homes were replaced; the new Norge models were six cubic-foot in size.
- It was discovered that the U.S. government had carried no fire insurance on Marietta Place during its ownership, so the Authority had to purchase the insurance.

An Unfortunate Occurrence

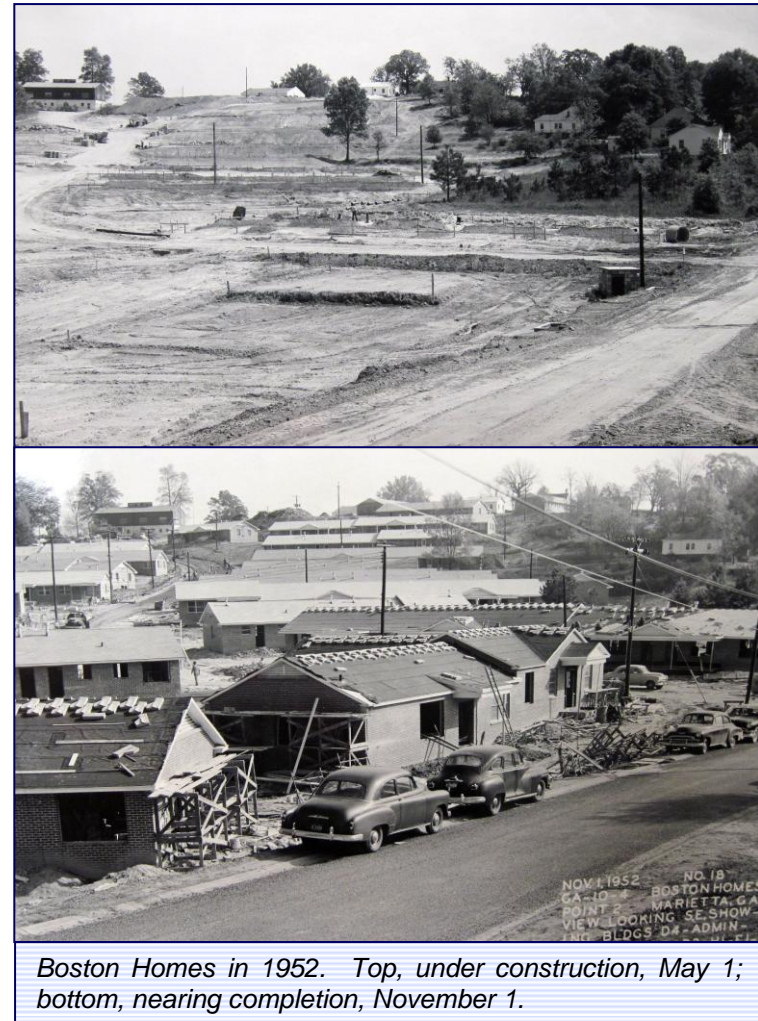
At the MHA Board meeting of June 4, 1953, Executive Director T. E. Baskin reported attending the Convention of the Southeastern Regional Council and the Georgia-Florida Housing Authorities at Daytona Beach. Also on the trip was the MHA's Comptroller, Mr. A. M. Hall, who was driving the Authority's newly-purchased 1952 Chevrolet sedan. During the convention, Mr. Hall abandoned the MHA car on the public highway near Daytona Beach. He became intoxicated and was unable to attend any of the meetings of the convention. Mr. Hall expressed regret at the unfortunate occurrence, and assured that there would be no re-occurrence of such an incident. The Board voted to let him to keep his job, with the condition that the Executive Director could remove him if he came to the office with the smell of alcohol on his breath, or if there was any evidence that he had been drinking. The Board learned on October 20th, that two weeks earlier Mr. Hall had abandoned his position as Comptroller of the MHA. The car, however, remained on the job.



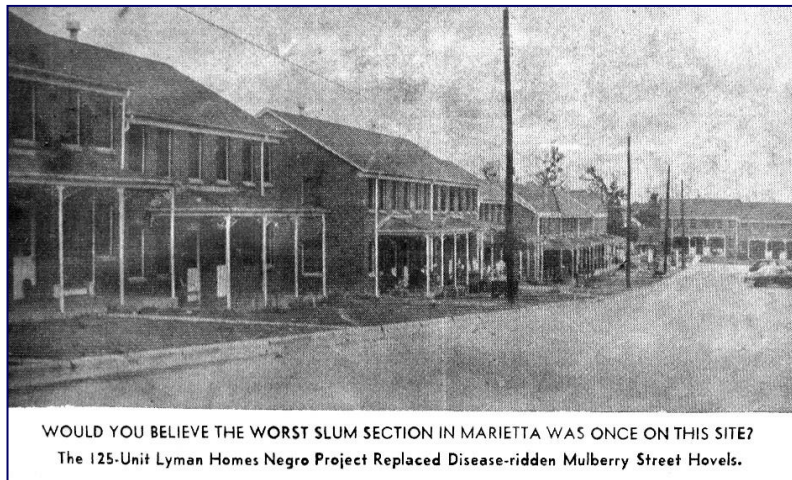
- After a number of controversies, an agreement was reached that the recreation centers at Clay Homes, Fort Hill Homes, and Marietta Place would be available to tenants for use free of charge, but that a rental fee would be charged if other organizations wanted to use them.
- The rents from Marietta Place continued to provide funds for MHA donations to the City of Marietta, the Board of Education, and to a number of worthy community causes (see chart on page 27).
- Social Security benefits were added for all MHA employees.
- The Authority joined the Marietta Chamber of Commerce.⁸

Alterations had to be made to the building materials for Lyman and Boston Homes due to shortages. The second story structural elements were changed to wood as steel was difficult to obtain, and the window sills were made of cement instead of wood for increased durability. This post-war construction period also signaled the U.S.'s transition from plaster to the new, easier-to-install, gypsum boards (popularly known today as Sheetrock™) for interior walls. Architect Richard Nash suggested the change, but Marietta's building code still required plaster walls. He recommended finishing the inside walls with one coat of Gypsum Company textured paint and one coat of casein paint so the new wall surface would be nearly as smooth as plaster. Both housing

projects opened for occupancy during the decade: Lyman Homes in 1951; Boston Homes in 1953.⁹



Boston Homes in 1952. Top, under construction, May 1; bottom, nearing completion, November 1.



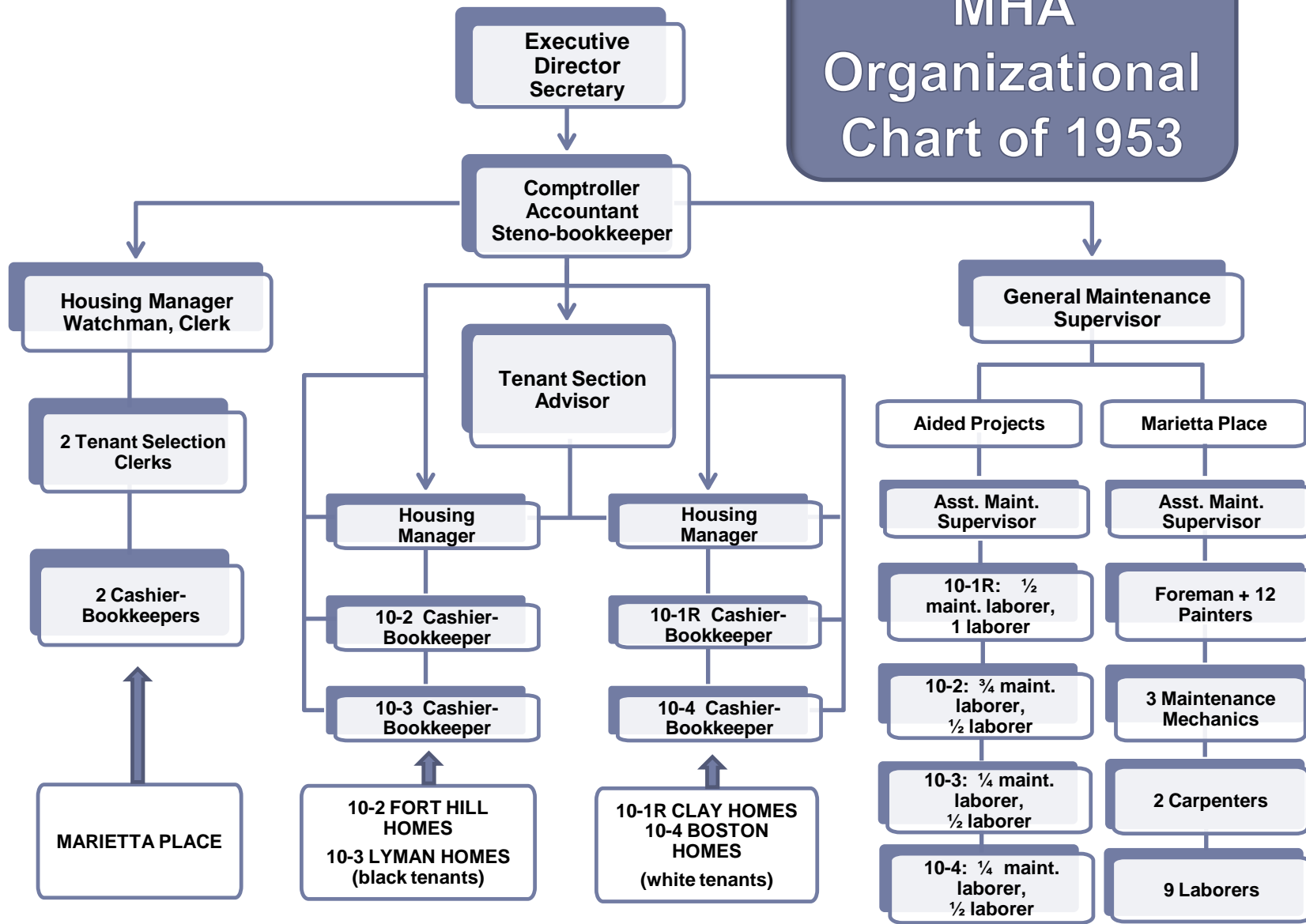
The chill of the Cold War Era was felt in 1953 when Executive Director Baskin recommended that space be provided in the maintenance office at Boston Homes for a Civil Defense Office; when put to a vote, it passed unanimously. The Federal Civil Defense Act of 1950 had been signed into law on January 12, 1951 by President Harry S. Truman, who said that the new law afforded “the basic framework for preparations to minimize the effects of an attack on our civilian population, and to deal with the immediate emergency conditions which such an attack would create.” That the attack would likely be with atomic weapons was unstated but understood. The responsibility for civil defense was vested primarily in the states and their political subdivisions, and the MHA took its obligation seriously enough to designate an office. Whether other measures were taken is not known.¹⁰

The year 1954 marked the sixteenth anniversary of the Marietta Housing Authority, and the *Marietta Daily Journal* ran a lengthy article entitled “A Report to the People of 16 Years of Operation,” celebrating the MHA’s many accomplishments. In a special section called “Taxes and Low-Rent Housing Projects,” the paper stated, “Marietta Housing Authority pays its own way. No local citizen’s taxes are increased because of Public Housing. The community gains by increased revenue from Public Housing.” The claims were based on the \$67,900.91 in increased revenue that the City had received from the MHA in voluntary payments in lieu of taxes (PILOT) over the amount of tax revenue the City would have received from those same areas (Clay Homes, Fort Hill Homes, Lyman Homes, and Boston Homes) had they remained slums.¹¹

In 1957, new maximum income limits were instituted for family eligibility at the low-rent projects. These were substantial increases over the 1941 limits, which ranged from \$480-\$2300 (compare to chart on page 23).

Family Composition	Maximum Income for Admission	Income for Continued Occupancy
1-2 persons	\$3,000	\$3,750
3-4 persons	\$3,200	\$4,000
5-6 persons	\$3,500	\$4,375
7 or more persons	\$3,800	\$4,750

MHA Organizational Chart of 1953

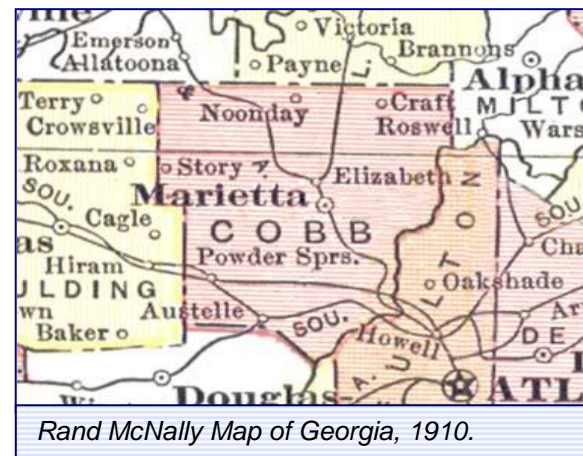


The City of Elizabeth Controversy

One could say it all began in November 1957, when Marietta received approval from the federal government for the Southwest Urban Renewal Project in the old Louisville section of town. There would be a need for replacement housing in order to relocate families who would be displaced by that project, so application was made to the Public Housing Administration for an additional 125 units of public housing, which was approved.

Alternatively, one could say it began February 4, 1958, when the MHA began negotiations for the purchase of Reuben Olin (R. O.) and Rufus W. Hardage's farm, the Cheatham Hill Dairy in the Tower Road area, to build single-family homes for African American families displaced by urban renewal.¹²

Perhaps the seeds of the controversy were sown on October 5, 1885, when a city charter was granted to Elizabeth by Georgia's General Assembly. Believed to be named for Elizabeth Brown, the daughter of Governor Joseph E. Brown, the city of Elizabeth was located in Elizabeth District No. 1897, one of the last militia districts created in the state.¹³ The town's boundaries were established as follows: "The corporate limits shall extend one-half mile from the engine house of the American Marble Cutting company and extend one-half mile north, south, east, and west, so as to include all the territory in every direction within one-half mile of the center of said engine house."¹⁴



The charter was never implemented; neither mayor nor city council was ever elected. Seventy-eight years of inaction would eventually disrupt the life of the community while providing the press with plenty of headlines. However, Elizabeth made it onto all the maps, where it remains to this day.

Through the years, the unincorporated town nurtured ambivalent feelings towards Marietta, its large and thriving neighbor to the south. On June 11, 1946, Elizabeth requested to be included within the Marietta city limits, with about 100 property owners asking for immediate action from the Marietta City Council. A local lumber company had just squelched a proposed building program in the town due to the absence of water and sewer lines, and lack of adequate police and fire protection. Marietta could provide those services.¹⁵

Not everyone agreed with the request. A *Marietta Journal* headline read: “Halt! Don’t Move Northward Elizabeth Tells Big Brother,” and there were petitions to leave Elizabeth out of the City of Marietta. The next month, another article reported that Marietta had laws that prohibited raising livestock within the city limits. This restriction would be a problem for the Hardages, who owned a large dairy farm just north of the Marietta city limits. Allegations were made that some Elizabethans wanted to be in Marietta so their children could attend Marietta High School without paying tuition.¹⁶



The Hardage Farm in 1951.

The MHA’s Elizabeth altercation began while the Authority was looking for a site on which to locate new public housing for African Americans. On January 7, 1958, the Authority Board discussed with Marietta Mayor C. W. Bramlett and Cobb County Commissioner Herbert McCollum the Board’s difficulty in finding a location. Seven different sites had been proposed, and all had been turned down as unsuitable.

A public meeting was held by the Mayor and City Council where several other sites were proposed. Finally, the Mayor and Council directed the new units, Project Ga. 10-6 (eventually named Johnny Walker Homes), be built within the Southwest Urban Renewal area. Construction was delayed another four years because of the problems in locating an acceptable site. Ultimately, the housing was built just west of Powder Springs Street and south of Reynolds Street.

It was recognized that Johnny Walker Homes would not provide enough housing for all those displaced by the urban renewal project. Renewed consideration was given to the Hardage farm which the Authority had almost purchased in 1958. At that time, neighbors had organized the Elizabeth Community Civic Club to combat the MHA’s attempt to locate housing for blacks at that location with a petition containing 764 signatures.¹⁷

Nevertheless, four years later in June 1963, the Housing Authority voted to purchase the old Hardage Dairy Farm of 80 acres for \$110,000. This property bounded the Marietta city limits on the north and was to be designed as a subdivision of low-cost, single family residences for African Americans. The project was called Local Project KBD, which stood for “Kennesaw Battle Development,” a designation still used by the Cobb County Tax Assessor for the neighborhood. While the property was not within the Marietta city limits, it would be inside the corporate limits of Elizabeth, were the city incorporated.¹⁸

Elizabeth May Incorporate To Thwart Housing Effort

Immediately the nearby residents began to complain, holding protest meetings with the intention of stopping the sale of the property in Superior Court. They obtained a court order temporarily halting the sale of the property, alleging that the Authority had no authority to go outside the city limits of Marietta to obtain non-slum land for urban renewal. As platting proceeded, the MHA obtained its own temporary court order preventing the Cobb County Ordinary, Garvis Sams, from calling an election to incorporate the town of Elizabeth. An election of a mayor and five city council members was necessary for the citizens to activate the 1885 charter. The MHA’s lawsuit charged that the charter was no longer valid as no election for town officials had been held in 78 years. The suit also stated that the MHA under law had

authority to operate within the city limits of Marietta and an area extending 10 miles beyond the city’s boundaries.¹⁹

Court Order Prevents Elizabeth Election Call

Housing Authority Wins Court Fight

At first, the MHA was victorious, when Cobb Superior Court Judge James T. Manning upheld the Authority’s purchase of the Hardage property, and also ruled that the 1885 town charter of Elizabeth was invalid and ineffective. Marietta attorney Bob Flournoy, representing the Elizabeth citizens who had filed the original suit, vowed to fight on.²⁰

Elizabeth Fight On Still--Flournoy

It was imperative that Elizabeth renew the old 1885 charter. Incorporating as a new city was impossible, as a 1963 Georgia law prevented the incorporation of any area

within three miles of an existing city's borders. The entirety of the new town of Elizabeth would be within three miles of Marietta. It took nearly a year, but the Cobb County delegation to the state legislature pushed through a bill to renew the old charter. Elizabeth would hold a referendum on October 6, 1964, to decide whether to revive the 1885 charter.²¹

COUNTY ENTERS ELIZABETH SUIT

Another wrinkle was introduced when two citizens of Elizabeth filed an injunction petition against the incorporation referendum. That hearing was scheduled to take place on October 5th, the day before the referendum. To further complicate matters, Cobb County entered the fray, filing a motion asking that the restraining order petition be vacated.²²

ELIZABETH VOTES ON CITY OCT. 6

Voters in the small community of Elizabeth will decide in a referendum next Tuesday whether to revive a century-old city charter and establish Cobb County's newest municipality.

The election for a mayor and five city council members for Elizabeth was held on October 6th, and it passed

by a vote of 93 to 35, which was a very light turnout in the old militia district which had more than 2000 registered voters. The result remained unofficial until the court made a decision on the validity of the charter.²³

Elizabeth Votes To Incorporate

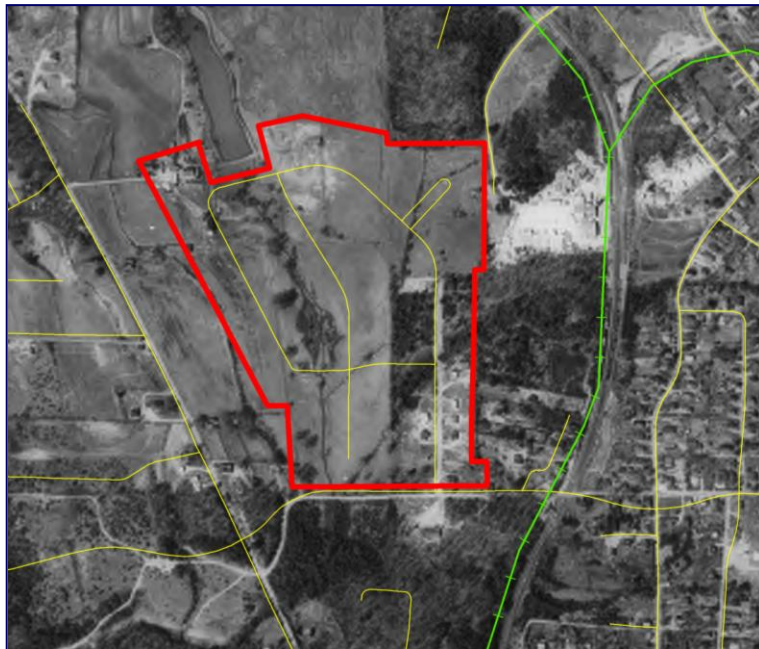
The final verdict was reached on April 9, 1965, when Presiding Judge T. Grady Head of the Georgia Supreme Court handed down the decision that Elizabeth's town charter was valid.²⁴ One might think that was the end of MHA's foray into Elizabethan territory, but it was not.

Elizabeth's Charter Upheld By Georgia Supreme Court

May Hit Housing Agency

After several meetings between the Authority and affected citizens, a satisfactory compromise solution was eventually reached. The MHA property was transferred to a group of citizens who placed restrictive covenants on the property, then transferred it back to the Authority. The agreement further stipulated that 30.4 acres

would be sold as a boundary tract along Marble Mill Road, and that the Authority would retain a 14.5 acre tract along Kennesaw Avenue until it could be developed for institutional use. The remaining 50.1 acres could be developed as a subdivision for black residents who would be displaced by urban renewal programs. It was developed in two stages, yielding 58 residential lots with homes costing from \$23,000 to \$35,000. Most were small ranch houses with one-car carports.



Hardage Farm property in 1960. The Kennesaw Battle Development site is outlined in red; modern roads are yellow, the railroad is green.

The maps below show the location of the Kennesaw Battle Development area. At left is the 1960 map showing undeveloped land. The map at right shows the development in 1972, when many, but not all of the houses had been built. In 2013, this small, African American residential enclave is surrounded by churches, warehouses, a recycling plant, light industry, and small professional offices with no single-family residences nearby. It is also no longer in the City of Elizabeth, which lost its municipal charter on July 1, 1995.²⁵



1972: the unfinished Kennesaw Battle Development is outlined in red; modern roads are yellow; the railroad is green.

Expansion of Marietta Public Housing — 1958-1972

In 1958, Southern Technical Institute (STI), a two-year division of the Georgia Technical Institute, expressed an interest in moving from its Chamblee location to Cobb County to take advantage of the proximity to Lockheed-Georgia, a potential future employer of its engineering students. One of the conditions was that land be made available at no cost in order for them to erect a new facility. A deal was worked out between MHA and Cobb County whereby the Authority would purchase the 93-acre Housley property on Clay Street (now South Marietta Parkway) for STI if Cobb County would deed 40 acres of Marietta Place on the south side of Clay Street to the Authority. The land north of Clay Street owned by Cobb County was retained under lease to MHA until those 380 units of Marietta Place were demolished in November 1962. Prior to that removal, MHA permitted Southern Tech the use of 100 units for student housing until dormitories were constructed at the school site. The STI campus (now Southern Polytechnic State University²⁶) opened on October 2, 1961.

MHA continued to seek funding for other public housing as well. On November 21, 1958, the Housing Authority received notice that the U.S. Public Housing Administration had approved Marietta's plans for the development of 25 units of housing to be designed especially for occupancy by senior citizens. This was reportedly the first housing exclusively for senior citizens to be developed

in the southeastern United States. Project Ga. 10-5 was named Branson Homes, for Thomas C. Branson, Jr., the first Chairman of the Marietta Housing Authority. Its two sections were located along Victory Drive (12 units) and Aviation Road (13 units).

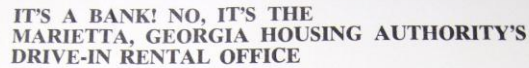


At the November 6, 1952 meeting, it was agreed that the central office was extremely overcrowded. Executive

Director Frank Melson was instructed to contact architects to submit drawings for enlarging the office. It took nearly eleven years for a resolution to the overcrowding. The MHA was much more efficient building housing for other people than offices for itself.

In 1962, the executive director was instructed to investigate the possibility of obtaining or constructing a Central Office Building. A separate office would permit the consolidation of all of MHA's administrative and maintenance functions and eliminate the expense of separate administrative and maintenance operations in each project of the Authority. Approximately \$20,000 in federal funds were to be used for construction, and \$75,000 was the estimated cost of building. Finally, on October 1, 1963, the Board decided to purchase the property of Mrs. George O. Allen at 269 Lawrence Street, which had been under consideration as a site for the proposed MHA Central Office, using funds left

The new design was quite modern, and it featured one of the hottest new architectural trends: a drive-through



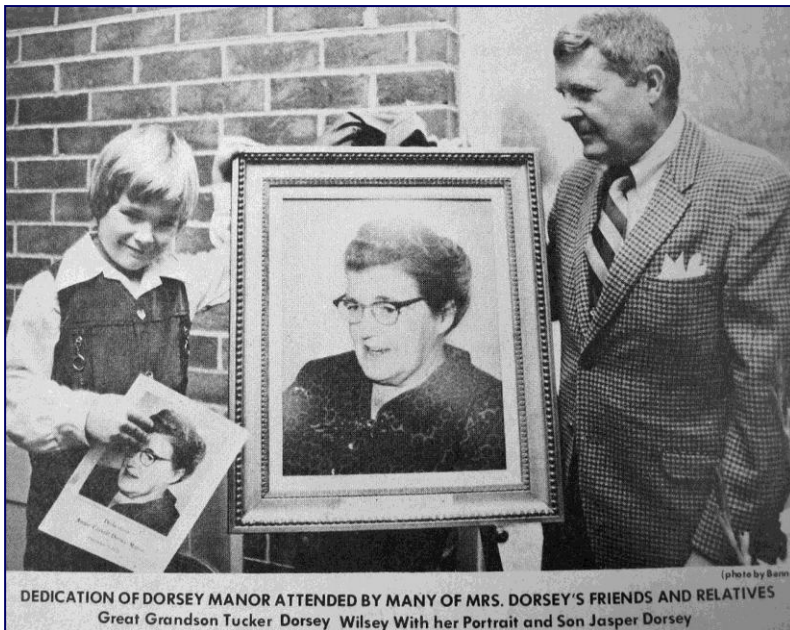
July 14, 1963 was, finally, move-in day at Johnny Walker Homes. It had taken five years from when the project was first approved. Housing for the elderly was an easier sell than housing for African Americans, according to George Green, an MHA employee and later executive director. Branson Homes for seniors was approved in 1958 and opened in 1962; Johnny Walker Homes had been approved in 1957 and opened in 1963. Twenty-five units of Johnny Walker were designed for seniors.



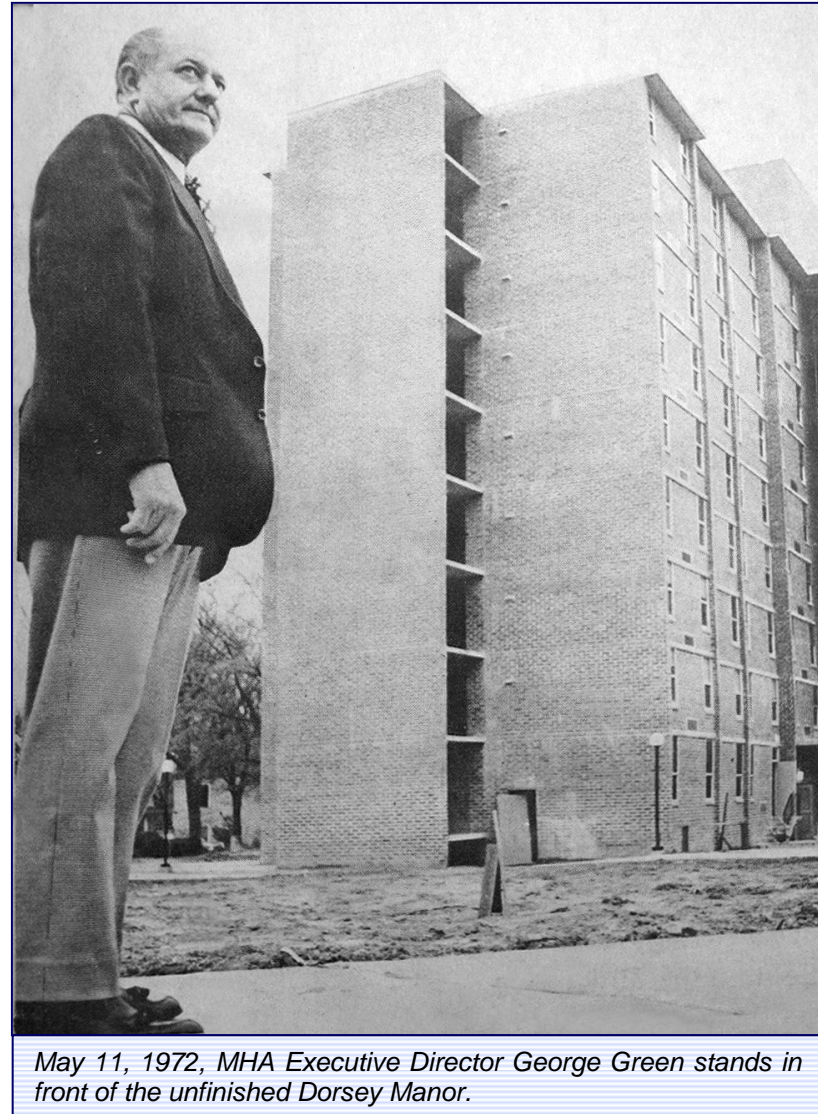
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additional 50 units of elderly housing in Branson Homes to be known as Project Ga. 10-7, Branson Homes Addition.

In January 1967, the U.S. Department of Housing and Urban Development (HUD)²⁷ authorized the Marietta Housing Authority to proceed with Project Ga. 10-8, a development of 102 elderly housing units. The project, Annie Coryell Dorsey Manor, was a nine-story high-rise building at 212 Lemon Street on the old Keith School site, purchased from the Marietta Board of Education. The building was named for Mrs. Annie Dorsey (1893-1967), who became associated with the Authority in 1941. She variously served as housing manager of Fort Hill, Lyman, and Johnny Walker Homes until her death on July 1, 1967.



The project was dedicated on December 9, 1972.



The monthly rent schedule for the 102 units at Dorsey Manor was as follows:

- 8 units @ \$0-35
- 25 units @ \$36-46
- 36 units @ \$47-57
- 24 units @ \$58-68
- 9 units @ \$69 and over.

Furnished utilities included electricity for lighting, refrigeration, space heating, cooking, water heating, and air conditioning. Water and sewer service were also provided at no cost.

The Manor had a TV room but no other special amenities until a local hair dresser stepped in. Gaines Pressley had donated a hair-washing sink and dryer for the seniors at Branson Homes, and he scheduled his cosmetology students to wash and set hair for the tenants. The only charge was for supplies. The service was well received, and Mr. Pressley instituted the same program at Dorsey Manor.

George H. Green became executive director of the Authority on July 7, 1971, after having served in other positions at MHA since 1958. He held the top position until his retirement on December 31, 1986. He was persuaded to come back part-time in January 1987 for 90 days until he was succeeded by Larry R. Thompson as the new executive director. Among his early accomplishments at the Authority was the institution of a monthly newsletter to be mailed to all

housing residents in an effort to establish better communication between the Authority and its tenants.

George Green also oversaw the swearing-in of the first African American on the MHA Board, Marion Thomas, in July 1971. Mr. Thomas later served as vice-chair, then became chair of the Board of Commissioners on December 10, 1973. It took another couple of years before the Mayor of Marietta appointed a woman to the Board. Florence Beddingfield, the first female Board member, began serving on May 30, 1975. She became chair on June 6, 1977.



Marion Thomas, first African American on the MHA Board of Commissioners, sworn in by Marietta Mayor James R. Hunter.

Towards the end of his career, Mr. Green also oversaw the swearing-in of the first public housing tenant to the MHA Board, Donald Killingworth, on May 30, 1986. There has been a tenant member of the Board ever since.

Shift in U.S. Housing Policy — Section 8 Program

While the development of publicly owned and operated affordable housing undoubtedly contributed to a significant improvement in housing stock, circumstances changed over several decades following the 1937 birth of the program to the point that the program was more problem than benefit. There were two primary causes for this decline.

First, there was ill-advised legislation in the 1969-1971 time period sponsored primarily by Senator Edward Brooke from Massachusetts. Although public housing residents were paying a much subsidized rent, his perception was that there should be a cap on their contributions to rent. Congress went along and enacted a 25% of income maximum on tenant payments and several other provisions decreasing revenue from the tenants. The unintended consequence was that housing authorities, for the first time in 30 years, did not have enough revenue to cover operating expenses. The Brooke Amendment was consequently tagged the “Broke” amendment.²⁸ Congress then had to resort to appropriating operating subsidies for annual distribution to housing authorities, appropriations that went higher and higher, but

not high enough to offset the loss of revenues. Maintenance and services suffered.

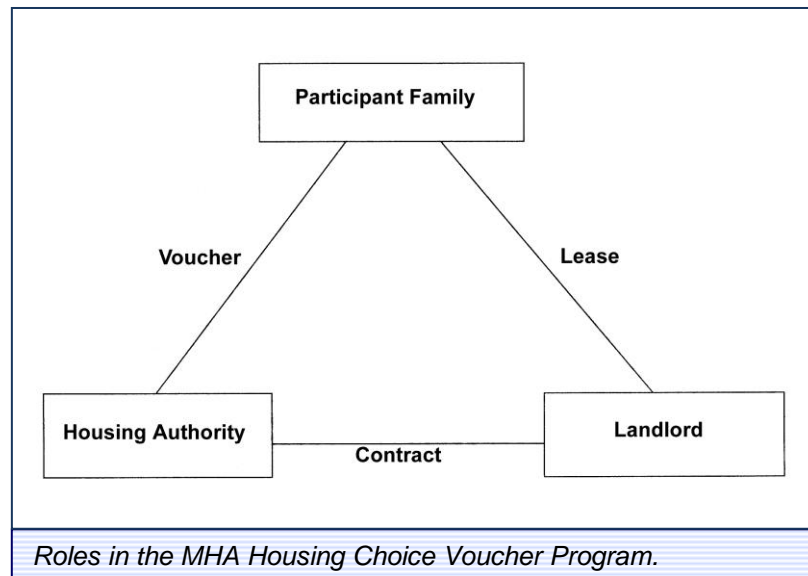
The other growing problem was traceable to the original development configurations, particularly in larger cities. It seemed as if housing planners thought that if small projects were good, then much larger public housing developments (horizontally and especially vertically) must be better. The result? Appalling places such as Pruitt-Igoe in St. Louis and Cabrini-Green in Chicago, centers of drug-dealing, and depressing, stifling “projects.” The very word, “projects” clearly signaled a place for struggling families.

Change was necessary, and it was about to happen. On September 19, 1973, President Richard M. Nixon announced the positive results of a task force that he had commissioned from HUD in the early 1970s. The task force had experimented with providing funds to low-income people so that they could rent units in the private market, instead of living with subsidized rent in public housing. The Section 23 Leased Housing Program (later re-numbered as Section 8) of the 1974 Housing and Community Development Act was landmark legislation, dramatically altering the nation’s housing assistance efforts.²⁹

Although the program had a variety of iterations, the basic elements were that eligible low-income families would seek and find housing



in the private sector and lease that housing with rental subsidies administered by local housing authorities. A property owner would contract with the local authority, in which they would agree to receive a specified rent amount based on the Fair Market Rent, which was set by HUD based on the area in which the property was located. The owner then could lease an apartment to a tenant who had obtained a Section 8 Certificate (later changed to “voucher”³⁰) from the local housing authority. The tenant had to pay a portion of the rent equal to 30% of their family income, and the local housing authority would make a “housing assistance payment” (HAP) to the landlord equal to the contracted rent minus the tenant’s share.³¹ The diagram below demonstrates the roles of the three participants in the program and the documents governing the relationship between each.³²



From the beginning to the present day, the program was subdivided into “tenant-based” vouchers and “project-based” vouchers, both with those key elements involving the private sector. The former “traveled” with the voucher holder, such that the family could, subject to some lease limitations, move and use their voucher somewhere else, even outside Cobb County or the State of Georgia. This makes for housing choice and integration into the community. The negative “project” environment--where everyone is receiving a housing subsidy--is diminished.

Project-based vouchers are allocated and attached to a particular property. The payment arrangements (residents paying 30% of their income, with the remainder of the rent subsidized) are the same as the tenant-based program. However, if a resident decides to move, they lose their subsidy since the project-based subsidy stays with the unit at the property.

The newly-created Section 8 program was set up for administration by local housing authorities. Initially, there was resistance to the program by a number of housing authorities, probably because of devotion to the original bricks-and-mortar model. There was also some concern over the costs of running the program. HUD responded to these concerns with a generous administrative fee arrangement. HUD also defined “local housing authorities” in such a way as to include municipalities and made this known in an inviting way to cities.

The Section 8 program first came to the MHA in 1975, when HUD allocated \$580,000 for Section 8 housing for Cobb County. The letter was sent to the MHA Executive Director George Green, who forwarded it to the County. Cobb County had, and still has, a Cobb County Housing Authority, as well as a Smyrna Housing Authority³³, but they were not interested in taking on the new program. On October 4, 1976, the Authority acceded to a request from the Cobb County Board of Commissioners that the MHA act as agent for the County to apply for 271 units of Section 8 housing in the amount of \$580,000. On September 30, 1977, HUD approved a contract for 275 units of Section 8 housing to be operated for Cobb County by the Marietta Housing Authority.

Later, HUD authorized Section 8 housing for the City of Marietta, and again sent the letter to the MHA. George Green asked the Marietta City Manager, Jack Crane, if they wanted MHA to administer the program, but the City declined and hired someone else to run Section 8 through the City's Office of Community Development. Thus, to this day both the City of Marietta and MHA administer Section 8 vouchers within the Cobb County jurisdiction.³⁴

In the 1970s and 1980s, Section 8 project-based vouchers were allocated to local housing authorities for projects through a competitive process. One such project was Henderson Arms, discussed later in this history. The process unfortunately was tinged by scandal³⁵. In many cases, funding was provided to housing authorities for

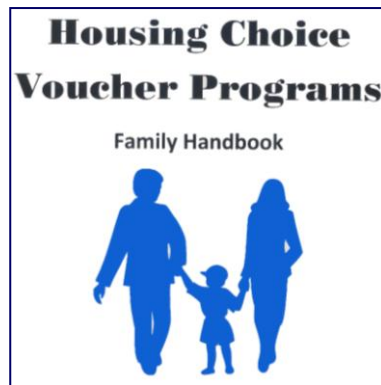
favorable projects, especially those with some connection to HUD Secretary Samuel Pierce. Secretary Pierce was properly hauled before a Congressional oversight committee in the 1980s for televised hearings. Ultimately, that original form of Section 8 project-based subsidy ended, largely because of the scandal.

However, Congress later authorized the limited use of tenant-based vouchers for project-basing. MHA has participated in that aspect of Section 8, but given MHA's aversion to creating any kind of "project" atmosphere for family housing, MHA has assigned project-based vouchers only with respect to senior projects.

The MHA area of jurisdiction for the Section 8 program is limited to Cobb County, Georgia. There are restrictions on where a tenant can live: they must select an approved landlord from the Authority's list of landlords who are willing to abide by the program requirements; the lease must be approved by the MHA; and the unit must meet the Authority's Housing Quality Standards (HQS). If all the requirements are met, the tenant is issued an HCV, a Housing Choice Voucher.

The number of vouchers administered by MHA has grown greatly over the years because HUD provides a quantity of vouchers each time MHA has demolished public housing. The number of families now receiving vouchers is over 2,500, of which 235 are project-based. The holders of vouchers live throughout Cobb County.

Over the last ten years, the Marietta Housing Authority has had a high percentage of its available housing choice vouchers in use, approaching or reaching 100%, and consistently outperforms other public housing agencies in the state. This is a remarkable achievement given the vagaries of congressional funding for the program, which fluctuates yearly, and the need to retain sufficient cash reserves to remain on a sound financial footing. Unfortunately, the federal budget cuts known as “sequestration” that went into effect on March 1, 2013, cut more than \$2 billion in 2013 from the housing assistance and community development programs administered by HUD. The predicted result was the denial of vouchers or renewal of vouchers to some low-income families, and rent increases for others. Fortunately, MHA voucher holders were not subjected to these effects, although MHA’s waiting list for the Housing Choice Voucher Program is now closed.³⁶



Henderson Arms & the MHDC

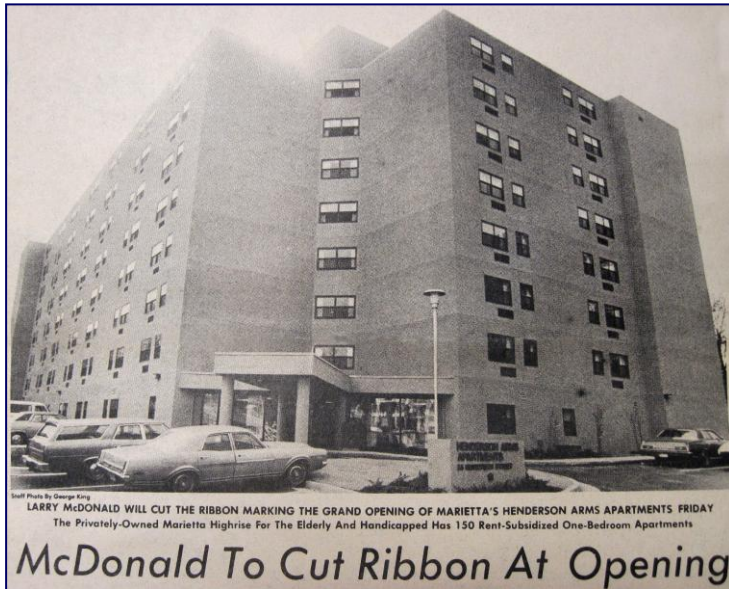
On August 9, 1979, Bill Hamby and Bill Kinney appeared before the Board of Commissioners of the Authority and requested the commissioners to create a non-

profit corporation for the purpose of selling \$4,500,000 in tax exempt bonds to build a 150-unit development for the elderly and disabled on Henderson Street under Section 11(b) of the U.S. Housing Act³⁷. It was further requested that MHA serve as the agency to administer the Housing Assistance Payments under a project-based Section 8 contract to the owner after the development reached the management stage. Both requests were approved, signaling the MHA’s shift away from the traditional model to a more entrepreneurial public-private partnership.

The non-profit Marietta Housing Development Corporation (MHDC) was chartered on May 16, 1980, for the purpose of selling the bonds to finance the development and to ensure that future bond payments were made in a timely manner (allowable under Section 11(b) of the U.S. Housing Act of 1937). J. Mercer Berry was its first director. The bonds were sold and ground was broken for Henderson Arms on July 10, 1980. Construction was completed and accepted by HUD on September 19, 1981. On January 21, 1982, U.S. Congressman Larry McDonald presided over the grand opening of the nine-story high-rise. The apartments were managed by the Gate Management Company under contract to Henderson Arms, Inc.

Seven years after the grand opening, a deal was struck whereby MHA would acquire the property from the original Hamby-Kinney partnership (Henderson Arms Apartments, Ltd.) and carry on the operation. To finance that transaction, MHA again issued tax exempt bonds, this time in the amount

of \$2,735,000. HUD approved the assignment of the HAP contract and the closing was held on February 15, 1989.



Henderson Arms has been extremely successful both for the MHA and the many seniors who have lived there. The bonds have been paid off, and the 32-year-old property has just undergone a major renovation, which will be discussed later. In December 2012, MHDC was dissolved.³⁸

1980s — 1990s

The last quarter of the twentieth century brought new challenges and opportunities to the Marietta Housing

Authority. Senior services, modernization, and the illegal drug problem in the projects were major themes.

At the July 8, 1980 Board meeting, Executive Director George Green was directed to enter into an agreement with the City of Austell and the Marietta/Cobb Community Service Center for the operation of a Senior Citizens Center there, and for an adult day care center at Powder Springs. Other agreements to support or operate senior programs were reached with Acworth Presbyterian Church, the City of Marietta, the City of Smyrna, and Woodland Presbyterian Church in South Cobb. Later that year, MHA contracted with the Georgia Department of Energy to begin a program to weatherize homes for the elderly. Other new senior services included providing transportation to doctors' offices and mental health facilities, and providing physical therapy through the Visiting Nurses Association.³⁹

The Section 8 program provided some headaches when HUD inspectors found flaking paint on stair handrails that led from housing units to walkways in a number of the Authority's projects. HUD was disqualifying some units for occupancy; out of thirty inspected units, seventeen (57%) were declared unfit due to flaking paint. Such a large number of disqualified units made it difficult for the MHA to maintain the required 90% occupancy rates. The maintenance manager was authorized to purchase more paint.⁴⁰

Energy conservation was a new concern of the era, so in 1983, the Authority tested tankless hot water heaters. The new heaters provided a 42.5% savings in the first 30-day period of operation.

That same year, the Board was confronted with a personnel issue. MHA employee Ms. Virginia Barber would reach age 65 that year and wanted to continue working. The policy of the Authority had been that employees retire upon reaching age 65, but federal law had struck down this requirement. Ms. Barber was allowed to retain her position on the MHA staff.⁴¹

By 1981, the two earliest MHA housing complexes were 40 years old. Repairs and upkeep were no longer sufficient; it was time for a complete renovation. In 1983, HUD instituted CIAP: the Comprehensive Improvement Assistance Program, a modernization program for public housing which had a number of stringent requirements. On August 1, 1983, the Board adopted a resolution approving a CIAP application for Clay Homes. The application required that the public housing authority agree to the following:

- That the work be done in a timely, efficient, and economical manner;
- That the MHA's work would meet HUD modernization and energy conservation standards;

- That the MHA would comply with all applicable nondiscrimination and equal opportunity requirements;
- That the MHA would take appropriate affirmative action to award modernization contracts, to minority or women's business enterprises;
- That the MHA would provide documentation to HUD for review under the National Environmental Policy Act (NEPA);
- That the MHA would comply with relocation assistance requirements;
- That the MHA would comply with the requirements for physical accessibility; and,
- That the MHA would comply with requirements for lead-based paint testing and abatement.

There were other requirements of an administrative nature as well, and the Board agreed to the goal of providing 20% of the dollar amount of the total modernization contracts be awarded to minority business enterprises. A preliminary program for the modernization of Fort Hill Homes would be submitted in 1984, but was not awarded until 1989.⁴²

In 1985, the Board received a complaint about religious services being held at Dorsey Manor. After discussion with the legal section of HUD, it was determined that nothing was wrong with the activity so long as it was approved by the tenants; that MHA had nothing to do with

MHA Goes High Tech

On February 5, 1979, the MHA Executive Director George Green, reported that he was investigating small computers to determine the feasibility of converting the MHA from a manual system to a computer system. In March, the Board approved travel to Clearwater, FL for him to attend a 4-day mini-computer workshop.

At the May 15, 1980 Board meeting, Executive Director Green reported on the purchase of a Datapoint Computer, Model 4360; a Printer 114, capable of printing 340 words per minute; a Cathode Ray Tube (CRT); a Communication Adapter; and 4 disk packs. The Authority contracted with MDS Housing Data Systems of Madison, WI to set up the computer, train personnel, and install the various data systems in the computer. Initially five systems were to be installed in the computer with an approximate initial cost of \$63,700 for both hardware and software. Travel to New York was approved for an employee to attend basic Datapoint Computer School for one week.

On May 4, 1981, Executive Director Green reported to the Board that Section 8 payment processing time had been reduced from 19 hours on the manual system to 1 hour 15 minutes on the computer!

By August 24th, the file space in the computer was full, and a drive extension to increase the file space was

included in the 1982 fiscal year budget. A Model 9375 Drive Extension, capable of storing 20 million bytes, was ordered at a cost of \$11,970. [As a point of comparison, this author in 2013 purchased a 20 GB, that is, a 20-billion byte flash drive for \$20.00.]

On March 5, 1984, it was necessary to trade in the old 20-megabyte auxiliary disk drive for a 40-megabyte auxiliary drive for \$6,950. In addition, it was necessary to upgrade the CPU from 128K of RAM to 256K of RAM at a cost of \$1,600.

In December 2000, HUD first required all year-end financial reports be submitted via the Internet, which was reported to be extremely difficult and time consuming.



the scheduling of activities; and so long as the services were available for any tenant to attend.⁴³

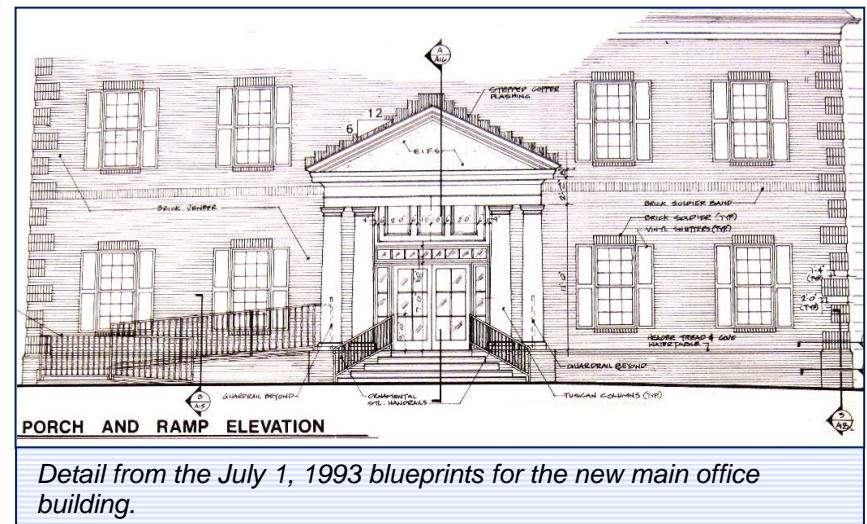
On December 2, 1985, the Board approved holding MHA meetings and establishing a quorum via telephone hookup, a true innovation in the pre-cell phone days.

A resident approached the Authority Board on September 3, 1991, requesting college tuition assistance. Executive Director Larry Thompson was directed to review the specific request and investigate the possibility of developing a scholarship program for deserving residents. At the November 4th meeting, the Board voted to set aside \$7000 for a college scholarship fund for qualified residents.

In March 1992, the Marietta Housing Authority Board instituted a Resident Initiatives Policy to support and encourage activities among the various resident associations (one for each project), which would address such issues as drug-free public housing neighborhoods, the enhancement of resident security, and the development of resident employment programs and employment training programs. The new policy and program would not affect existing programs, and the Board would continue to provide educational and recreation programs through Boys and Girls Clubs; the YWCA; the Open Gate; Girls, Inc.; Cobb Emergency Aid; Marietta Parks and Recreation; and the Marietta Police Department. The Board would also continue to provide on-site daycare services to residents, working in cooperation with Gate City Daycare and the Cobb YWCA,

and would continue to provide on-the-job daycare training of MHA residents.

Later that same month, the Board added to the Resident Initiatives Policy another resolution: the Board recognizes that homeownership is a viable goal for every resident of the community. Toward this goal, the Board has implemented an affordable homeownership program and is providing homeownership opportunities through a model FHA (Federal Housing Administration) program.⁴⁴



Thirty years after its construction, the Authority office was not only outdated, but it had been completely outgrown. In January 1993, the Board approved a contract with architect Alex Roush to design a new Central Services Building, and a contract with RaLin & Associates to build it

(see detail from blueprints on preceding page). The groundbreaking ceremony was held at 11:30 a.m. on Tuesday, October 12, 1993, at 95 Cole Street. The open house for the new building took place in December 1994.

Lyman Homes Great Barricade Debate

Throughout the 1990s, there was a big push to eliminate illegal drugs in the projects. The Authority worked closely with the Marietta police, funding positions for three offices, and instituting a “one strike” policy for residents of MHA properties. By 1991, a special police zone incorporating the MHA projects was created, known as the King Zone. Between May 15-30, the Marietta police had received 204 calls, made 23 arrests, and spent 448 person-hours patrolling the King Zone. Bicycle patrols instituted by police in 1997 proved to be a big help in reducing drug trafficking, and a Marietta Police Department officer moved into an apartment in Lyman Homes on September 22, 1998.⁴⁵

In 1997, the MHA applied to HUD for a \$240,000 Technical Assistance Grant to eliminate drugs from all Authority housing complexes. Funds became available on January 1, 1998, and a portion of the grant was used at Dorsey Manor to install improved lighting, a card access system, and security monitoring and alarms.

Some of the funding was used to engage a consulting firm to perform an analysis of the crime and drug trafficking at Lyman Homes, and to provide recommendations to solve

the issues. Lyman had a reputation as the worst housing project for drug and alcohol problems.⁴⁶ The study determined that Lyman Homes was in a prime location for drug trafficking. It was right off of Interstate 75, and had easy “drive through” access for dealers and their customers.⁴⁷ The security consultant described the 125-unit complex as “an open-air drug market as bad as anything...seen in New Orleans, Chicago or Los Angeles,”⁴⁸ and recommended closing off Hunt Street to alleviate some of the problem.

Before taking any action, the MHA Board of Commissioners walked through Lyman Homes, discussing the situation with residents. Overwhelmingly, the people that lived in the housing project did not have a problem with closing Hunt Street to through traffic.



View of Lyman Homes in 2006.

Because the City of Marietta owned the streets, permission had to be sought to install the barriers. In August 1998, the City Council voted to allow MHA to install circular

concrete boulder-type barricades at two locations on Hunt Street: south of Blair Valley Drive, and between Avery and Montgomery streets. Councilman James Dodd, who represented Ward 5 where Lyman Homes was located, voted for the barricades. Almost immediately an outcry against them was raised, primarily by people who did not live at Lyman, claiming their true purpose was “to separate blacks and whites.”⁴⁹ Regarding James Dodd’s support of their installation, some people in the community were “a little bit disenchanted that he voted to do that.”⁵⁰

Over the next few months, a decrease in drug activity was documented, although this news was met with some skepticism. Reverend Anthony Coleman said, “They came out with statistics to try to say that it had decreased crime in the area. You know and I know that you can make numbers say anything, but if it did, why is it that the activity is still going on?”⁵¹ After the report was issued, Mr. Dodd launched a campaign to remove the barricades. His reasoning was that “since the barricades had worked then we should bring them down and reopen the street.”⁵² The debate continued for several months, with Mr. Dodd attending MHA board meetings, reiterating his opposition to the barricades. The MHA Board, however, wanted the barricades to remain in place.

In April 2001, the City Council had a tie vote (3-3) on removing MHA’s authority to install the barricades (Councilman Pete Waldrep was unavoidably absent from that meeting). Mayor Ansley Meaders broke the tie, voting to

have the barriers removed. MHA complied, and the number of crime and drug trafficking incidents in Lyman Homes increased. Finally, in December 2002, the Marietta City Council voted 4-3 to enable MHA to re-install the barricades. The concrete structures were put in place, hedges planted, and area landscaped to make them appear more attractive.⁵³ The barricades remained in place until the demolition of Lyman Homes in 2007.

Y2K

The year 1999 saw planning, sometimes frenetic planning, for the new century. HUD had provided a format for an action plan outline of contingency plans for the elderly and disabled residents, as well as emergency administrative procedures for such items as cash management and purchasing. The Authority formed a Y2K action committee to create and implement a plan for the MHA properties. On New Year’s Eve 1999, an employee was on duty at the central office, while the executive director, the director of technical services, and five maintenance men were on call. Fortunately, the new century was ushered in peaceably, with no disturbances for the MHA.

¹ Harry S. Truman, "Annual Message to the Congress on the State of the Union, January 5, 1949," *Public Papers of the Presidents, Harry S. Truman, 1945-1953*.

² U.S. Senate Committee on Banking and Currency, "Housing Act of 1949, Summary of Provisions," July 14, 1949.

³ MHA Board *Minutes*, Special Meeting, April 29, 1958.

⁴ "Ex-Residents Buy Slum-Cleared Lots," *Marietta Daily Journal*, March 8, 1963.

⁵ MHA Board *Minutes*, May 11, 1967.

⁶ MHA Board *Minutes*, December, 1968.

⁷ The Community Development Block Grant (CDBG) program was created through the Housing and Community Development Act of 1974, reflecting a change in national philosophy from competitively funded urban renewal programs to calculated block grants, largely distributed to cities and counties based on population, poverty data, and other criteria. It was intended that a major benefit to the localities was much less red-tape and regulation.

⁸ MHA Board *Minutes*, June 6, 1951; September 18, 1951; January 1953; March 1953; June 6, 1955; November 14, 1955; December 19, 1955; April 2, 1956; August 8, 1956.

⁹ MHA Board *Minutes*, August 21, 1951.

¹⁰ Wilbur J. Cohen and Evelyn F. Boyer, "Federal Civil Defense Act of 1950: Summary and Legislative History," *Social Security Bulletin*, Volume 14, Number 4 (April 1951); MHA Board *Minutes*, March 1953.

¹¹ "A Report to the People on 16 Years of Operation," *Marietta Daily Journal* article in MHA *Scrapbook*, undated.

¹² MHA Board *Minutes*, November 1, 1957; January 7, 1958; February 4, 1958.

¹³ Kenneth K. Krakow, "Georgia Place-Names," 3rd ed., ©2002, p. 71.

¹⁴ *Marietta Journal*, November 7, 1946.

¹⁵ "Elizabeth Requests Inclusion Within Marietta City Limits," *Marietta Journal*, June 11, 1946.

¹⁶ *Marietta Journal*, November 7, 1946; December 2, 1946.

¹⁷ "Elizabeth May Incorporate to Thwart Housing Effort," *Marietta Daily Journal*, June 30, 1963.

¹⁸ MHA Board *Minutes*, June 18, 1963.

¹⁹ "Court Order Prevents Elizabeth Election Call," *Marietta Daily Journal*, July 19, 1963.

²⁰ "Housing Authority Wins Court Fight," *Marietta Daily Journal*, August 30, 1963; "Elizabeth Fight Still On--Flournoy," *Marietta Daily Journal*, September 1, 1963.

²¹ "Elizabeth Votes On City Oct. 6," *Marietta Daily Journal*, September 30, 1964.

²² "County Enters Elizabeth Suit," *Marietta Daily Journal*, October 1, 1964.

²³ "Elizabeth Votes To Incorporate," *Marietta Daily Journal*, October 7, 1964.

²⁴ "Elizabeth's Charter Upheld By Georgia Supreme Court," *Marietta Daily Journal*, April 9, 1965.

²⁵ In 1993, the Georgia General Assembly enacted legislation requiring any incorporated city in Georgia to provide its citizens with at least three municipal services or lose its charter (O.C.G.A. § 36-30-7.1). Though given a grace period to comply, over 100 small or inactive towns - including Elizabeth - lost their municipal charters on July 1, 1995. At that point, Elizabeth became an unincorporated community under the jurisdiction of Cobb County (<http://georgiainfo.galileo.usg.edu/topics/crawford>). After all the time, effort, political maneuvering, emotional energy, and money invested in the controversy with the MHA, the City of Elizabeth was incorporated for only 30 years, and the African American homes were still built, and in the originally-proposed location.

²⁶ On November 12, 2013, however, the Board of Regents of the University System of Georgia voted to merge SPSU with KSU. The consolidation must be approved by the Southern Association of Colleges and Schools, and then given final approval by the Board of Regents. Unified operations of the two entities is expected to begin with the 2015 fall semester. From Maureen Downey, "Despite

Protests, Regents Merge South Polytechnic and Kennesaw Today,” *Atlanta Journal Constitution*, November 12, 2013, <http://www.ajc.com/weblogs/get-schooled/2013/nov/12/despite-protests-regents-merge-southern-polytechni/>.

²⁷ HUD was created as a cabinet-level agency by the Housing and Urban Development Act of 1965, consolidating all the federal housing agencies under one umbrella Department. The absorbed agencies included the U.S. Public Housing Administration (public housing), the Housing and Home Finance Administration (urban renewal), and the Federal Housing Administration (FHA).

²⁸ Charles L. Edson, “Affordable Housing-An Intimate History,” Chapter 1 in *The Legal Guide to Affordable Housing Development*, 2nd ed., Tim Iglesias and Rochelle E. Lento, eds. (Chicago, IL: American Bar Association, 2011), 5.

²⁹ Edson, 9.

³⁰ “In the 1983 Housing Urban and Rural Recovery Act, Congress created a demonstration voucher program, which became permanent in 1987. In contrast to certificates, voucher tenants could pay more than 30 percent of their income for rent, and the owner could receive rent greater than the HUD-designated payment standard. From 1983 to 1998, HUD administered both the certificate and voucher programs. However, in 1998, Congress enacted the Quality Housing and Work Responsibility Act that merged the two programs. Under the revised voucher program, tenants could pay up to 40 percent of their income for rent, and while rents would not be subject to the Fair Market Rent limitation, the PHA must find the rent reasonable—the so-called ‘rent reasonableness’ test.” Edson, 18.

³¹ Edson, 17-18.

³² Marietta Housing Authority, “Understanding Your Role in the Housing Choice Voucher Program,” in *Housing Choice Voucher Programs Family Handbook* (Marietta, GA: Marietta Housing Authority, Approved November 4, 2009), p. MHA-110.

³³ The only activity these authorities have had relates to issuance of bonds for construction of private apartments.

³⁴ George H. Green, Kennesaw State University Oral History Interview, conducted by Dr. Thomas A. Scott, MHA Executive Director Raymond C. Buday, Jr., and KSU

Archivist Heather Oswald, 27 October 2011, at the Green residence in Marietta, GA.

³⁵ Henderson Arms was not one of the questionable projects.

³⁶ Douglas Rice, “Sequestration Could Deny Rental Assistance to 140,000 Low-Income Families.” (Washington, DC: Center on Budget and Policy Priorities, April 2, 2013); Marietta Housing Authority, “Section 8/HCV” webpage, ©2013 MHA.

³⁷ These bonds were tax-exempt, not by IRS determination, but rather by HUD under the section 11(b) program. This mode of financing was tied to a HUD Housing Assistance Payments Contract under the Section 8 program. The amount of the bonds was \$2,665,000, reflecting the overall cost of the construction.

³⁸ Executive Director’s Report appended to the MHA Board *Minutes*, December 5, 2012.

³⁹ MHA Board *Minutes*, July 8, 1980.

⁴⁰ MHA Board *Minutes*, January 3, 1983.

⁴¹ MHA Board *Minutes*, June 6, 1983. The Age Discrimination in Employment Act was passed in 1967. In 1978, the U.S. Congress outlawed mandatory retirement before the age of 70, and in 1986, abolished a mandatory retirement age altogether.

⁴² MHA Board *Minutes*, August 1, 1983, and June 26, 1989; U.S. Department of Housing and Urban Development, Office of Public and Indian Housing, “PHA Approval of CIAP Applicant Certifications,” Form HUD-52820-C (3/98). <http://www.hud.gov/offices/adm/hudclips/forms/files/52820-c.pdf>.

⁴³ MHA Board *Minutes*, October 7, 1985.

⁴⁴ MHA Board *Minutes*, March 2, 1992; March 27, 1992.

⁴⁵ MHA Board *Minutes*, September 8, 1998.

⁴⁶ George Green, former Executive Director, Marietta Housing Authority, oral history interview, KSU Oral History Project, MHA Series, October 27, 2011, p.30.

⁴⁷ Pat Bennett, Director of Operations, Marietta Housing Authority, email to Laura Drummond, January 13, 2014, 2:05 p.m.

⁴⁸ Craig Schneider, "From Lyman Homes to Masters Degree, *Atlanta Journal Constitution*, February 22, 2010, <http://www.ajc.com/news/news/local/from-lyman-homes-to-masters-degree/nQckZ/>.

⁴⁹ Winston Strickland, oral history interview, KSU Oral History Project, Cobb/NAACP Civil Rights Series, No. 17, December 2, 2009, p. 2.

⁵⁰ Anthony Coleman, oral history interview, KSU Oral History Project, Cobb/NAACP Civil Rights Series, No. 38, November 23, 2009, p. 3.

⁵¹ Ibid.

⁵² Pat Bennett, email.

⁵³ Pete Waldrep, Director of Development, Marietta Housing Authority, telephone interview with Laura Drummond, January 15, 2014.

New Directions

As the problems of meeting affordable housing needs through public housing mounted, Congress enacted comprehensive tax reform in 1986. Section 42 of the Tax Reform Act of that year created what turned out to be a highly effective incentive for private development of affordable housing: the Low-Income Housing Tax Credit (LIHTC) program. The essence of the program is the creation, distribution, and sale of tax credits, the proceeds of which would be a major part of the financing of the construction or rehabilitation of eligible rental properties to be occupied in whole or part by families having low incomes. Housing authorities would create a limited partnership and become a general partner in a public-private tax credit project. The results would be the construction of affordable housing and the production of revenue for the Authority.¹

The program was enacted to provide an incentive to private developers to invest in affordable rental housing. The tax credits are awarded to developers of qualified projects, who then sell the credits to raise capital for their projects, thus reducing the debt that a developer would otherwise have to incur. Because the debt is lower, the tax credit property can in turn offer lower, more affordable rents. Assuming the property remains in compliance with the program requirements, the investors receive a dollar-for-dollar credit against their federal tax liability every year for ten years.²

The federal government allocates a maximum tax credit allowance for each state every year. In 2013, the estimated tax credit allocated to Georgia was \$21,788,000. The state then distributes the tax credits throughout the state by a competitive process.

In Georgia, as elsewhere, the program had a slow start and became the domain of a very small group of developers. In those early years, there was no connection between the tax-code based program, and the public housing and Section 8 housing programs administered by HUD. In particular, there were objections within the HUD legal staff in Washington to providing public housing operating and capital funds to properties not owned by public housing authorities. In 1993, however, Atlanta was awarded the Olympic Games. The Executive Director of the Atlanta Housing Authority (Atlanta HA), Renee Glover, shrewdly saw an opportunity to improve low-income housing conditions in a way that would diminish or end the stifling negative effects of the “project” environment that had evolved over the preceding 50 years.

First, using the Olympics as an influential back-drop, Atlanta HA successfully sought and received HUD approval for the demolition of what turned out to be thousands of obsolete public housing apartments, including the very first public housing built in the United States. That project, Techwood Homes, was built in 1936 on Techwood Drive near the Georgia Tech campus. Secondly, AtlantaHA prevailed upon HUD and its legal counsel to give a legal

blessing to what become known as mixed-income, mixed finance, affordable housing. The first experiment for this type of project was Centennial Place, built on the site of the former Techwood Homes, adjacent to the athletes' housing for the Games.

The social benefits of Centennial Place were precedential. Housing that is very attractive and in no way identifiable as a “project” is occupied by families who are willing to pay a market rent alongside families who (unbeknownst to the other residents) are receiving public housing rental subsidy. Children play with children among adults who have had experiences with work, the value of education, and other features of a truly successful, independent life.

The financial structure that came out of this broad transformation of Atlanta public housing was relatively complicated in the beginning. However, the essence of the deals, to this day, is this:

1. Equity from the sale of LIHTCs covering at least one-half of the project cost.
2. A secured loan from a private institution.
3. Rental subsidy through a public housing operating subsidy or a Section 8 Housing Assistance Payments contract with the local housing authority.
4. Ownership by a single-asset entity in which the local housing authority has a stake.

This has been the transformational model for Atlanta and now Marietta since Centennial Place.

Before the creation of this new and better affordable housing stock, however, there is often a first step of removing old, obsolete public housing from what is often a prime site. As was the case in Atlanta, such has been the case with Marietta. In 2003, the MHA Board was pondering needed major rehabilitation of Johnny Walker Homes, the 100-unit public housing project on Powder Springs Road near the Marietta Conference Center. Johnny Walker Homes was built in 1963 and, over the years, had deteriorated into the stereotypical “project,” including a reputation as a prime location for gun violence. As the Board deliberated the rehabilitation that would be required, the discussion turned to the offered question, “Perhaps it would be better to tear the



The demolition of Clay Homes on November 14, 2005.

place down, sell the property and use the proceeds to produce much better housing?”

That is exactly what came to be. In 2004, the residents were relocated with help from Section 8 relocation vouchers provided by HUD, the structures were demolished, and the property was sold for \$1,435,000 to the City of Marietta for redevelopment. In April 2006, Richard S. Myrick purchased the site from the City for \$3.1 million, planning to construct retail and office buildings, condominiums, townhouses, and single-family residences in a development to be called Marietta Walk.



Site of the former Johnny Walker Homes and the barely-begun Marietta Walk on February 2, 2011.

In 2005, MHA took the same course at Clay Homes, the Authority’s first housing project, comprising 132 units built in 1941. The striking aspect of this transaction is that the obsolete project (described by MHA’s Washington, DC consultant as “barracks-style” housing) was located on exceptionally prime property near Roswell Street three blocks from the Marietta Square. The value of the acreage was greatly enhanced by the acquisition of the property³

between the public housing property and Roswell Street, a transaction personally negotiated by MHA’s then Chairman, attorney Hansell R. “Hap” Smith.

Once the property was cleared and prepared for development, MHA conducted a design/price competition to receive proposals for redevelopment. Eleven proposals were received from a variety of well-regarded developers. After a careful evaluation, MHA selected Winter Properties, whose excellent plan closely followed an earlier design exercise presented by Sizemore and Associates. The Winter offer of \$8.5 million was also the highest offer.

The deal was closed on April 26, 2006. In addition to receiving net cash of \$5.5 million after paying off the debt for the additional acquisitions, MHA executed a development agreement in which MHA retained involvement in the process to ensure that the development met the high expectations for the property, now named Meeting Park. Following the installation of millions of dollars in infrastructure, construction of fifteen townhouses priced at \$300,000 to \$400,000, and creation of a sales office with a three-dimensional site model purportedly costing \$100,000, a grand opening ceremony was held.

Sadly, the vision has not been fulfilled. Shortly after the grand opening of Meeting Park, the recession unfolded. Winter went out of business and the property was foreclosed. It has been a “pipe farm” for several years, but the 2011 acquisition of the property by Walton Communities and

subsequent sale to John Wieland Homes and Communities promises completion of redevelopment of this prime site.

Marietta Walk met a similar fate. The proposed \$50 million, mixed-use development never occurred, and Richard S. Myrick was able only to grade the property, and install driveways and streetlights (see photo on previous page). His company filed for bankruptcy on November 8, 2010.⁴

Unfortunate as the Meeting Park and Marietta Walk stories have been so far, the overall picture has been much more attractive for MHA, Cobb County seniors, and young homebuyers, as will be seen.

Surge In Senior Housing

The Retreat at Dorsey Manor

By this time (2006-2007), MHA staff and Board were quickly and thoroughly learning about the Low Income Housing Tax Credit Program (“tax credits”). The first tangible step was issuance of a Request for Proposals (RFP) to the best tax credit developers in Georgia inviting them to submit proposals for a joint venture with a newly created MHA instrumentality, Lemon Street Development Corporation⁵. The venture was to be construction of 72 units of senior (age 62 or older) housing on 1.52 acres of land owned by MHA as part of, and adjacent to, the Dorsey Manor public housing project. Originally planned to be a

high-rise to match Dorsey Manor, the Retreat instead was limited to four stories, in keeping with current market trends and to be fully cost-effective.

Columbia Residential, an outstanding tax credit development company from Atlanta, was selected and took the lead in putting together MHA’s first application for an award of tax credits by the Georgia Department of Community Affairs. Mindful of the exceptional benefits of tax credits, the Board and staff of MHA, and Columbia Residential, were delighted to learn on September 20, 2007 that they had won the tax credits. There followed several months of negotiations with prospective investor entities, until a final deal was struck with PNC Multifamily Capital to purchase the tax credits.

The construction cost of the four-story structure ended up being about \$10.6 million, of which about \$7 million was met with the equity investment resulting from the sale of the tax credits. This meant that the joint venture owner, The Retreat at Dorsey Manor, LP, had to borrow only \$3.2 million. PNC Bank loaned about \$1.683 million. The remaining \$1.466 million came from a loan from MHA, using funds from the sales of Johnny Walker Homes and Clay Homes. In this manner, MHA carried out its legal obligation to use the proceeds from the sale of former public housing property for housing for low-income families.

The Retreat at Dorsey Manor was finished in October, 2009, and was leased up quickly. The attractive project won

two national design awards and featured a state-of-the-art movie theater, a fully-equipped exercise center complete with flatscreen TVs and yoga space, a computer lab, a library, walking paths, and Columbia's signature grand piano in the lobby.



2013 view of The Retreat at Dorsey Manor at 118 Haynes Street in Marietta.

The Tower at Dorsey Manor

While The Retreat was being built, the MHA staff and the staff at Columbia Residential were busy compiling another tax credits application, this one for \$8.4 million in tax credits to finance an \$11+ million major renovation of the

nine-story Dorsey Manor high-rise public housing project that had been built in 1972 at 212 Lemon Street. Transformation was definitely in order for Dorsey Manor, a good example of how housing expectations can change in 30 or 40 years. Accurately acclaimed in 1972 as outstanding residences for Marietta seniors, the property by 2007 was, to put it charitably, “dated” in terms of living environment. Until MHA added a community room wing off the north side in 2007, the only amenity was a modest TV/crafts room.

What emerged after MHA was awarded the tax credits was an outstanding architectural facelift, producing balconies overlooking downtown Marietta and Kennesaw Mountain, a community garden, enhanced sidewalks, and green space. Inside, the 81 senior residents have a modern exercise room, computer lab, and access to the Retreat movie theater. Many of the apartments were enlarged through consolidation of efficiency units (the original 102 units were reduced to 81). All units were equipped with Energy Star refrigerators, ranges with self-cleaning ovens, energy efficient/low water usage dishwashers, garbage disposals, and washer-dryer hook ups. Energy efficient upgrades included double-pane, high performance insulated glass with optical shading; split-system heat pumps; ceiling fans in all units; and efficient lighting fixtures with compact fluorescent light bulbs.⁶

Of the 81 units, 71 have annual income limits of \$28,740 for individuals, \$32,830 for couples. These units are rent-subsidized with some residents paying as little as \$250/month. Ten of the units have no income restrictions and are full market price, with a rent of about \$800/month, which provides a socio-economic mix to the complex.⁷

The tax credits were purchased by AEGON U.S. Realty Advisors, LLC. Remaining financing came from a \$1.565 million loan from MHA, a \$1.5 million loan from the Georgia Department of Community Affairs, and an \$800,000 loan from Cole Street Development Corporation.

Cole Street Development Corporation was a new entity sponsored by MHA as a qualified “community housing development corporation” that allowed funding from the Cobb County and City of Marietta Community Development Block Grant programs. Three of the members of this nonprofit corporation are appointed by MHA, three from the low income community, and three from the community at large.



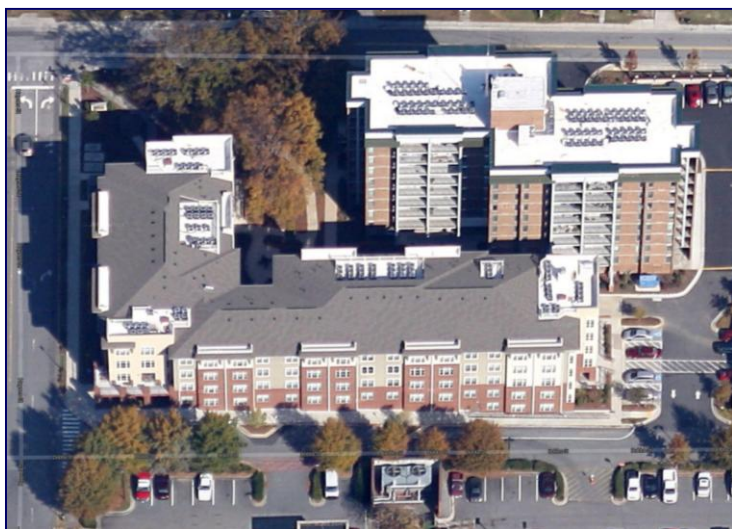
2013 view of The Tower at Dorsey Manor at 212 Lemon Street in Marietta.

The major rehabilitation work involved with the nine-story high-rise could not, of course, be done with 83 senior residents in place. Accordingly, MHA had to undertake one of its most challenging relocation missions, moving these seniors (many in their 80s and 90s) to other housing around the county while the year-long job of the rehabilitation work was completed. The Authority called on a consultant it had used previously to lead the effort, Ms. Chiquita Board of Get Checking, Inc. With the help of Section 8 housing choice vouchers and diligent efforts by the MHA Section 8 staff, the relocation went very well, with all 83 seniors finding highly satisfactory housing, most in privately owned housing, but some in MHA senior public housing. The Authority created a right to return to the renovated high-rise, but the relocated residents were not obligated to do so.

The anticipated return of the seniors made for a grand ribbon-cutting on July 13, 2011. Move-ins had already started, so those who had returned formed an impromptu welcoming committee for the local officials who attended the ceremony.



Marietta Mayor Steve Tumlin cutting the ribbon at the opening of The Tower at Dorsey Manor on July 13, 2011.



2013 aerial view of the Retreat (foreground) and the Tower (top right) at Dorsey Manor.

The Legacy at Walton Village 2

MHA chooses its development partners through a competitive process. The third competition, after the Retreat and the Tower, occurred in 2008. The selected developer this time was Marietta-based Walton Communities, a well-regarded apartment complex developer that included a number of tax credit projects in its portfolio⁸. Walton had already successfully developed Walton Village, a complex of family and senior housing on Roberta Drive, just off Austell Road in Marietta. Financing of the latter was aided by tax-exempt bonds issued by MHA. Interestingly, the project stands as the only multifamily zoning granted by the City of Marietta is recent memory, a concession made in response to Walton acquiring and tearing down some dilapidated apartments at that site.

Upon selection of Walton, the two parties collaborated on a tax credit application to finance construction of 78 new senior apartments on land remaining in the Walton Village development. The Legacy at Walton Village is a 125-unit property that opened in 2006, and which offers affordable tax credit units and market rate units as well. For the new apartments, called The Legacy at Walton Village 2, MHA agreed to provide 47 HCVs to permit affordable rents for the low-income seniors. On September 30, 2009, MHA, in partnership with Walton, won tax credits for the third year in a row.



2013 view of the Legacy at Walton Village 2 at 1400 Roberta Drive in Marietta.

The very attractive project, with exceptional views of Kennesaw Mountain, opened in January 2011. It has 31 units at 60 percent area median incomes, and 47 HCV units. Seniors quickly filled all 78 apartments and began enjoying the array of amenities: movie theater, computer lab, saltwater pool, community garden plots, library, beauty salon, and pleasant sitting areas.

MHA Comes to Acworth

MHA's success in replacing obsolete public housing stock with beautiful senior residences was duly noted by Acworth Mayor Tommy Allegood. He contacted his college fraternity brother, MHA Development Director Pete Waldrep, to explore some sort of merger between MHA and

the Acworth Housing Authority (AHA), the only other housing authority in Cobb County that operated public housing. Like Marietta, Acworth had some old, obsolete housing projects. Of the 110 apartments in the Acworth program, 60 fell into that category.

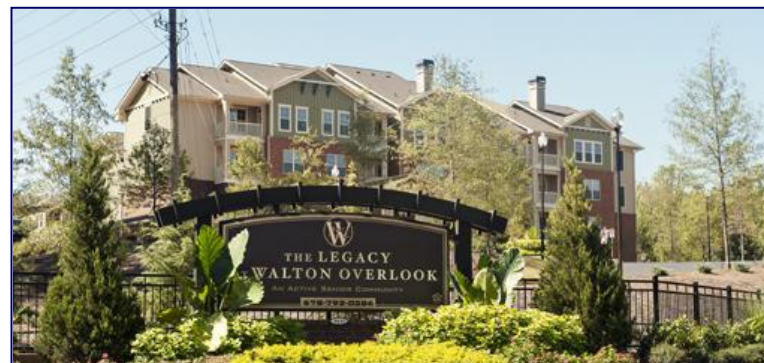
MHA staff, by now veterans of public housing demolition and senior project development, and the MHA Board readily embraced the idea. Georgia law was changed to permit a merger of housing authorities in this manner. However, because the Acworth Housing Authority had issued tax-exempt bonds to finance some privately owned apartments, a straightforward merger of AHA into MHA was not feasible. MHA hit upon the idea of AHA transferring all of its assets (including contracts with HUD for public housing funding) to MHA. In 2008, the MHA Board, the AHA Board, and the Mayor and Board of Aldermen in Acworth all approved the transaction. Following approval by HUD, MHA became the owner and operator of 110 public housing apartments in Acworth. The Acworth Housing Authority remains in existence because of the bond obligations, but has no housing operations.

MHA then applied for, and received HUD approval to demolish 60 of the 110 units. The obsolete apartments were located on Carruth Street (25 units), as well as 35 units on School, Moon, and Winn streets. The 50 apartments of Fred G. Hull Homes, located at 4173 Fred J. Kienel Drive, would remain and later be significantly renovated as Acworth-Hull Homes.

The Legacy at Walton Overlook

The elimination of the 60 obsolete apartments was only half of the vision of the elected officials in Acworth and the MHA Board. Realizing that the Carruth Street site would be an outstanding location for senior apartments, MHA once again issued an RFP, seeking a development partner for a senior project. Walton Communities was selected, and an application for tax credits worth \$9 million toward the construction of 108 apartments (68 one-bedroom and 40 two-bedroom units) was submitted in 2010. Based no doubt in part on the excellent location near the pleasant downtown of Acworth, the Legacy at Walton Overlook was awarded the tax credits in December of that year, marking the fourth straight year that an MHA project had won.

On August 2, 2012, the grand-opening of the Overlook was held to great acclaim. The exceptionally attractive building does indeed “overlook” Acworth and contains the array of amenities now standard in MHA tax credit senior properties: movie theater, exercise facility, clubhouse, courtyard, and community vegetable garden. The 108 apartments were completely leased up in an extraordinary time, 86 days. Fifty-five of the units received rental assistance funded by MHA’s Section 8 housing choice voucher program. There is a long waiting list.



The Legacy at Walton Overlook at 4645 Spring Street, Acworth, GA.

Henderson Arms Becomes The Renaissance on Henderson

Over the course of the 30 years after its grand opening in 1982, Henderson Arms Apartments functioned as a safe and pleasant place for low-income seniors to reside and, after 1989, provided MHA with a good income-producing asset. After three decades, however, ordinary wear and tear took a toll. Water leakage and other problems resulting simply from age accumulated until MHA Board and staff took a good look at updating and renovating the property. Looking to the successful model of tax credits, the Authority once again advertised for a development partner to turn Henderson Arms into a modern senior residential high-rise, complete with contemporary amenities.

Before issuing the advertisement, MHA called upon architect Don Dorsey of CDH Partners of Marietta to produce a design that would transform the original stark, monolithic appearance of the original Henderson Arms to a warm and inviting part of the Marietta landscape (see photos at right). Mr. Dorsey's outstanding design was well-accepted in the competition for a development partner.

Once again, Walton Communities was selected as the development partner for the renovation. Once again MHA and its partner were most fortunate to win, for the fifth year in a row, tax credits to finance the \$18.5 million renovation. The announcement by the Georgia Department of Community Affairs launched MHA on one of its biggest challenges: relocating 110 elderly individuals and couples⁹ for the year-long period anticipated for the work to be completed. MHA Director of Operations Pat Bennett oversaw that mission, which involved the creation from scratch of a Section 8-type program for keeping the residents' income-based rent contributions at the same level. Unlike relocations from public housing properties, MHA was not given Section 8 relocation vouchers, so had to fund the one year relocation for the 110 families out of project reserves.

The project was a gut rehabilitation of the eight-story building. All systems were replaced including the elevator, plumbing, and wiring to meet code and bring everything to Southface's Earthcraft Multifamily standard. The more than 5,000 square feet of amenity space includes a theater, library, kitchen, salon, and central laundry room. Each unit has a full



2013 view of The Renaissance on Henderson at 55 Henderson Street. Compare the rehabilitated building above to the 2010 view of Henderson Arms below.



kitchen with an electric range, refrigerator, dishwasher, disposal, and microwave, as well as central heat and air conditioning.¹⁰ Pre-leasing of the 150 units for seniors age 62 or older began in March 2013, and the waiting list opened in April 2013.

Trends in Senior Housing

A market feasibility study commissioned by Walton Communities prior to the Henderson Arms rehabilitation was done in 2011, to analyze housing trends in the area around downtown Marietta (the primary market area [PMA]¹¹). It found that between 2000 and 2011, older adult households with a householder age of 55+ increased at an annual rate of 310 households or 3.2 percent. The age group with the largest growth was the 55 to 61 cohort, with an annual increase of 4.8 percent.¹²

The study projected that over the next five years (that is, by 2016), the growth rate of older adult householders ages 65 to 74 in the PMA would increase 6.0 percent. It also documented the move of elderly homeowners to rental housing, finding that while only 2.1 percent of elderly households moved each year, of those moving, 61.9 percent transitioned from owned to rental housing. In addition, 40 percent of senior (age 62+) renter households in the primary market area earned less than \$25,000 per year. The study concluded that the growth in the number of older adult householders, their tendency to move into rental housing, the large percentage of senior households that qualify for rental-

assisted housing, along with the current economic uncertainty, would only increase demand for housing such as the Renaissance on Henderson.¹³

MHA Bonds for Private Marietta Apartments

A collateral function of MHA over the years has been issuance of tax-exempt bonds to provide funding for the construction or refinancing of apartments. The apartment complex so financed had to be at least 20% occupied by “individuals of low and moderate income” as required by Section 103(b)(4)(A) of the Internal Revenue Code of 1954, as amended. The funding could be used for new construction or renovation of existing buildings.

As a conduit in these transactions, the Authority has neither an ownership interest nor management responsibility for the resulting apartments. Nonetheless, over \$159 million of capital investment was created through these long-term obligations, and over 660 housing units (20% of 3341) were available to low- or moderate-income families and individuals. Thirteen projects received bonds, although many more were approved (see table¹⁴ on next page). Six of the apartment complexes were located on Franklin Road, which in the 1970s-80s was a prime area with a mix of residential and retail. Since that time, however, the corridor has become less attractive, with aging buildings and increasing crime. In 2013, a new redevelopment venture was launched, which will be discussed later.

MHA Bond Apartment Projects				
Apartment Complex Name <i>[previous names in brackets]</i>	Bond Amount	No. of Units	Date Approved	Location
Ashford Retreat <i>[Retreat at Windy Hill; Country Oaks]</i>	\$ 16,655,000	Not known	1996	2121 Windy Hill Road
Ashton Place <i>[Franklin Walk; Villages]</i>	\$ 7,835,000	181	1985	707 Franklin Road
Concepts 21-Delk Apartments <i>[Cobb-Bentley Associates]</i>	\$ 11,525,000	436	1983	2600 Bentley Road
Crestmont <i>[Crestwood]</i>	\$ 7,097,000	225	1985	500 Williams Drive
Crossings at Wood Station <i>[Wood Glen]</i>	\$ 15,975,000	380	1983	Franklin Road
Flagstone Village <i>[Summit Station; Calibre]</i>	\$ 14,500,000	348	1981	849 Franklin Road
Marquis View <i>[Autumn View; Chalet]</i>	\$ 7,700,000	224	1985	1035 Franklin Road
Ridge Pointe	\$ 14,000,000	161	1981	720 Franklin Road
Walton Village	14,300,000	208	2005	Saine Road & Roberta Drive
Winterset	\$ 14,225,000	302	1983	Powers Ferry Road at Delk Road
Wood Knoll	\$ 11,900,000	312	1983	Roswell Road
Wood Pointe	\$ 10,370,000	178	1985	Burnt Hickory Road
Woodlands Park <i>[Spanish Trace II; Las Colinas]</i>	\$ 13,196,779	386	1985	861 Franklin Road
Totals	\$159,278,779	3341		

MHA and Homebuyers

Although MHA had a homeownership assistance and counseling program for some time, it was not until the Authority sold the Clay Homes site to Winter Properties that a major effort began to significantly increase the proportion of homeowners in the community. At that time—2006—the homeowner ratio in Marietta was only about 40%, a number that was the unfavorable reverse of the 60% that prevailed

in Atlanta, in Georgia, and nationally. Marietta’s large proportion of rental properties was attributable to: (a) the large number of apartments that came into the City by virtue of the annexation of apartment complexes on Franklin Road; and, (b) the conversion to rental properties of many small houses, duplexes, and quadruplexes that were built in the 1940s to house workers at the Bell Bomber plant.

Accordingly, on April 4, 2007, the MHA Board created the MIHOM (*MHA Initiative for Homeownership Opportunities in Marietta*) and MHAP (*Marietta Homeownership Assistance Program*) programs to provide down payment assistance to first-time homebuyers. MIHOM provides home purchase assistance to professionals who work for the City of Marietta or Marietta City Schools, with preference given to teachers, police officers, and firefighters. MHAP provides down payment and closing cost assistance to clients in the MHA Housing Choice Voucher Program, MHA public housing clients, and City of Marietta employees.

The assistance takes the form of forgivable “soft second” loans by MHA to the homebuyers. Funding comes from several sources, including proceeds from the sale of former public housing projects. The sale of Clay Homes alone provided \$1.5 million for homeownership assistance. Over 100 families have become homebuyers with the help of MHA, including a significant number of teachers and public safety employees who received certain preferences in the program. In terms of impact on the City, MHA shifted the needle on the homeownership ratio scale, thanks to the

removal of nearly 600 rental units and the creation of a large number of homeowners.

Another homeownership assistance program administered by MHA is the Homeownership Housing Choice Voucher Program (HHCV), which allows clients to use their Section 8 housing choice voucher to purchase a home. Qualified applicants must be employed, have worked for one year, and have an annual income of at least \$20,000. They are referred to an MHA approved lender to be pre-approved for a loan. Houses purchased must meet MHA standards. The Section 8 Housing Assistance Payment is applied to the monthly mortgage payment instead of a rental payment.¹⁵

MHA provides online education and counseling for potential home buyers through eHomeAmerica. Courses are offered in how to shop for a home; how to secure a mortgage; and home maintenance. Upon complete of the courses, the potential home buyer is awarded a certificate of completion, which is required to receive assistance through the HHCV Program, MIHOM, MHAP, and the Marietta Purchase Assistance Program.¹⁶



The 21st Century

The new century has brought challenges as well as opportunities to the Marietta Housing Authority. One of the most important series of events was the demolition of most of the MHA's public housing projects, signifying a shift in the field of public housing assistance. Displaced residents by demolition had the choice of moving to another public housing unit, or receiving a Section 8 voucher. Relocation assistance was also provided. This shift away from "the projects" where every resident was on assistance to renting a unit in the private market is reflective of what has come to be a general consensus in the housing field: if there is an adequate supply of existing housing in an area, vouchers should be utilized to make those units affordable for low-income families. In the absence of such a supply, new housing units should be built.¹⁷ The overall trend is a transition from public housing to voucher housing.

The Section 8 voucher program emphasizes the use of existing housing. In 2000, the U.S. Housing Act was revised so that a public housing authority, such as MHA, could utilize 20 percent of its funding for project-based units, meaning that a departing tenant cannot take the voucher with him or her, and the Section 8 subsidy remains with the project. In such cases the owner can obtain financing backed by this guaranteed income stream. Generally, no more than 25 percent of a specific project's units can be project-based vouchers.¹⁸ Most of the MHA facilities have a mixture of

dedicated project-based vouchers and portable vouchers which travel with the tenants.

Between 2004 and 2013, the Marietta Housing Authority demolished six of its public housing projects, a total of 713 units comprising 67 acres of land (see table below). The first project to be approved for demolition was the Marietta Place Apartments. The process for demolition was long and involved, with a number of required steps before the buildings could be taken down. For each property, the MHA had to do a physical needs and viability assessment to determine if it would be cost-effective to redevelop the structures. Additional requirements included archaeological testing, an asbestos survey, lead-based paint testing, and the production of an environmental review. Abatement and demolition specifications and drawings had to be provided, along with erosion, sedimentation, and pollution controls plans. HUD approval was required.

Project Name	Date Opened	Project Number	Size	Acreage	Date of Demolition
Marietta Place Apartments	ca. 1967	Ga. 10-9	86 units	13	1993
Johnny Walker Homes	July 14, 1963	Ga. 10-6	125 units	8	2003
Clay Homes	October 17, 1941	Ga. 10-1R	132 units	12	2005
Lyman Homes	1951	Ga. 10-3	125 units	10.5	2007
Boston Homes	April 9, 1953	Ga. 10-4	125 units	13.5	2010
Fort Hill Homes	October 17, 1941	Ga. 10-2	120 units	10	2013

Hurricane Katrina

From August 23-29, 2005, Hurricane Katrina caused severe damage along the U.S.'s Gulf coast from Florida to Texas, with damages estimated at \$108 billion, the costliest hurricane in U.S. history. It was also one of the country's five deadliest hurricanes, with more than 1800 people dying in the storm and subsequent floods. The most deaths occurred in New Orleans where the levee system failed, flooding more than 80% of the city.¹⁹

Katrina forced the redistribution of over one million people from the central Gulf coast elsewhere across the country, which became the largest diaspora in the country's history.²⁰ Many displaced residents came to the greater Atlanta area seeking housing. On September 8, 2005, the MHA Board of Commissioners voted to allow Katrina evacuees to rent MHA houses on Waterman Street on a month-to-month lease. Within six days, two families had moved in, and the Board voted to give them each a \$500 stipend.

On October 4, 2005, HUD and FEMA collaborated to create the Katrina Disaster Housing Assistance Program (KDHP), to aid pre-disaster HUD-assisted and homeless families in finding temporary housing.²¹ On October 5th, the MHA Board passed a resolution authorizing the executive director to enter into a KDHP contract with HUD, to expedite MHA assistance to the evacuees.

Branson Walk

A new housing initiative was begun on June 10, 2009, when the MHA Board approved the acquisition by its subsidiary, the Lemon Street Development Corporation, of four properties on Victory Drive and one on Vista Circle, to be demolished and replaced with 14 senior housing units pending HUD approval. The properties were adjacent to the Victory Drive section of Branson Homes, and the new construction would be in a similar style to the existing single-story duplexes built in 1958. In October, the Board passed a resolution changing the name of the Branson Homes and Branson Addition, to Branson Walk, which would include the new units on Victory Drive and Vista Circle.



In January 2010, the executive director reported that HUD had approved \$2.4 million of Replacement Housing Factor (RHF) funds for the new buildings. RHF funds are

Bridging the Digital Divide

In 2008, the MHA collaborated with the Cobb County School District to bring free desktop computers, printers, and internet connections to families at MHA properties in Acworth with students attending Cobb County high schools. The MHA had already been providing computers to families in Marietta, but expanded the program in Acworth after the 2007 agreement for MHA to manage the city's public housing.

"The Marietta Housing Authority is pleased to be able to offer these computers to our residents in high school," said MHA Vice Chair Fran Sutton. "It is crucial in these times that our students have ready access to technology that gives them the same learning advantages as held by other students. These students can then succeed in improving their lives and the lives of those around them."



specifically designated for replacement housing after other public housing units have been demolished. Construction began on the new buildings, and on May 11, 2011, a ribbon-cutting ceremony and reception was held at 300 Victory Drive to celebrate the 14 new one-bedroom senior housing units.

2000-2013: Never a Dull Moment

The MHA staff and Board of Commissioners continued to meet the unrelenting and ever-changing challenges of the new century, which has been marked by terrorist, natural, and economic catastrophes as well as an unsettled governmental climate with an often deadlocked Congress. Below are some of the accomplishments of those fourteen years.

- In early 2000, a Resident Advisory Board (RAB) was created, constituted of five members: two aged 62 or older, and three between the ages of 18 and 61. The RAB could provide input to the Board of Commissioners but was not empowered to bind the MHA.
- On June 1, 2005, the Board voted to reduce the number of maintenance staff. At that time, the Maintenance Department had 23 employees, the same number as in 2001, when the MHA had 804 units. With the coming demolition of Clay Homes, it would have 572 units (232 fewer units), thus warranting a reduction in maintenance staff to fewer than 20.

- In September 2007, MHA partnered with Mount Paran North Church of God in an all-day Back to School event for families of MHA communities where they received free school supplies, clothing, and health screenings. Approximately 800 people were at the Central Office for the occasion.
- In November 2007, the Board decided to hire an MHA architectural firm to provide ongoing services for the Authority. CDH Partners of Marietta, headed by Don Dorsey, was selected.
- On July 9, 2008, a non-smoking policy was proposed for Henderson Arms Apartments and Dorsey Manor. Smoking cessation programs instituted there, and October 1st was first day of the no-smoking policies at the two complexes.
- On July 10, 2008, Ms. Alice Kemp turned 98, the oldest resident in an MHA property. She had been residing at Fort Hill Homes for 66 years, and was believed to be the individual residing the longest time in public housing in Georgia. Ms. Kemp lived to be 100, and July 10, 2010 was



proclaimed “Alice Kemp Day” by Marietta Mayor Steve Tumlin. Ms. Kemp passed away in Marietta on September 5, 2010.

- Increased drug activity at Fort Hill Homes during 2008 led the MHA to install an extensive network of security video cameras, and requested increased police presence.
- In October 2009, the Board voted to assist flood victims from Austell and Powder Springs, allowing them to move into usable vacant units at Boston Homes while they sought other housing after being displaced by the flooding caused by the heavy rains of September 15-21.
- On January 13, 2010, the MHA Board voted to change the MHA mission statement. The old version was: *The Marietta Housing Authority is dedicated to creating, providing and increasing high quality housing opportunities to residents through effective and responsive management and responsible stewardship of public and private funds.*

The new version read: ***The MHA is dedicated to providing high quality affordable housing in a manner that will open life-changing opportunities for family residents and assure a safe and pleasant living environment for senior and disabled individuals.***

- In early 2010, the MHA adopted SmartMoves, its Mentoring Program Policy and Strategic Plan to empower MHA public housing and HCV clients to make positive life choices that would enable them to maximize their personal potential, understand their capabilities, develop career goals and reduce reliance on public assistance. Goals of the mentoring program for MHA school-aged students were to foster in them a sense of belonging and community service; foster academic growth; improve goal-setting and decision-making skills; and to expose them to an array of cultural activities.²²
- On October 13, 2010, the MHA Board adopted a new Five-Year Plan to begin in 2011. Key provisions of the plan included:
 - Renovation of the Tower at Dorsey Manor;
 - Completion of the Legacy at Walton Village 2;
 - Construction of the Legacy at Walton Terrace in Acworth;
 - Renovation of Henderson Arms;
 - Redevelopment of Lyman and Boston Homes sites;
 - Expansion of the mentoring program;
 - Enhancements to the HCV program;
 - Transformation of Fort Hill;
 - Expansion of the homeownership program;
 - Special emphasis on senior support services.²³

MHA STAFF WALKS OUT!!!

On April 16, 2008, MHA employees walked off the job—as part of a wellness campaign. Most of the staff along with two Commissioners walked from the Central Office up to the Marietta Square and around Dorsey Manor wearing inspirational T-shirts. Paula Kress, MHA Director of Finance and a leading force in the walking program, distributed pedometers to all participants. In related accomplishments, the MHA group of Weight Watchers collectively lost 47 pounds in a single week, in an effort to turn the Authority into “a lean, mean, housing machine.” In June, the MHA held a health fair for employees, a practice that continues today. Ms. Kress noted that fitness and health should be part of the work experience, as they benefit not only the employees, but also the MHA in terms of productivity and savings in health costs. About the walk out, she said, “It was fabulous fun.... The great part was we all laughed and enjoyed each other and cemented our family image.”



- At the January 11, 2012 Board meeting, the executive director reported on the effects of the controversial HB 87, enacted by the U.S. Congress in 2011, which contained a number of obligations for housing authorities relating to curbing illegal immigration. The requirements included:
 - Verification of the lawful presence in the U.S. of new MHA employees using the federal E-Verify systems;
 - Impose E-Verify verification requirements for all contractors, and sub-contractors;
 - File an annual compliance report with the State of Georgia;
 - Require applicants for housing assistance to submit an affidavit and a “secure and verifiable document” of evidence of lawful presence in the U.S.²⁴
- On May 9, 2012, Marietta Mayor Steve Tumlin expanded the MHA Board of Commissioners from five members to six. The new commissioner named was Ken Dollar. The change was made at the request of the Board, which had voted on March 14th in favor of the expansion, which would bring the size of the MHA’s governing body in line with other housing authorities in Georgia.²⁵
- Taye Pugh, a former resident of Fort Hill and SmartMoves participant, was appointed by Mayor Tumlin to the Board as the Resident Commissioner in

April, 2013. Also in 2013, Commissioner Michelle Cooper Kelly was replaced by local real estate agent, André Sims, following the election of Ms. Kelly to the Marietta City Council. (See photographs of the current MHA Board of Commissioners on page 93.)

Preserving the MHA’s Legacy

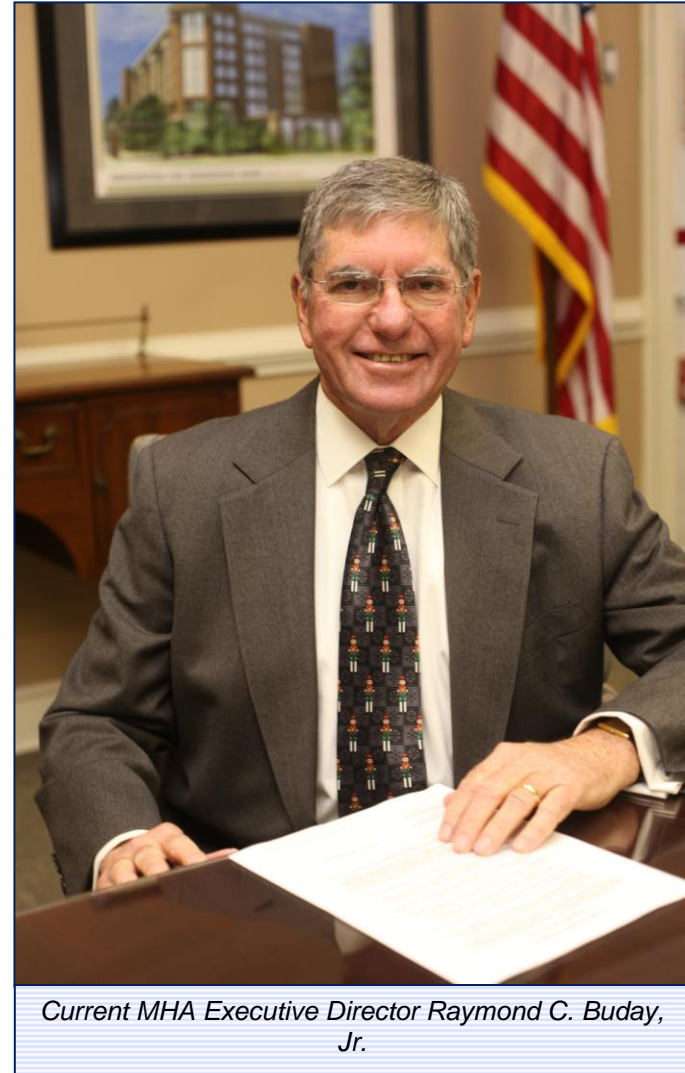
In its 75 years of existence, the Marietta Housing Authority has had ten executive directors, listed here with the dates of their tenures:

- ❖ Paul A. Gregory: October 10, 1939-July 1, 1942; resigned.
- ❖ Max C. Pittard: January 1, 1943-March 12, 1943; resigned due to illness. Was previously a Commissioner and a Housing Manager.
- ❖ George Y. Wilkins: March 23, 1943-April 29, 1943; resigned to join the U.S. Navy.
- ❖ R. R. Cameron: April 29, 1943-November 18, 1948; died.
- ❖ Thomas Edwin “Ed” Baskin: November 22, 1948-February 23, 1954; resigned.
- ❖ H. E. “Harry” Williams: February 23, 1954-April 3, 1962; resigned.
- ❖ Frank H. Melson: April 4, 1962-May 23, 1971; died.
- ❖ George H. Green: June 7, 1971-December 31, 1987; retired.
- ❖ Larry R. Thompson: January 1, 1987-July 2004; resigned.
- ❖ Raymond C. Buday, Jr.: April 25, 2005-Present.

Current MHA Executive Director Raymond C. Buday received his B.A. degree in economics from North Carolina State University, and his J.D. from the School of Law at the University of North Carolina at Chapel Hill. From 1984-2001, Mr. Buday was Regional Counsel for the U.S. Department of Housing and Urban Development, supervising attorneys in thirteen HUD offices in the southeastern U.S. While there, his staff handled the federal legal work associated with the development of Centennial Place, the first major mixed-income apartment development in the country. He received several awards at HUD, including the Curry Award, HUD's highest award for legal services.

In 2001, he joined the Marietta law firm of Brock, Clay & Calhoun, PC, where he worked until 2005. He also served as the City Attorney for the City of Powder Springs. Mr. Buday began his tenure with the Housing Authority when he was hired as MHA Legal Counsel on April 1, 2002.

The previous MHA executive director, Larry Thompson, retired in July 2004. The Board immediately approached Ray Buday about filling the position, but he was reluctant to leave private practice. A national search for a new executive director was undertaken, with many candidates being interviewed, but as Commissioner Hansell R. "Hap" Smith stated, "Frankly, the more we looked, the more convinced we are that Ray is the best qualified person we could select."²⁶ Commissioner Keith Davidson said, "After nearly one year of searching, the perfect Executive



Current MHA Executive Director Raymond C. Buday, Jr.

Director was right under our nose. Ray has the experience, character, and heart to lead us where we need to go in the future."²⁷

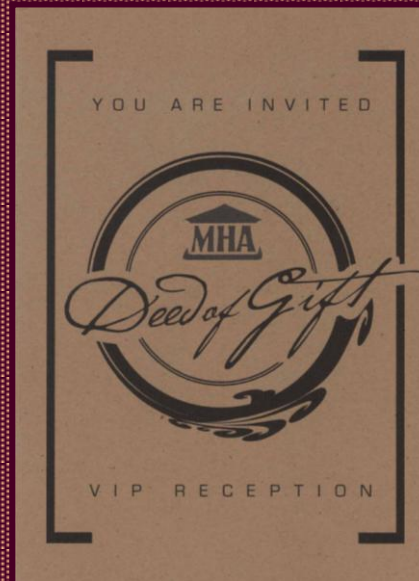
On April 25, 2005, the MHA Board meeting issued a press release which began: “The Board of Commissioners of the Marietta Housing Authority voted unanimously Monday to appoint Marietta attorney Ray Buday as its Executive Director.”²⁸

In the nine years since that appointment, MHA and its projects and programs have been transformed, with major effects on the landscape of Marietta.²⁹ Notably, MHA has moved completely away from building and operating public housing for families in favor of voucher-based programs and public-private partnerships.

“You get much more housing for the money in the voucher program,” Buday has said. “They [the clients] get a choice of where they want to live. They’re not relegated to these barracks-style buildings. We tear down the old units, sell the property and the government lets us keep money, but have to use it for low-income housing.”³⁰ “We don’t think it’s, in general, a good thing to have a family housing project. There are better ways of living,” Buday has commented. “You don’t want 100 percent of the units occupied by low income families because it perpetuates dependence on subsidized housing. We want people to do whatever is necessary to not depend on subsidized housing, and you can’t do that if everyone is living in the same situation.”³¹ “MHA will never [again] be involved in the construction of multi-family public housing in which all the housing is affordable. Any family units that MHA gets involved in will be mixed income.”³²

During Buday’s tenure, MHA has had extraordinarily successful involvement in the Low Income Housing Tax Credit Program, bringing more than \$50 million into the community. The resulting partnerships have led to the complete rehabilitation of Dorsey Manor (now the Tower at Dorsey Manor), and Henderson Arms Apartments (now The Renaissance on Henderson), as well as the construction of three new apartment complexes for seniors. Buday found the 2011 transformation of the 1972 Dorsey Manor particularly satisfying, with the makeover that included many new amenities. He remarked, “We’re not ‘the Marietta Warehousing Authority,’ we’re ‘the Marietta Housing Authority,’”³³ which is actually a concise, descriptive statement of the philosophy of today’s MHA.

MHA has insured its place in the history of the City of Marietta, Cobb County, and the State of Georgia. On November 15, 2012, a deed of gift was made by the MHA to the Archives at Kennesaw State University in Kennesaw, GA, of the historic records of the MHA. Almost 75 years of blueprints, photographs, scrapbooks, meeting minutes, and administrative files documenting the development of the MHA are in the process of being transferred to KSU. The Archives staff under the direction of Dr. Tamara Livingston have begun cataloguing and preserving the materials in a manner that will insure their longevity and their availability to researchers and the public. (See signing event invitation and program on the next page.)



PROGRAM SPEAKERS

Welcome and Opening Remarks

Dr. Tamara Livingston

Associate Director, Museums, Archives & Rare Books

Mr. Raymond C. Buday

Executive Director, Marietta Housing Authority

Ms. Heather Oswald

Archives Specialist and Rare Books Outreach Coordinator,
Museums, Archives & Rare Books

Ms. Laura Drummond

Preservation Consultant, Principal of Atlanta Preservation
& Planning Services

Closing Remarks

Dr. Tamara Livingston

Signing of the Deed of Gift

Mr. Raymond Buday, Dr. Tamara Livingston

V.I.P. Reception

Invitation and Program to the Deed of Gift signing and reception at the KSU Center Atrium, and the actual signing by MHA Executive Director Raymond C. Buday, Jr. and KSU Museums, Archives & Rare Books Associate Director, Dr. Tamara E. Livingston.

2013: 75 Years and Counting

A celebration of the 75th anniversary of the Marietta Housing Authority was held on May 9, 2013, at its Central Office at 95 Cole Street. The Marietta City Council had formed the agency on May 9, 1938, in order to acquire federal funds to construct public housing. At the diamond jubilee ceremony, Marietta Mayor Steve Tumlin said of the Authority, “They changed the quality of life for thousands of people. They have just done this city a great job in every way.”³⁴

Demolition of Fort Hill Homes

Just a few days before the anniversary, MHA had completed demolition of the last of its historic public housing, Fort Hill Homes. Fort Hill and Clay Homes (razed in 2006), were the first two public housing projects constructed by the Authority. Because Fort Hill Homes had been declared eligible for the National Register of Historic Places, HUD and the MHA were compelled by Section 106 of the 1966 National Historic Preservation Act to enter into a Memorandum of Agreement with the Georgia State Historic Preservation Office to mitigate the adverse effect of demolishing the historic structures. The MOA (see Appendix E) required the MHA to prepare archival photographic documentation of Fort Hill Homes, and this comprehensive history of public housing in the City of Marietta. The actual demolition began on March 26, 2013 (see photo on page 88),

and the vacant land had been completely cleared and new grass planted by July 1st.

Open House

In celebration of the

75th Anniversary

Marietta Housing Authority

When: Thursday, May 9, 2013

Where: Marietta Housing Authority - Central Office
95 Cole Street
Marietta, GA 30060

Time: 3:00 PM. until 5:00 PM

Light Refreshment will be served



2013 view of the MHA's central office at 95 Cole Street with the 75th Anniversary banner flying.



Demolition of Fort Hill Homes, April 9, 2013.

Government Sequestration

The gridlock in the U.S. Congress during the past several years has created problems for the MHA and the clients it serves. On March 1, 2013, the supercommittee sequestration took effect. It was part of the Budget Control Act of 2011, popularly called the debt ceiling compromise, and its intent was to act as an incentive to the Joint Select Committee on Deficit Reduction to develop a deficit reduction plan over 10 years. If the committee could not

agree on a recommendation or if Congress failed to pass the committee's proposals, the budget cuts would automatically take effect. The committee failed to reach an agreement, and the sequestration took effect on March 1st. Many mandatory government programs, such as Medicaid and Social Security, were exempt from sequestration, but some programs for low-income citizens were not. Public housing support was cut by \$1.74 billion, including Section 8 housing choice vouchers.³⁵

Executive Director Ray Buday stated that the sequestration has caused a real problem with Section 8 funding, especially the timing and handling of reserves. He said, "The problem is that, on the one hand, we have contracts with landlords obligating us to make monthly payments to them, and on the other hand, funding, because of the appropriation process, does not come on a regular schedule. In the past, we've been able to deal with timing issues by drawing on some reserves we have accumulated, but now they want us to exhaust reserves before sending us more money. That is an exceptional difficulty for MHA because we are a destination for voucher-holders from other areas of the country. When they show up here, we have to fund their vouchers out of our own allocation, and **bill the original housing authority for the funds**, an appalling way to run that 'portability' aspect of the program."³⁶

Lyman Homes Redevelopment

The news has not been all bad, however. In May, Mr. Buday reported to the Board that MHA and Traton Homes had closed on the deal for Montgomery Park (the 8-acre site of the former Lyman Homes), where 45 new homes will be built. MHA netted \$962,533.07 from the sale of the property, which must be used for housing for public housing or Section 8 seniors or families. As of December 2013, construction of the homes, priced in the \$300,000-\$350,000 range, was well under way, and 10 houses had been sold.³⁷



Montgomery Park sign, with homes and lots for sale.

Franklin Road Redevelopment

In May 2013, an amendment was made to the City of Marietta's 2009 Urban Redevelopment Plan. The plan stated, "A stable, vibrant community is established by offering a balanced approach to housing, retail, commercial and industrial uses. Any time the balance is shifted too far in either direction, it results in a community that is

economically depressed. The Franklin Road corridor is a perfect example of a non-sustainable community. The decline in property values is due to an over-abundance of Class D apartment complexes which leads to declining retail centers and an exodus of the businesses in the community."³⁸

On November 5, 2013, Marietta residents approved a \$68 million redevelopment bond, most of which will go to redeveloping the Franklin Road area. The City plans to purchase deteriorated apartments, raze them, and then sell the land to developers.³⁹ The first acquisition, approved by the Marietta City Council, is for \$12 million for the Flagstone Village Apartments at 849 Franklin Road, and is expected to close by December 19, 2013. The Council had previously voted to contract with MHA to maintain the apartments before they are torn down, paying \$4000 per month or 10% of the MHA's expenses to maintain each complex, whichever is higher. Executive Director Buday stated that the costs will decline as the occupants in each complex move out. The Authority will make sure the apartments are safe, but may forego minor repairs. "We're winding them down but you still have to manage them," Buday said. "You still have to collect the rent and fix things."⁴⁰

More Senior Housing in Acworth

MHA also applied to the Georgia Department of Community Affairs Office of Affordable Housing for about \$850,000 for the construction of 100 units of senior housing in Acworth. The \$850,000 would convert to about \$8-\$9

million in equity investment for the project. The competitive application was submitted in June 2013, and on December 20, 2013, MHA got the extraordinarily happy news that, for the sixth time, they had been awarded tax credits.

RAD: Rental Assistance Demonstration

For the fiscal year 2014, the U.S. Congress appropriated \$10 million to enact the HUD Rental Assistance Demonstration. Two years earlier, the Senate Banking, Housing, and Urban Affairs Committee began the demonstration to test the success of converting public housing and other assisted housing to section 8 vouchers or project-based section 8 contracts as a means of recapitalizing and preserving the long-term viability of affordable housing, but no federal funds were appropriated for the program in 2013.⁴¹

The RAD program is the future of affordable housing. The key features are: significant deregulation, the ability to obtain first mortgage loans secured by former public housing property, and the elimination of special funding sources that are subject to fluctuating federal budgets. The federal subsidy will come through a stable monthly “Housing Assistance Payment,” with no more operating subsidies, capital funding, or other specialized grants.⁴²

With the new allocation of funding, sometime early in 2014, MHA will close on RAD transactions that will end 75 years of public housing in Cobb County. Its two remaining

public housing projects will be converted to private-sector type operations, meaning the sole source of revenue will be rents from residents plus a monthly subsidy payment from HUD under the Section 8 program. MHA is one of the first housing authorities in the country to participate in the RAD program. Because MHA’s two remaining public housing properties—Branson Walk in Marietta and Hull Homes in Acworth—are (or soon will be) in excellent condition with long waiting lists, MHA is confident that it can successfully operate the properties in true private-sector fashion with much less regulation and oversight by the federal government.

Looking Ahead

On January 8, 2014, Executive Director Ray Buday announced that he would retire from the position, with his last day being April 4, 2014. Called “a man who helped transform the city and shape of Marietta’s future residential development,”⁴³ Buday saw the MHA through the demolition of 502 public housing units. One of the biggest challenges he faced was the relocation of those residents, but through the housing choice voucher program, they were able to move into better accommodations in safer environments. He initiated the successful tax credit program, led the senior housing surge, initiated the deed of gift of the MHA archives to KSU, and has positioned MHA to take full advantage of HUD’s new initiatives in affordable housing.



Current MHA Director of Development, soon to be MHA Executive Director, Pete Waldrep.

The next Executive Director will be Pete Waldrep, who has been serving as the MHA's Director of Development since 2006. A lifelong resident of Marietta, Mr. Waldrep attended the local schools, and graduated from the University of Georgia. Prior to coming to MHA, Mr. Waldrep was for 18 years a co-owner of Elliott and Waldrep Properties, developers and builders of residential properties. He was a member of the Marietta City School Board of Education, and was its Chairman in 1993. In addition, he was the Marietta City Councilman for Ward 2 from 1994-

2006. Current MHA Board of Commissioners Chair Fran Sutton praised Mr. Waldrep, saying that his "working knowledge of the city government and his excellent working relationship with our strategic development partners will be of great benefit to our organization for the future."⁴⁴ Mr. Waldrep is scheduled to assume his new position on April 7, 2014.

In 1939, the Marietta Housing Authority distinguished itself as the agency which, acting on behalf of the City of Marietta, completed the first real property survey to the Federal Housing Authority—an essential first step in acquiring government funding for slum clearance and the construction of public housing. Today, the MHA continues to be a leader in "providing decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities,"⁴⁵ which is the U.S. government's stated goal for public housing. But the MHA does more: in addition to providing quality housing opportunities through its various programs and venues, it also fosters in its clients the goals of economic independence, homeownership, reduced reliance on public assistance, and maximizing their personal potential. Not only have the efforts of the MHA uplifted individuals and families, but they have improved the community, making Marietta a safer, healthier, more attractive place to live.

1941 MHA Board of Commissioners and Associates

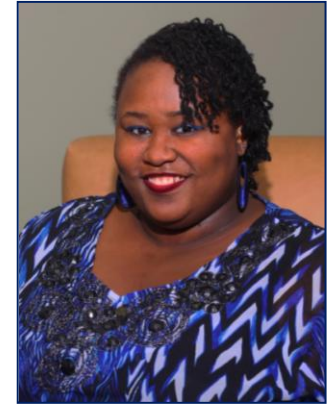


Members of the Marietta Housing Authority and Associates: Front row, left to right: B. F. Boatner, Max C. Pittard, T. C. Branson, Jr., Chairman, John S. Walker, L. A. Atherton. Back row, left to right: P. A. Gregory, Executive Director; R. C. Poindexter, Construction Advisor U.S.H.A.; William R. Hall, Bookkeeper; Tom Patton, Clerk.

2014 MHA Board of Commissioners



Fran Sutton, Chair



Taye Pugh



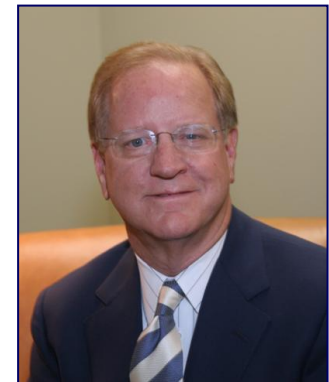
Mitch Hunter, Vice Chair



André Sims



Ken Dollar



Larry Stevens

¹ Edson, 6.

² “How Do Housing Tax Credits Work”, Washington, DC: U.S. Department of Housing and Urban Development, http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/training/web/lihtc/basics/work.

³ The old Insurance Store property.

⁴ Jon Gillooly, “Developer for Marietta Walk Files for Chap. 7 Bankruptcy,” *Marietta Daily Journal*, February 2, 2011.

⁵ LSDC is characterized as an “instrumentality” rather than a mere “affiliate” under HUD regulations because its Board is the same as that of the Housing Authority. The significance of this is that LSDC is thus subject to all regulations applicable to MHA. LSDC was created on November 7, 2007, MHA Board *Minutes*, November 7, 2007.

⁶ Georgia Department of Community Affairs, Office of Affordable Housing, “2008AR-065 Tower at Dorsey Manor.” <http://www.dca.ga.gov/housing/housingdevelopment/programs/2008AR-065TowerAtDorseyManor.asp>.

⁷ Jeffrey Scott, “Seniors Benefit as Marietta Remakes Public Housing,” *Atlanta Journal Constitution*, August 8, 2011.

⁸ Walton Communities, like Columbia Residential, has an exceptional reputation for business ethics to go with quality development credentials. Indeed, the company’s name is traceable to the values-based TV show, “The Waltons.”

⁹ Although at the beginning of the process all 150 apartments were occupied, MHA had determined to cease admitting new tenants about six months before the anticipated financing approval. While this reduced the amount of rental income, that loss was much less than relocation costs would have been had full occupancy been continued.

¹⁰ Real Property Research Group, “Market Feasibility Analysis, Renaissance on Henderson, Marietta, Cobb County, Georgia,” June 1, 2011, 2-3. <http://www.dca.ga.gov/housing/housingdevelopment/programs/documents/2011-042RenaissanceonHendersonMktStudy.pdf>.

¹¹ The primary market area for the Renaissance on Henderson was defined as follows: Barrett Parkway and Piedmont Road to the north; Roswell Road and Cobb Parkway South to the east; Patt Mell Road to the south; and Mount Cavalry Road and Cheatham Hill Road to the west. *Ibid.*, iv-v.

¹² *Ibid.*, v.

¹³ *Ibid.*

¹⁴ Many of the apartments have gone through numerous name changes. They are listed here under oldest known name; the later name or names are in parentheses.

¹⁵ Marietta Housing Authority, “Housing Choice Voucher (Section 8) Homeownership Program.” http://www.mariettahousingauthority.org/images/pdf_documents/Fact_Sheet_2010new_income_limits.pdf.

¹⁶ eHomeAmerica Home Buyer Education. <http://www.ehomeamerica.org/maha>.

¹⁷ Edson, 17.

¹⁸ Edson, 18.

¹⁹ Richard D. Knabb, Jamie R. Rhome, and Daniel P. Brown, “Tropical Cyclone Report, Hurricane Katrina, 23-30 August 2005.” (Washington, DC: National Hurricane Center of the National Oceanic and Atmospheric Administration, U.S. Department of Commerce, December 20, 2005; updated September 11, 2011), 11-13.

²⁰ Anthony E. Ladd, John Marszalek, and Duane A. Gill, “The Other Diaspora: New Orleans Student Evacuation Impacts and Responses Surrounding Hurricane Katrina.” Paper presented at the annual meeting of the Southern Sociological Society, March 22-26, 2006, New Orleans, LA, 2.

²¹ U.S. Department of Housing and Urban Development, “Katrina Disaster Housing Assistance Program Interim Operating Requirements, October 5, 2005,” 1.

²² MHA Board *Minutes*, January 13, 2010; and Marietta Housing Authority, “Mentoring Programs,” <http://www.mariettahousingauthority.org/index.php/mentoring>.

²³ MHA Board *Minutes*, November 10, 2010.

²⁴ Executive Director’s Report to the MHA Board of Commissioners, appended to the MHA Board *Minutes*, January 11, 2012.

²⁵ Jon Gillooly, “Tumlin Expands MHA Board to 6 Members,” *Marietta Daily Journal*, May 10, 2012.

²⁶ MHA Board *Minutes*, April 25, 2005.

²⁷ Ibid.

²⁸ Ibid.

²⁹ Jeffry Scott, “Seniors Benefit as Marietta Remakes Public Housing,” *Atlanta Journal-Constitution*, August 8, 2011.

³⁰ Kinney, November 20, 2011.

³¹ Jon Gillooly, “Razing the Issue,” *Marietta Daily Journal*, August 12, 2010.

³² Janel Davis, “Marietta Housing Project Demolition,” *Atlanta Journal-Constitution*, Cobb County News, July 19, 2012.

³³ Kinney, November 20, 2011.

³⁴ Jon Gillooly, “Marietta Housing Authority Turns 75,” *Marietta Daily Journal*, May 10, 2013.

³⁵ Dylan Matthews, “The Sequester: Absolutely everything you could possibly need to know, in one FAQ,” *The Washington Post*, March 1, 2013.

³⁶ Raymond C. Buday, in email to Laura M. Drummond, August 2, 2013, in response to her question: “Is MHA currently feeling any effects of the sequestration, or do you expect it to?”

³⁷ Nikki Wiley, “New Developments Take Place of Public Housing,” *Marietta Daily Journal*, October 20, 2013. http://mdjonline.com/view/full_story/23887121/article-New-developments-take-place-of-public-housing.

³⁸ City of Marietta, “Urban Redevelopment Plan,” 2009, amended in 2013, p. 7. http://www.mariettaga.gov/City/media/Docs/EcoDev/Urban_Redevelopment_Plan_Amendment2013.pdf.

³⁹ “Marietta Betting On Business,” *The Atlanta Journal-Constitution*, November 11, 2013, page B-3.

⁴⁰ Nikki Wiley, “Marietta Buys First Franklin Road Complex After Bond Passes,” *Cobb Business Journal*, December 2, 2013. http://cobbbusinessjournal.com/view/cbjmobile_full_story/24138586/article-Marietta-buys-first-Franklin--Road-complex-after-bond-passes.

⁴¹ Senate Banking, Housing, and Urban Affairs Committee, Committee Reports, 113th Congress (2013-2014), Senate Report 113-045, Transportation and Housing and Urban Development, and Related Agencies Appropriations Bill, 2014, “Rental Assistance Demonstration.” http://thomas.loc.gov/cgi-bin/cpquery/?&dbname=cp113&sid=cp113WUZzm&refer=&r_n=sr045.113&item=&&&sel=TOC_417901&.

⁴² Ray Buday in email to Laura M. Drummond, December 9, 2013, in response to her question: “Could you give a quick explanation of RAD?”

⁴³ Gray, *Marietta Daily Journal*, January 8, 2014.

⁴⁴ Ibid.

⁴⁵ U.S. Department of Housing and Urban Development, “Public Housing,” http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph.

IV. Fort Hill Homes

"Fort Hill is more than a housing project; it's a community; it's history." — James E. Gober, a graduate of both Lemon Street schools, former Marietta Housing Authority employee, and past Fort Hill Homes resident.¹

Fort Hill Homes was built in the traditionally African American section of Marietta popularly known as “Liberia” (see map on page 7). The Republic of Liberia in Africa was created in 1847 for freed slaves from the United States. It is not known why or when this area of town came to be called “Liberia”, although an obvious conjecture is that former slaves may have settled outside the city limits to establish a community for themselves. Lemon Street and Cole Street are the two main roads, with their intersection a major focus of the neighborhood. Cole Street Missionary Baptist Church, on the southwest corner, was founded in 1887 by members of the Zion Baptist Church, located three blocks west at the southwest corner of Haynes and Lemon streets. The current church building was constructed in 1889-1890. Zion Baptist Church,² was founded by former slaves in 1866. Prior to its existence, the slaves attended First Baptist Church of Marietta.

The Lemon Street Schools

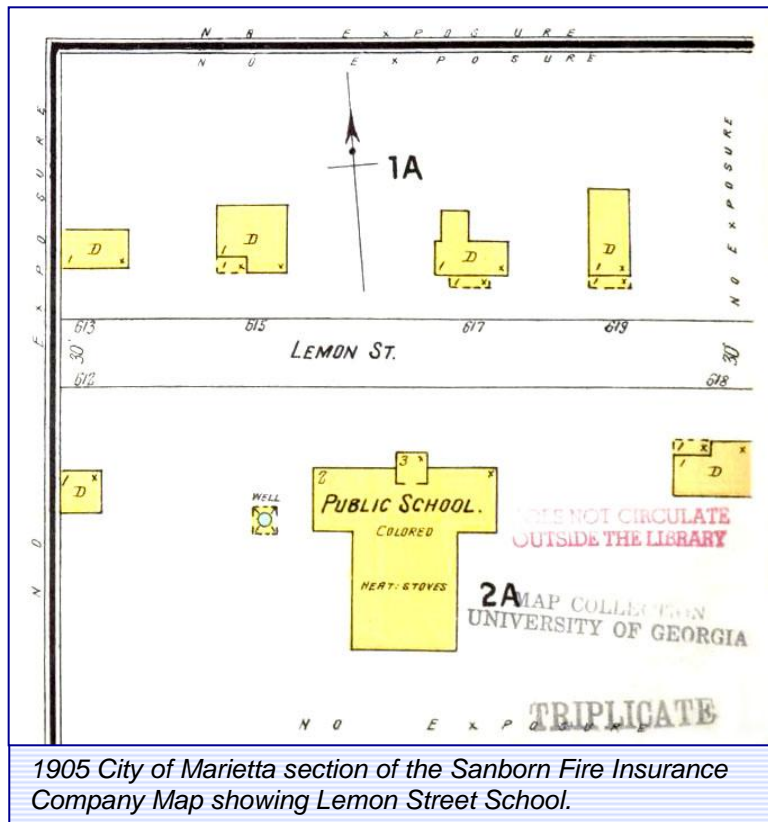
In 1890, the General Assembly of Georgia approved Act 250, which authorized the City of Marietta to create a Board of Education, levy a tax to build and support schools,



2013 view of Cole Street Missionary Baptist Church at 159 Cole Street, Marietta.

and raise money by issuing bonds. On February 13, 1892, the citizens of Marietta approved bonds to create a public school system, and within three years, two new schools had been constructed. The brick Waterman Street School was for whites, and the wood Lemon Street School was for African Americans, each to accommodate about 500 elementary students. Marietta contractor Charles E. Henderson built the Lemon Street School on five acres, which was completed in 1895.³ The 1905 Sanborn Fire Insurance Company Map section containing the school depicts it as a two-story wood frame structure, with a central three-story vestibule, also wood framed. It fronted Lemon Street on the south side of

the road, and was heated with stoves. A well was outside, just by the west wall of the building. Not shown are the outdoor privies, the only “sanitary facilities” for the school until its demolition in 1950.



1905 City of Marietta section of the Sanborn Fire Insurance Company Map showing Lemon Street School.

In 1913, the City built the Haynes Street School (later renamed Keith Street School), and in 1924, Marietta High School, both for whites. The first high school for African American students was an abandoned church on Harold

Street that was rented and restored by the Marietta Board of Education at the urging of Ursula Jenkins, a graduate of Spelman College. The two-grade school (7th and 8th) opened in 1925 for twenty students. By 1929, African American pupils could attend all grades through high school by attending the Lemon Street Grammar School and Harold Street High School.

In 1929, the Rosenwald Fund provided \$1,750 towards the construction of a new high school for African Americans. The City contributed \$8,228, and the African American community contributed \$472 toward the total school cost of \$10,450. The school was built on three acres of land across the street from the Lemon Street School at 353 Lemon Street. Rosenwald schools were constructed according to architect-designed floor plans that took advantage of natural light. The brick structure followed the



Marietta Industrial High School under construction, ca. 1930.

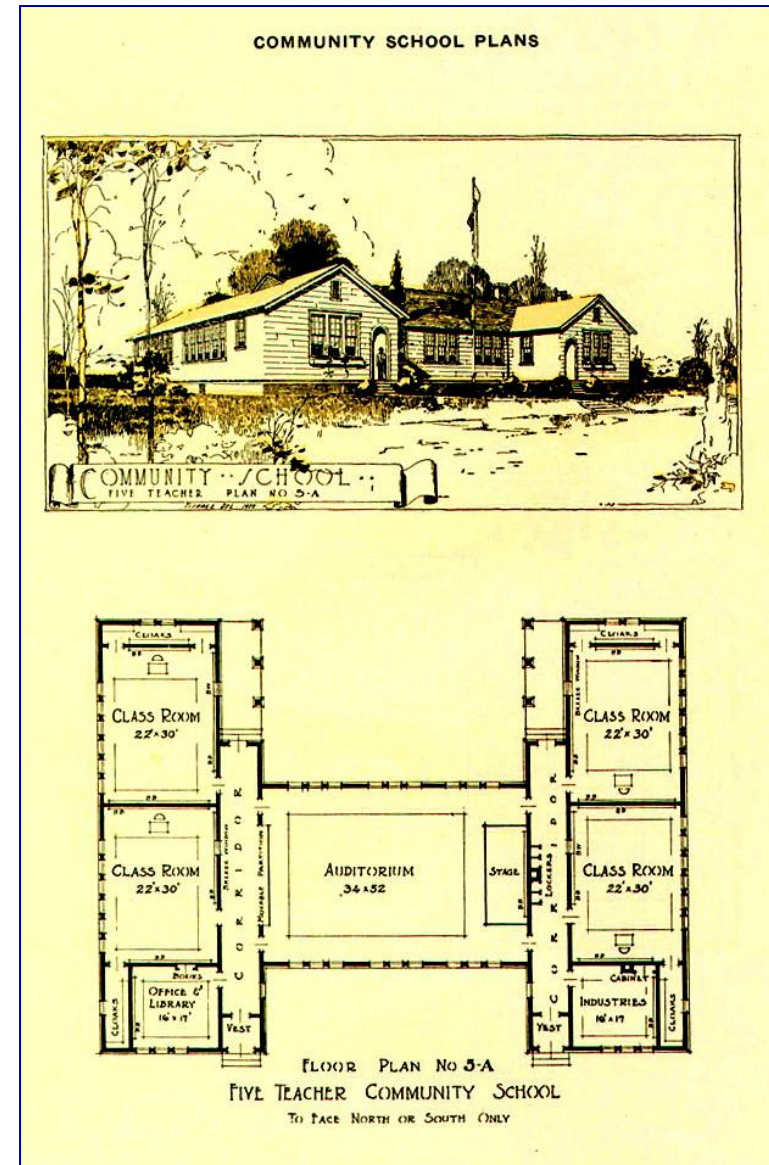
Five-Teacher Community School Plan To Face North or South Only. Opening in 1931, it was named Marietta Industrial High School. Cobb County never constructed a high school for African American students. Instead, it paid tuition for pupils to attend the high school in Marietta.⁴



Rear (north) side of Marietta Industrial High School while still under construction, ca. 1930. Compare to Rosenwald school plan at right.

The Opening of Fort Hill Homes

Because of its proximity to the African American schools, Liberia was selected as the slum area where the 120 units of public housing for blacks would be constructed. Designated U.S.H.A. Housing Project No. Ga. 10-2, the 13 buildings were bounded by Fort Street on the north, Lemon Street on the south, Robeson Court on the east, and Cole Street on the west, with three of the buildings on the north side of Lemon





Early 2013 view of Fort Hill Homes and surrounding area prior to demolition, which began March 27, 2013.

Street. They were about half a mile almost due east of the Marietta Square in an area that transitioned from the municipal and commercial core on the west to a more heavily wooded residential neighborhood that extended east. The Marietta National Cemetery was a couple of blocks south on Roswell Road.

Grassy lawns surrounded the buildings on the 6.31-acre site. Concrete sidewalks connected the structures. A few shade trees were located at the corners of the site, and lined the Cole Street parking lot. A second parking lot was accessed via the now-defunct Robeson Court, and there was

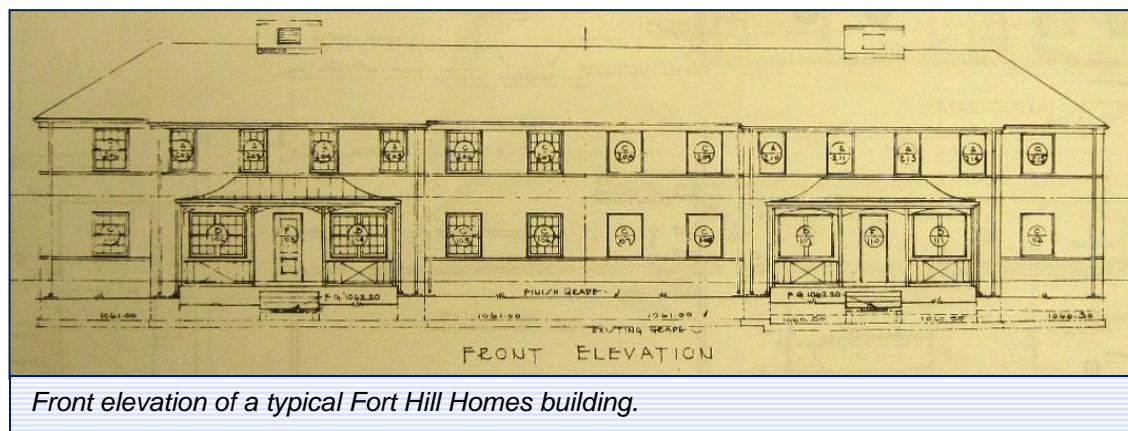
parking in front of the central building on the north side of Lemon Street; the lots were paved with asphalt.

The apartments were red, running bond, brick veneer construction on concrete strip foundations. There were 49 one-bedroom, 45 two-bedroom, and 26 three-bedroom units available. (See pages 17-18 for a description of the interiors and appliances.) The buildings were two-storied, side-gabled structures, having single-story front porches with standing-seam metal hipped roofs and concrete slab floors. The three buildings on the north side of Lemon Street were slightly different; each had projecting pediments on the front side where the porches were located. Buildings had large, brick chimneys with concrete coping. The windows were 4/4 or 8/8, double-hung, metal. All buildings had gutters and downspouts. Trim work, including window surrounds, porch posts, and railings, was painted white.

On March 1, 1940, the MHA Board voted to name the

project “Blair Homes” in honor of the late Judge D. W. Blair⁵. The name was not announced until approval could be secured from Mrs. Blair, his widow. At the March 19th Board meeting, it was reported that Mrs. Blair had declined the offer, so the name “Kennesaw Homes” was adopted at that meeting⁶, because of Marietta’s “proximity to the history and development of Kennesaw Mountain.”⁷ On April 5th, however, Ga. Project 10-2 was renamed “Fort Hill Homes” to avoid confusion, and because the housing was located at the foot of historic Fort Hill, on which Confederate batteries were located during the Civil War.⁸

The MHA Board of Commissioners hired two African Americans as Management Aides at Fort Hill homes on June 6, 1941, with starting salaries of \$75/month. James Booker and Eloise Wright had, among other duties, the job of convincing African Americans that it was all right to move into the new government housing.



Front elevation of a typical Fort Hill Homes building.

FORT HILL HOMES
U.S.H.A. HOUSING PROJECT NO. GA. 10-2
• MARIETTA • GEORGIA •
DEVELOPED FOR THE
• MARIETTA HOUSING AUTHORITY •

SCHEDULE OF DRAWINGS
ARCHITECTURAL

SHEET NO.	DESCRIPTION	SCALE
1	TITLE SHEET & GENERAL NOTES	AS NOTED
X-1	EXHIBIT SHEET	AS NOTED
A-1	FOUNDATION PLAN	AS NOTED
A-2	FIRST FLOOR PLAN	AS NOTED
A-3	SECOND FLOOR PLAN	AS NOTED
A-4	PLUMBING UNIT PLAN	AS NOTED
A-5	PLUMBING UNIT PLAN	AS NOTED
A-6	ELEVATION OF BUILDING TYPE A	AS NOTED
A-7	ELEVATION OF BUILDING TYPE B	AS NOTED
A-8	ELEVATION OF BUILDING TYPE C	AS NOTED
A-9	DETAILS	AS NOTED

MECHANICAL

SHEET NO.	DESCRIPTION	SCALE
M-601	MECHANICAL PLAN	AS NOTED
M-602	FOUNDATION PLAN	AS NOTED
M-603	FIRST FLOOR PLAN	AS NOTED
M-604	SECOND FLOOR PLAN	AS NOTED
M-605	PLUMBING UNIT PLAN	AS NOTED
M-606	PLUMBING UNIT PLAN	AS NOTED

SCHEDULE OF DRAWINGS
MECHANICAL

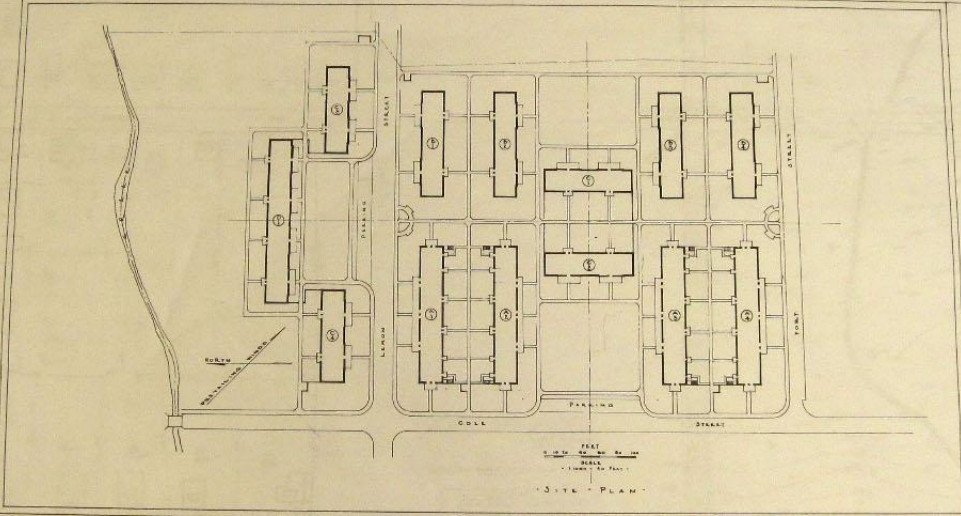
SHEET NO.	DESCRIPTION	SCALE
M-601	MECHANICAL PLAN	AS NOTED
M-602	FOUNDATION PLAN	AS NOTED
M-603	FIRST FLOOR PLAN	AS NOTED
M-604	SECOND FLOOR PLAN	AS NOTED
M-605	PLUMBING UNIT PLAN	AS NOTED
M-606	PLUMBING UNIT PLAN	AS NOTED

ELECTRICAL

SHEET NO.	DESCRIPTION	SCALE
E-701	ELECTRICAL FIRST FLOOR PLAN	AS NOTED
E-702	ELECTRICAL SECOND FLOOR PLAN	AS NOTED
E-703	ELECTRICAL PLUMBING UNIT PLAN	AS NOTED
E-704	ELECTRICAL PLUMBING UNIT PLAN	AS NOTED
E-705	ELECTRICAL PLUMBING UNIT PLAN	AS NOTED
E-706	DETAILS	AS NOTED

LANDSCAPE

SHEET NO.	DESCRIPTION	SCALE
L-801	LANDSCAPE PLAN	AS NOTED
L-802	PLANTING PLAN	AS NOTED
L-802A	ALTERNATE NO. 2	AS NOTED



ASSOCIATED ARCHITECTS
• COOPER & COOPER • W. MONTGOMERY ANDERSON •
• BARILI & HUMPHREYS • RICHARD LEON AECK •
• ATLANTA • GEORGIA •

ASSOCIATED PROFESSIONS
• WM. C. PAULEY • LANDSCAPE • ARCH. • L. R. BUSH • ELECTRICAL • ENG. •
• R. G. LOSE • STRUCTURAL • ENG. • A. L. LINDSTROM • MECH. • ENG. •

SET NO. 8

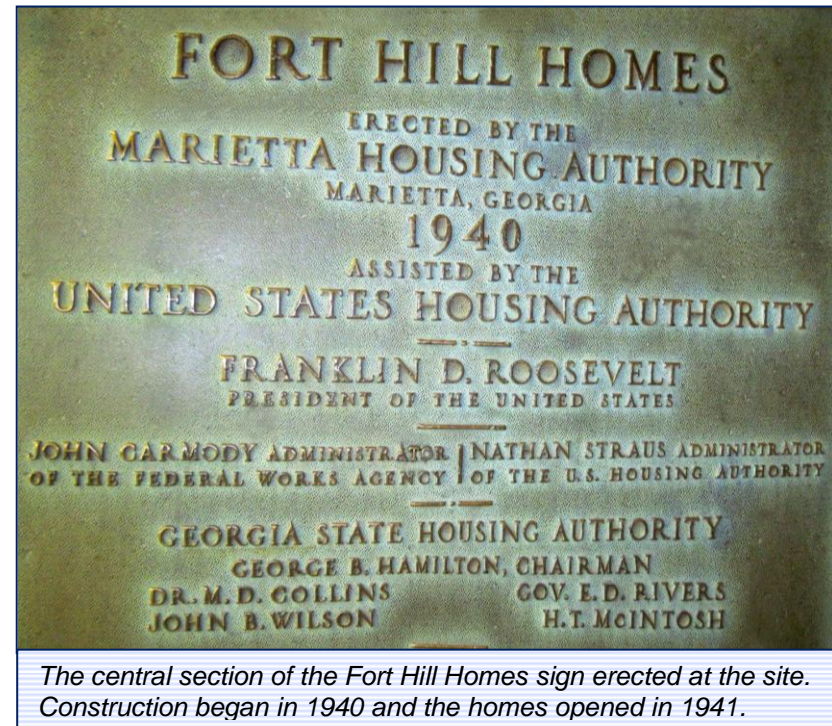
APPROVED BY FOR THE MARIETTA HOUSING AUTHORITY MARIETTA, GEORGIA	ASSOCIATED ARCHITECTS COOPER & COOPER W. MONTGOMERY ANDERSON BARILI & HUMPHREYS RICHARD LEON AECK ATLANTA, GEORGIA	SHEET NUMBER 1
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Plans for Fort Hill Homes, dated August 7, 1940

On Sunday, June 29, 1941, just before the project's open house, Alonzo G. Maron spoke to members of the city's black churches at Perkinson High School Auditorium on "How the Housing Project will Benefit the Colored People of Marietta." Mr. Maron was the manager of University Homes, the 635-unit public housing project built near Atlanta University Center in 1938. He had been recognized by the National Housing Authority as the outstanding African American manager of Housing Projects in the United States.⁹

A *Marietta Journal* article on September 24, 1941, stated that "the beautiful Fort Hill Homes" were nearly complete, equipped with "modern labor-saving devices", and with modern ventilation and insulation "to assure the maximum comfort at all seasons."¹⁰ The nearness of the homes to the two schools was cited as an attraction to parents whose children had to come great distances to attend. That the project was within walking distance of the four principal African American churches was an added benefit. Prospective tenants were urged to apply immediately.¹¹

Fort Hill Homes officially opened on October 17, 1941, at a 5:00 p.m. ceremony attended by Nathan Straus, the U.S. Housing Authority Administrator, and at which choirs from the two schools sang.¹² Initial rents ranged from \$8.60 to \$22.80. Within a year, 450 residents filled the project.¹³

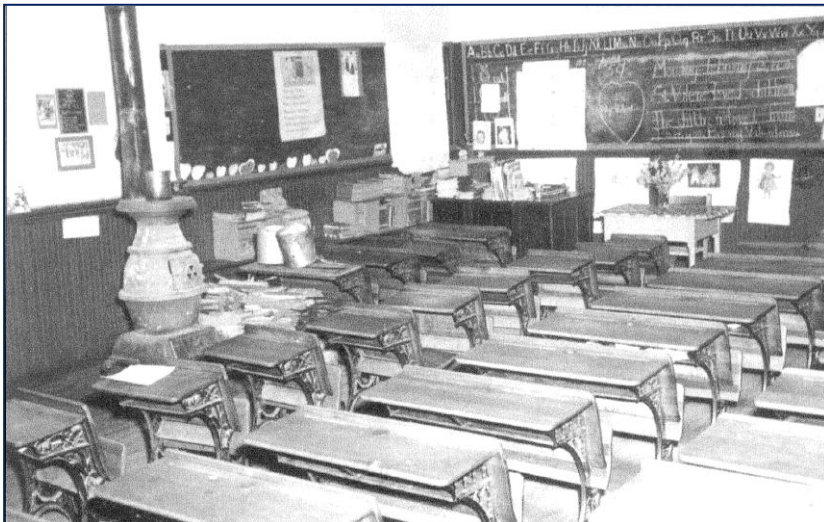


Changes in the Neighborhood

In 1939, funding was obtained by the Marietta School Board from the Public Works Administration to expand and renovate Marietta Industrial High School, though it was only eight years old. Under the guidance of Marietta architect, W. Montgomery Anderson (who also worked on Clay Homes and Fort Hill Homes), new classrooms, a combination auditorium/gymnasium, and facilities for domestic science and manual training were added in an ell off the back of the existing building. Modern plumbing, heat, and lighting

systems were installed. The school was re-named Perkinson High School in honor of Marietta physician, Dr. W. H. Perkinson, who was chair of the Board of Education at the time¹⁴, but by 1947, the name had been changed again, to Lemon Street High School.

In September of 1947, the Marietta City Councilmen-elect went on an inspection of the city schools. They were



A Lemon Street Elementary School classroom, ca. 1950.

very impressed with the facilities at Dodd, Park, Winn, and Pine Forest schools which had been built post-World War II. However, they were shocked at the Lemon Street Elementary School, which was the same wood structure built in 1894. The students used outdoor toilets, the lighting was poor, and heat was provided by one coal stove per room. Drinking water came from the old well outside. The pupils sat two to a

desk, and there was no playground equipment.¹⁵ The wood school was demolished, and in 1950, a new, brick elementary school opened on the same site.

A new library opened on Lemon Street, due in no small part to the efforts of Florence Weldon Sibley¹⁶, Annie Corydell Dorsey¹⁷, and members of the Marietta Junior Welfare League¹⁸. The Fort Hill Branch of Clarke Library, located in a small room in the Fort Hill Homes community center, opened in 1947. Mrs. Hattie Gaines Wilson began volunteering at the library in August 1951, and continued to work there for the next 33 years. The branch became a part of the Cobb-Marietta Library System in 1959 when the Fort Hill, Marietta Place, and Clark libraries joined the Cobb County system. In 1969, the entire system was named the Cobb County Public Library System. The Fort Hill Branch moved into the Lemon Street Elementary School building in 1971, when the school was closed. Ms. Wilson, who also served on the MHA Board from 1978 to 2003, retired in 1984 and the library was named in her honor in 1986.¹⁹ The library was home to an extensive collection of African American books and materials, and functioned as an after-school homework center.

Fort Hill Homes Nursery

At the July 2, 1953 meeting of the MHA Board of Commissioners, the Marietta Junior Welfare League announced that they were planning a new nursery at Fort Hill Homes for the “Negro” children. They wanted to use the

community space in the project, and requested that the MHA furnish some of the equipment such as tables, chairs, and beds. The Commission voted to supply the items if there were funds in the budget—there was!²⁰ By 1960, the Ding Dong Nursery had outgrown the community room, and consideration was given to moving a former nursery building at the Haynes Street School to Fort Hill Homes for use as a daycare center, meeting space for the Girl Scouts, and for other activities. That idea was soon abandoned, and on March 1, 1960, the Board voted to construct a new building at Fort Hill instead.²¹ The nursery was located on Cole Street, north of the intersection with Lemon Street, and behind one of the Fort Hill housing units (see map on page 100). The heavily-utilized facility was expanded by an additional 400 square feet in 1969, for which MHA Executive Director Frank Melson obtained HUD funding.²²

In 1963, the Gate City Day Nursery Association took over operation of the Fort Hill Child Care Center. Founded in 1905, the Gate City Free Kindergarten (as it was then called), was the brainchild of Dr. Gertrude Ware Bunce, a professor at Atlanta University, who saw small children running the streets unsupervised while their parents were at work. After she shared her concerns with Dr. W. E. B. DuBois, he initiated a series of conferences to study the issues of working mothers, one of the results of which was recognition of the need to provide a safe place where pre-school children could learn and socialize with their peers



2013 view of the Fort Hill Homes Child Care Center, now used as meeting space and for storage.

during the day. The goal of Gate City Free Kindergarten was “to provide and maintain a free kindergarten for African American children in Atlanta.”²³ In the 1950s, Gate City had been invited by the Atlanta Housing Authority to establish nurseries at Carver Homes and Perry Homes, two public housing projects for African Americans. The Junior League of Cobb-Marietta invited Gate City in 1963 to operate the Lyman Homes Child Care Center and the Fort Hill Child Care Center.²⁴ Through the years, the building was expanded and renovated, and had numerous additional uses. Today it is used for storage and meeting space.

School Evolutions

Although *Brown v. Board of Education* became the law of the land in 1954, it had little substantive effect on the Marietta public schools. The city’s two African American schools were separate and unequal, and remained that way

until the 1960s. In 1962, a second African American elementary school was constructed on Wright Street. In 1963, the Southern Association of Colleges and Schools warned the Board of Education (BOE) that unless improvements were made, Lemon Street High School would lose its accreditation, prompting the Board to approve monies for a new football field, some additional classrooms, and a laboratory.²⁵

Title VI of the 1964 Civil Rights Act brought incremental changes to the education of the black students of Marietta, but under pressure from the U.S. Department of Health, Education, and Welfare. In the fall of 1964, two African American students were permitted to attend the all-white Marietta High School. The following year, students in grades 1-3, 8, 11, and 12 were permitted freedom of choice,

as required by the law, and the next year, all grades were compliant.²⁶

For the 1966-67 school year, no Cobb County black students were allowed to attend Lemon Street High School, a

move which substantially dropped enrollment at the school while at the same time forcing Cobb County to integrate its high schools. In April 1967, the Marietta BOE decided to close Lemon Street High School, sending the remaining students to Marietta High School. The Lemon Street building was razed shortly thereafter.²⁷

The Lemon Street Elementary School had its name changed to Eastside School in 1968 after desegregation. The next

year, it became Central Elementary School and was the school for all the sixth graders in the Marietta system. In 1971, Marietta Junior High School opened, and Lemon Street Elementary was closed.²⁸ The Fort Hill Branch of the library moved into the school, remaining there until January 17,



2013 view of Lemon Street Elementary School / Hattie G. Wilson Library.

2013, when it was closed. The reduced use of the library was in large part due to the relocation of the Fort Hill Homes residents in anticipation of the upcoming demolition of the public housing. The staff and all the resources were relocated to the Central Library, and the Youth Services Department there was named in honor of Hattie Gaines Wilson. The Marietta City Schools has no long-range plans for the building, and now uses it for storage.

In 2008, the Lemon Street Heritage Group was formed, primarily from graduates of the school, to look into ways the former elementary school could be preserved and utilized for the community. A nonprofit organization, the group would like the MHA to purchase the property from Marietta City Schools, and deed it to the heritage group for a nominal sum. The group hopes to renovate the building as a history museum and computer lab, with classrooms for after-school programs and other courses. Their goal is “to gain some semblance of the fact that we were here, because otherwise there really won’t be any black footprints in Marietta to even show that at one time we had a very large black population or anything,” said George Miller, Jr., chairman of the Group’s Board of Directors.²⁹

The City of Marietta celebrated its 175th birthday in 2009, and community leaders had input into various ways to honor the city’s heritage. One idea was to place historical markers at Zion Baptist Church and at the Lemon Street Elementary School, with church officials and the Lemon Street Heritage Group each writing the scripts for their

respective signs. The city would purchase the markers for about \$1,200 each. In May 2011, the Marietta Board of Education approved the Lemon Street sign language, but in May 2012, prior to installation of the sign, School Superintendent Dr. Emily Lembeck informed the Board that the Lemon Street Heritage Group wanted to revise the wording.³⁰



Sign with original wording

Chairman George Miller said the Group had never approved the sign’s script, and they wanted it changed—a change for which they were prepared to pay. The Heritage Group wanted to remove the phrase “African-American” and substitute “Negro” in its place. Mr. Miller said, “If you had gone to Lemon Street and called somebody an African-American, they wouldn’t have had a clue. During that time, the word ‘African-American’ was not even around. Didn’t know anything about it. So we thought in order to be

historically correct, we did not want to use the title of ‘African-American high school’ because that’s not what it was. It was the Negro high school, and since it’s our history, and we were going to display our history, we wanted to do it the right way.”³¹ The Board voted to change the wording.



On October 25, 2012, the new sign was unveiled in a ceremony on the school grounds. A number of graduates of the school, along with city councilmen, the mayor, MHA

commissioners, and Board of Education representatives were in attendance. The sign, with the approved language, was paid for by the Lemon Street Heritage Group.³²

Fort Hill Homes Renovation, then Demolition

After nearly fifty years of constant use, Fort Hill Homes needed a complete renovation. Routine maintenance was not going to bring the apartments up to code or up to date. Much of the rehabilitation took place in 1988, and included the replacement of roofs (asphalt shingles), windows (aluminum), exterior and interior doors, exterior and interior finishes, and casework (windows, doors, kitchen cabinets, and cornices). Plumbing, electrical, and mechanical systems were updated. Ceilings and walls were repaired or replaced, new floor tile was laid, and new appliances installed in the kitchens. A few years later, the passage of the Americans with Disabilities Act in 1990 necessitated making 12 units handicapped accessible.³³

Nearly 22 years after the renovation, the MHA commissioned a physical needs assessment on Fort Hill Homes in 2009. The study noted major concerns, including:

1. The top units were sinking into bottom units;
2. Concrete foundations were deteriorating;
3. There was no way to salvage the buildings;
4. There was no way to expand units; and
5. There was no air conditioning in the units.

To install air conditioning in each apartment would cost \$500 each, and the tenants would be responsible for the utilities. An estimated \$11 million in basic repairs were needed, and to bring the project up to market standards would cost about \$19 million.³⁴ The MHA Board decided that the staff should explore the future of Fort Hill, including a possible application for HUD approval of demolition. Commissioner Ruben Sands expressed concern about the impact that closing the homes would have on the school system. It was agreed that staff would continue to maintain and monitor the buildings so that they remained safe and comfortable in the interim, while Executive Director Buday and Commissioner Sands sought feedback from the residents.³⁵

In February 2011, MHA staff began the process of notifying residents of Fort Hill that they would need to be relocated. To assist them in their final months at Fort Hill, the SmartMoves Program was instituted, a mentoring plan designed to equip families with job and life skills so they could have a career that would ultimately free them from dependence on public assistance. An impetus for the program was the prospect of the families having for the first time Section 8 vouchers, enabling them to leave “the insulated environment of public housing for greatly superior private sector housing.”³⁶ Included in the \$84,200 SmartMoves budget were funds for every adult participating in the program to be given a computer and computer training. Executive Director Buday met with Ms. Deanne Bonner,

President of the Cobb County NAACP, to discuss the plans for Fort Hill Homes. She commended MHA’s effort to improve the lives of the current residents over the next 18 months prior to their relocation.³⁷

In August, the MHA Board passed Resolution No. 1320, granting approval to make an application to HUD for consent to the demolition on the grounds that Fort Hill was not physically or financially feasible to continue to be used as public housing, that its physical condition was obsolete making it unsuitable as housing, and that no reasonable modifications would be cost effective to return it to usefulness.³⁸

The application for approval of demolition to HUD was submitted on September 9, 2011. In addition to the issues addressed in the 2009 assessment, the application also cited the small space of the units, with some bedrooms being only 80 square feet, no laundry rooms, no dining areas, and there was not enough parking. The estimated cost of demolition would be \$255,000.³⁹ HUD approval for demolition of the 13 buildings containing 120 dwelling units at Fort Hill Homes was received on January 18, 2012.⁴⁰

Two months later, a meeting was held with Executive Director Buday, MHA Commissioner Larry Stevens, MHA Director of Development Pete Waldrep, and Dr. Thomas A. Scott, Professor Emeritus of History at Kennesaw State University to discuss preserving and documenting the rich heritage of Fort Hill. A first result of the meeting was a two-

hour oral history interview with former MHA Executive Director George Green.⁴¹

On November 4, 2011, Mr. Buday also met with George Miller, Reverend Walter Moon, and Lewis Walker, leaders of the Lemon Street Heritage Group, and Rev. Anthony Coleman, a Marietta City Councilman. They discussed possible redevelopment plans for Fort Hill Homes, which ideally would include the Lemon Street School.⁴²

**MEMORANDUM OF AGREEMENT
BETWEEN
THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
AND THE GEORGIA STATE HISTORIC PRESERVATION OFFICE
REGARDING DEMOLITION
OF FORT HILL HOMES
MARIETTA, COBB COUNTY, GEORGIA**

On November 17, 2011, a Memorandum of Agreement was signed between HUD and the Georgia State Historic Preservation Office (SHPO) based on the MHA's application to demolish Fort Hill Homes, which was considered to be eligible for listing in the National Register of Historic Places. Because federal assistance for the demolition was being provided, Section 106 of the National Historic Preservation Act would apply. This meant that HUD would have to take into account the effect of its action (via MHA): the adverse effect of tearing down historic buildings. In order to mitigate the adverse effect, MHA was required to provide, prior to the commencement of demolition, an archival photographic record of Fort Hill Homes. In addition, the MHA would have to arrange for the

research and writing of the Social and Developmental History of Public Housing in the City of Marietta. (See Appendix E for a copy of the MOA.)

To ensure full compliance with environmental and historic preservation review requirements, for Fort Hill Homes as well as all its activities, MHA employed Harry Walls Environmental Consulting, Inc., as a consultant. Walls is a widely recognized authority on the pertinent federal requirements, having served many years as HUD's chief official on these matters in the southeast.

At the February 8, 2012, meeting of the MHA Board of Commissioners, three citizens from the community, James Gober, Reverend Lionel Gantt, and Perry Price, came to present their concerns about the Fort Hill demolition, the relocation of the residents, and the historical nature of Fort Hill as the last public housing for families in Marietta. Mr. Gober, a former MHA employee who no longer lived in Marietta, requested that a committee be formed to address their concerns, and that the relocation and demolition be delayed for one year. Mr. Buday responded, noting that MHA staff had been meeting with Fort Hill residents for the past two years, and that all would be given Section 8 vouchers for new housing. A relocation team was working with the residents, and all moving expenses would be paid by MHA.

Mr. Buday also addressed the concerns for documenting the history of Fort Hill Homes. The Archives at

Kennesaw State University was in the process of preserving MHA's historical material, and Dr. Tamara Livingston, Associate Director of KSU's Museums, Archives and Rare Books, made a presentation at the Board meeting about the project.⁴³

Carolyn Richardson, President of the Fort Hill Homes Resident Association, had been meeting frequently with James Gober to seek ways to stop the demolition.⁴⁴ At the March 14 Board meeting, Mr. Gober again expressed his objections to the demolition of Fort Hill Homes because of its historic value. Commissioner Ruben Sands and Marietta City Councilman Anthony Coleman both stated that they had attended residents' meetings at Fort Hill, and found that most of the tenants were not upset about relocating.⁴⁵

James Gober then filed a complaint to HUD asking that the decision to approve MHA's application for demolition be overturned. In his June 13, 2012, Executive Director's Report, Mr. Buday reported that HUD had ruled in favor of the MHA, and that there was no legal basis for overturning the decision to approve the application for demolition.⁴⁶ Undeterred, Mr. Gober then filed a complaint letter with the U.S. Advisory Council for Historic Preservation about the HUD/SHPO Memorandum of Agreement. He, along with Lionel Gantt and Gerald Rose, came to the MHA Board of Commissioners meeting on August 8, 2012, to ask the MHA to cease and desist with the demolition of Fort Hill Homes because of its historical value to the black community. Commissioner Fran Sutton

responded, thanking the concerned citizens for voicing their opposition, but noted that none of them lived at Fort Hill, and that MHA was working with actual residents to secure them a better place to live.⁴⁷ In a final action, Mr. Gober filed a lawsuit against the MHA challenging the demolition. After a July 11, 2013 hearing, the judge dismissed the case.⁴⁸

On November 14, 2012, Executive Director Buday reported that all of the Fort Hill families had been successfully relocated. By December 5th, a chain link fence had been erected around the now-vacant apartments. Months went by waiting for all the permits and approvals from the various state and local agencies, but finally, on March 19, 2013, the bulldozers began their job.



Resident Orsbend Drew watches as movers pack his belongings for the move to a new house in Austell after 12 years at Fort Hill Homes.

**2012 views of Fort Hill Homes, 8 months
before demolition.**



**Fort Hill Homes being demolished,
March 21-May 3, 2013.**



Fort Hill Homes Residents Speak Out

Pauline Hampton, age 56, September 8, 2010, on moving out. She was a Fort Hill tenant for two years at that time.

Ms. Hampton: “When you move into a project you’re not supposed to get comfortable anyway. Why stay here when you can do better?”⁴⁹

Shenterra Hardnett, age 31, September 8, 2010, on moving out.

Ms. Hardnett: “I’m ready for a new environment. People should be ready. Don’t try to live here forever.”⁵⁰

Steven Mints, age 43, September 8, 2010, on being given vouchers for replacement housing.

Mr. Mints: “When you look at the whole scenario, when you tear down you leave blank space and people don’t have any hope. This is going on all over. They are tearing down projects and replacing them with housing that former residents can’t afford. People are still poor whether you give them the vouchers or not.”⁵¹

Orest Walker, April 2011, on Section 8 vouchers. A Fort Hill Homes resident who would soon receive a Section 8 voucher when he moved out of the project.

Mr. Walker: “Those vouchers are gonna mean that you can have your choice now to have something beautiful. You get out of the area. You’ve got a chance to pick and choose the area you want to go in to grow. Those vouchers are awesome. It’s better than money. Some people have told me that I was born in the projects and I’ll die here in the projects. I hope that I would not be under public housing, but if so, the vouchers are the best thing in the world.”⁵²

Dawn Wilson, April 2011, on Section 8 vouchers. A former resident of multiple MHA housing projects who received a Section 8 voucher to rent a three-bedroom apartment for her and her family.

Ms. Wilson: “It is fair because you still get to choose where you want to live.”

Interviewer: “Have there been any issues, any failures?”

Ms. Wilson: “I do not personally know of any. Everyone that I have met and have run into, they, you know, let me know, “Oh, I’m living over here at such and such a place,” or, “Yeah, I found my house over here by this school in this school district where I wanted to be.” So it’s been overall very good for most people that I’ve run into.”⁵³

James Gober, former Fort Hill Homes resident who had moved out long before demolition, on public housing.

Mr. Gober: We were comfortable. This is Fort Hill. The best housing that the city of Marietta had for blacks was Fort Hill. Homeownership. Over in Baptist Town we had the existing housing which was Cole Street and the lower part of Avery. The upper part of it where I lived in 1952 was the slum area. The only housing that was better was public housing. My dad owned a house, which was in the slum area, owned his own home. They rented, but I used to look at these [public housing buildings] as mansions because they had hot water, inside bathrooms, had a man to cut their grass.⁵⁴

Fort Hill Homes Statement of Significance

The Fort Hill Homes complex was determined eligible for listing in the National Register of Historic Places by the Georgia State Historic Preservation Office under Criterion A for the role it played locally in meeting a national housing crisis as part of the federal housing programs. It was significant under the theme of social/humanitarian for its part in a national housing program that sought to improve housing conditions, bettering the lives of many. The complex itself was also significant under ethnic relations as Fort Hill Homes

was constructed exclusively for non-whites during the years of racial segregation.

The Fort Hill Homes complex was determined eligible under Criterion C for architecture as an example of public housing. The complex was significant under architecture as a representative example of public housing architecture constructed in 1940. It is similarly significant under the theme of community planning and development for its intact pattern of interior streets and the layout of detached buildings and open public spaces developed within a city block during the mid-twentieth century.



Site of Fort Hill Homes from Robeson Court looking northwest, December 18, 2013.

¹ Quote from James Gober in article by Janel Davis, “Marietta Housing Project Demolition,” *Atlanta Journal-Constitution*, July 19, 2012. <http://www.ajc.com/news/cobb/marietta-housing-project-demolition-1481219.html>.

2 The old Zion Baptist Church at 149 Haynes Street was built in 1866, and is listed in the National Register of Historic Places (07/11/1990, NRIS #90001026). The current church is across the street at 165 Lemon Street.

³ Douglas M. Frey, *Marietta: The Gem City of Georgia; A Celebration of Its Homes—A Portrait of Its People* (Marietta, GA: Cobb Landmarks and Historical Society, Inc., 2010), 101, 289; and Thomas Allan Scott, “M. J. & Kathryn Woods and the Quest for Racial Justice in Cobb” in *Cobb County History*, © n.d., Cobb County Government, <http://www.cobbcountyga.gov/history/woods.htm>.

⁴ Thomas Allan Scott, “M. J. & Kathryn Woods and the Quest for Racial Justice in Cobb” in *Cobb County History*.

⁵ Judge Daniel Webster Blair was judge of the Blue Ridge Circuit, and father to Marietta Mayor Leon M. “Rip” Blair. Judge Blair was one of Marietta’s civic leaders who condemned the Ku Klux Klan for terrorizing the city’s Syrian residents in the 1920s. From Scott, *Cobb County, Georgia*, 99, 118.

⁶ MHA Board *Minutes*, March 1, 1940, March 19, 1940.

⁷ “Housing Units Named Clay, Kennesaw Homes,” *Cobb County Times*, March 20, 1940.

⁸ MHA Board *Minutes*, March 19, 1940, and *Cobb County Times*, April 11, 1940.

⁹ “Open House at Both Housing Projects on Sunday Afternoon,” *Marietta Journal*, June 26, 1941.

¹⁰ “Fort Hill Homes Near Completion [sic],” *Marietta Journal*, September 24, 1941.

¹¹ Ibid.

¹² “Straus Lauds Marietta for Slum Clearance,” *Atlanta Journal*, October 18, 1941.

¹³ *Cobb County Times*, November 25, 1942.

¹⁴ Scott, *Cobb County, Georgia*, 87.

¹⁵ *Marietta Daily Journal*, September 2, 1947.

¹⁶ Florence Weldon Sibley was Marietta’s first licensed librarian, beginning her career at Clarke Library in 1936. From Scott, *Cobb County Georgia*, 413.

¹⁷ Dorsey Manor, now the Tower at Dorsey Manor, high-rise apartments for seniors owned by the MHA, was named for Annie Coryell Dorsey in honor of her many services to the community.

¹⁸ The Marietta Junior Welfare League was founded in 1933 “to promote voluntarism, develop the potential of women, and improve communities through the effective action and leadership of trained volunteers.” It is now the Junior League of Cobb-Marietta, <http://www.jlcm.org/history>.

¹⁹ “Hattie G. Wilson Branch,” Cobb County Public Library System. <http://www.cobbcatt.org/BranchHGWilson.html>.

²⁰ MHA Board *Minutes*, February 9, 1960.

²¹ MHA Board *Minutes*, March 1, 1960.

²² MHA Board *Minutes*, February 3, 1969.

²³ Gate City Day Nursery Association, “About Us: Mission and History,” <http://gatecitykids.org/mission-a-history>.

²⁴ Ibid.

²⁵ Scott, *Cobb County, Georgia*, 356.

²⁶ Ibid., 362

²⁷ Ibid., 368-69; and Marcus E. Howard, “Alumni seeking to preserve Lemon St. school’s heritage,” *Marietta Daily Journal*, February 27, 2012, http://mdjonline.com/view/full_story/17665557/article-Alumni-seeking-to-preserve-Lemon-St--school%E2%80%99s-heritage.

²⁸ Scott, Cobb County, Georgia, 369.

²⁹ Howard, "Alumni seeking to preserve Lemon St. school's heritage," *Marietta Daily Journal*, February 27, 2012.

³⁰ Jon Gillooly, "School board OKs change in marker's script," *Marietta Daily Journal*, May 16, 2012, http://mdjonline.com/view/full_story/18610255/article-School-board-OKs-change-in-marker%E2%80%99s-script?instance=home_top_bullets.

³¹ Ibid.

³² Noreen Cochran, "Marker honors Lemon Street High School," *Marietta Daily Journal*, October 26, 2012, http://mdjonline.com/pages/full_story/push?article=Marker+honors+Lemon+Street+High+School%20&id=20618095.

³³ GLE Associates, Inc., "Fort Hill Homes Property Condition Assessment," June 2009.

³⁴ Ibid.

³⁵ MHA Board *Minutes*, December 9, 2009, and April 7, 2010.

³⁶ MHA Board *Minutes*, March 9, 2011, and Executive Director's Report appended to MHA Board *Minutes*, August 8, 2012.

³⁷ Executive Director's Report appended to MHA Board *Minutes*, September 14, 2011.

³⁸ MHA Board *Minutes*, February 9, 2011, and August 10, 2011.

³⁹ Memorandum from Ainars Rodins, Director of HUD Special Applications Center to Ada Holloway, Director of HUD Office of Public Housing, date stamped January 18, 2012.

⁴⁰ Executive Director's Report appended to MHA Board *Minutes*, September 14, 2011, and letter from Ainars Rodins, Director of HUD Special Applications Center, to Raymond C. Buday, Jr., MHA Executive Director, date stamped January 18, 2012.

⁴¹ Executive Director's Report appended to MHA Board *Minutes*, November 9, 2011.

⁴² Ibid.

⁴³ MHA Board *Minutes*, February 8, 2012.

⁴⁴ Davis, July 19, 2012.

⁴⁵ MHA Board *Minutes*, March 14, 2012.

⁴⁶ Executive Director's Report, appended to MHA Board *Minutes*, June 13, 2012.

⁴⁷ Executive Director's Report appended to MHA Board *Minutes*, June 13, 2012, and MHA Board *Minutes*, August 8, 2012.

⁴⁸ MHA Board *Minutes*, August 7, 2013.

⁴⁹ Janel Davis, "Last Marietta Housing Project to be Demolished," *Atlanta Journal-Constitution*, September 8, 2010.

⁵⁰ Ibid.

⁵¹ Ibid.

⁵² Annie Snead and Austin Smith, "Marietta Public Housing," YouTube video, uploaded on April 6, 2011. <http://www.youtube.com/watch?v=fXxt-v-xGI>.

⁵³ Ibid.

⁵⁴ James Gober, Kennesaw State University Oral History Project, Cobb NAACP / Civil Rights Series, No. 28, page 12. October 22, 2009, at Hattie Wilson Library, Marietta, GA.

V. Architects, Engineers, and Builders of Fort Hill Homes and Clay Homes

Over the past 75 years, the Marietta Housing Authority has employed a number of architects, engineers, contractors. The group who designed and built the first MHA projects, Fort Hill Homes and Clay Homes, which opened in 1941, were:

- ❖ Cooper & Cooper, architects
- ❖ Barili & Humphreys, architects
- ❖ W. Montgomery Anderson, architect
- ❖ Richard L. Aeck, architect
- ❖ R. G. Lose, structural engineer
- ❖ L. R. Bush, electrical engineer
- ❖ L. Lindstrom, mechanical engineer
- ❖ William C. Pauley, landscape architect
- ❖ Griffin Construction, Inc., contractor.

Samuel Inman Cooper (1894-1974) was born in Atlanta, and studied architecture at the University of Pennsylvania. He served as a draftsman for noted Atlanta architect A. Ten Eyck Brown before forming Cooper & Cooper, Inc. with his brother, Joseph Walter Cooper, Jr. (1899-1972). Samuel was also president of Cooper, Bond, and Cooper, Inc. (1952-1965); and chairman of Cooper, Barrett, Skinner, Woodbury, and Cooper, Inc., architects (1965-1972). Joseph, also born in Atlanta, studied architecture at Princeton University. He worked for a general contractor in Philadelphia before returning to Atlanta to form

the architectural firm with his brother. Both brothers were members of the Georgia Chapter of the American Institute of Architects (AIA).

Cooper & Cooper designed many fine homes and academic buildings throughout the south. They reconstructed the historic Marietta home, Ivy Grove, built by Edward Denmead ca. 1843, after it suffered a devastating fire in 1925.

Alfredo Barili, Jr. (1887-1957) and John Wharton Humphreys (1896-1972), were former associates of A. Ten Eyck Brown. Their firm was paid \$686,000.00 by the MHA for the two housing projects. Barili also designed the plans for the remodel of the 1895 Sessions-Blair House at 440 Cherokee Street in Marietta. He designed many schools, churches, and public buildings, and was an AIA member.

J. W. Humphreys was born in Fort Smith, Arkansas, and he studied architecture at Georgia Institute of Technology. He was a superintendent at A. Ten Eyck Brown, and worked as a foreman for Tufts Construction Company in Atlanta. He designed churches, schools, and office buildings primarily in the Atlanta area, and was a member of the Georgia Chapter of the AIA.

Barili & Humphreys partnered with A. Ten Eyck Brown in the design of the Art Deco icon, the 1933 U.S. Post Office (now the Martin Luther King, Jr. Federal Building) in downtown Atlanta.

William Montgomery Anderson (1905-1980) of Marietta received his B.S. degree from Georgia Institute of Technology in 1927, and his B.F.A. from Yale University in 1928. He joined the architectural firm of Abreu & Robeson in Brunswick, GA, but moved to Atlanta when they opened an office there. During World War II, he remodeled the 1901 James T. Anderson, Sr. House on Whitlock Avenue, originally designed by James Golucke. He designed a new-style “ranch” house in Atlanta, which was featured in the 1946 *Better Homes and Gardens Book of Homes*. In 1951, Anderson became the principal architect of the Sea Island Company. He was a member of the Georgia Chapter of the AIA.

Richard Leon Aeck (1912-1996) of Council Bluffs, Iowa, received his B.S. degree from Georgia Institute of Technology in 1936. He worked in Colombia, Brazil, Cambodia, and Uganda, finally returning to Atlanta to work as a designer for W. Montgomery Anderson. He formed his own firm, Richard L. Aeck, Architect, in 1939, later becoming Aeck Associates. He designed Grady High School, three buildings at Georgia State University, and other schools, office buildings, and apartments in Atlanta and across the southeast. He retired in 1983, leaving his practice to his son, Tony, who later merged with Lord and Sargent to form the prominent Atlanta architectural firm, Lord, Aeck & Sargent. He was a member of the American Institute of Architects (AIA) from 1941 until his death.

THE MEN WHO DID THE WORK



CONTRACTOR AND ARCHITECTS

Front row, left to right: SAMUEL INMAN COOPER, Architect; CARROLL GRIFFIN, Contractor; ALFREDO BARILI JR., Architect; R. L. SIEG, Project Engineer. Back row, left to right: W. MONTGOMERY ANDERSON, Architect; J. W. HUMPHREYS, Architect; J. R. de JARNETTE, Secretary Griffin Const. Co.

Contractor and architects for Clay Homes and Fort Hill Homes, from the Program for the opening day ceremonies, October 17, 1941, p. 13.

VI. MHA's Other Housing Projects

See maps on pages 4-5 for project locations.

Clay Homes

Alexander Stephens Clay Homes, Project Ga. 10-1R, consisted of one maintenance-community building and 14 residential buildings comprising 132 housing units. Located in the former Holland Town section of Marietta, it was bounded on the north by Wayland Street, on the west by Waddell Street, on the south by Waterman Drive, and extended just east of Wayland Street (see site plan on next page). The MHA Board of Commissioners approved the project in 1940, and it opened on October 17, 1941. Architecturally it was identical to Fort Hill Homes, with side-gabled, red brick veneer, two-story buildings with large

chimneys topped with white copings. Pedimented projections framed the one-story front porches, which had hipped, standing-seam metal roofs, and concrete slab floors on brick

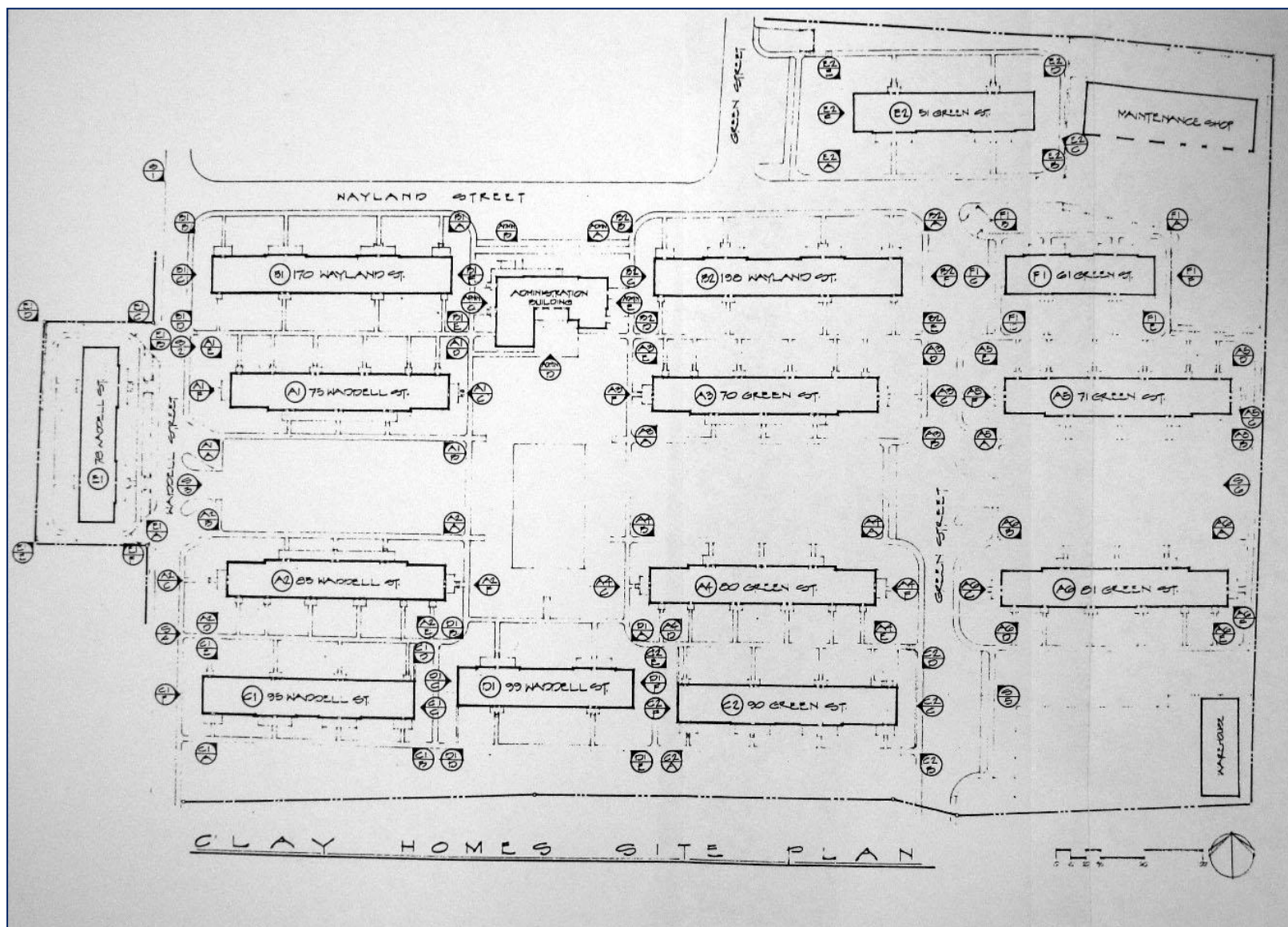


Mostly vacant Clay Homes site with Meeting Park townhomes at far right in December 2013.



Clay Homes at night, just before the opening ceremony on October 17, 1941.

foundations. The occupants were exclusively white. Clay Homes was demolished in 2005, and the property is now the site for the as yet incomplete Meeting Park development, projected to contain a mix of retail and commercial, with 126 residential units of 70 townhomes, 48 single family homes, and 8 duplexes. Today, most of the property is vacant, although there are 15 townhomes on Mason's Row. Its recent purchase by Walton Communities portends well for future expansion. See pages 17-23 for more information and images of Clay Homes.



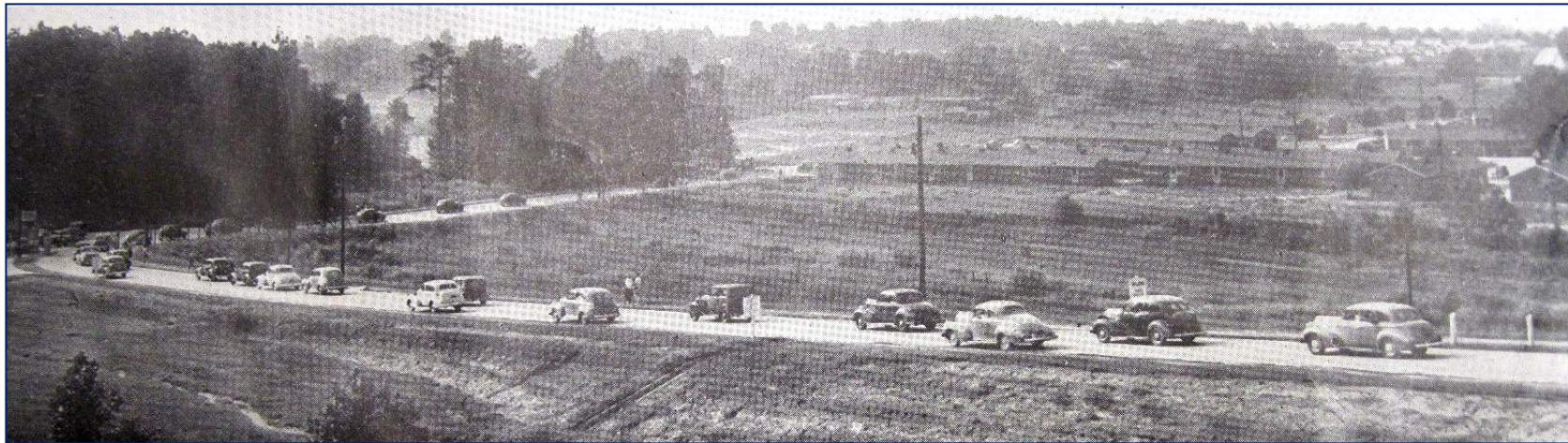
Marietta Place

Marietta Place was not a property conceived of and constructed by the MHA. It was temporary wartime housing built by the U.S. War Department for employees at the Bell Bomber plant where the B-29 Superfortress was manufactured. Built in 1943, the 1000 housing units bordered Fairground Street to the east, and straddled Clay Street (now the South Loop of the Marietta Parkway). They were located immediately north of the Marietta Aircraft Assembly Plant. The complex was built in two phases. Phase One (War Housing Project Ga. 9083) was south of Clay Street, and consisted of 500 units in 85 residential buildings, an administrative-community building, a child welfare building, and a two-story wood-frame building used as a grocery. Phase Two (War Housing Project Ga. 9172), constructed in 1944, had 500 units in 99 residential buildings,

and was located north of Clay Street. The buildings were constructed of red hollow terracotta blocks, with asphalt-shingled, side gabled roofs with exposed rafter tails. The design and construction team included:

- ❖ Richard R. Nash of Bothwell & Nash, architect
- ❖ Abreu & Robeson architects
- ❖ Robert & Company, architects and engineers
- ❖ G. Trenholm Baker, landscape architect
- ❖ Hardin & Ramsey, contractors
- ❖ John A. Johnson Contracting Corporation, contractor of Marietta Place Addition (Project Ga. 9172).

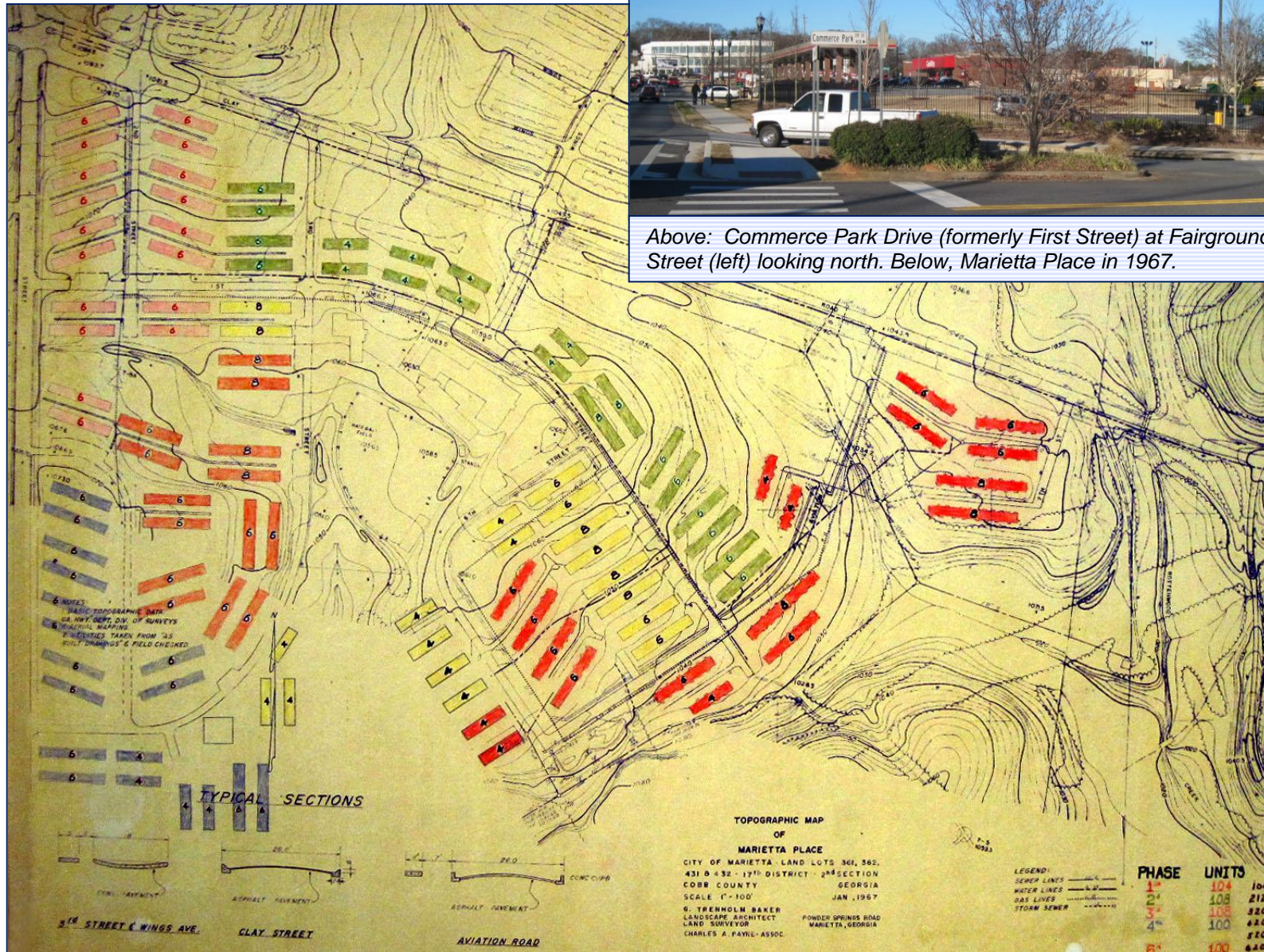
After the war, the apartments were deeded over to the MHA and named “Marietta Place.” They served as low-income and student housing. The complex was demolished in phases during the 1960s and 1970s (see maps on page 29).



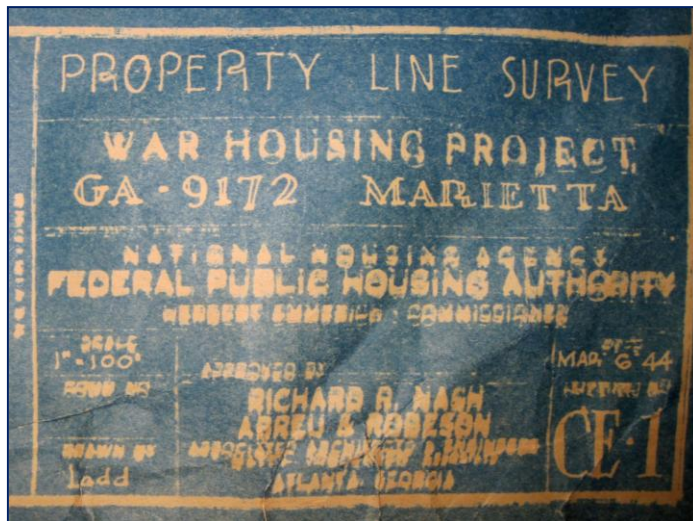
“Homeward bound to Marietta after a day’s work at the Bomber Plant”, September 1944. At right mid-distance is Marietta Place.



Above: Commerce Park Drive (formerly First Street) at Fairground Street (left) looking north. Below, Marietta Place in 1967.



Today the area houses Commerce Park, a business complex, some retail establishments along the South Loop, and a QuikTrip gas station at the southeast corner of Fairground and the South Marietta Parkway. See pages 26-30 for more information and photographs of Marietta Place.



Section of the 1944 Property Line Survey for Marietta Place Addition, Project Ga. 9172.

Lyman Homes

Lyman Homes, Project Ga. 10-3, was approved by the MHA Board in 1949, and built in 1951 in the former Baptist Town area north of the North Marietta Parkway along Montgomery, Harold, and Avery streets. The complex had 125 units for African American residents. The MHA Board of Commissioners first voted to name the project Cuthbert-

Avery Homes after two deceased veterans from World War II. A large number of requests and petitions from members of the community caused the Board to reconsider. The tally of requests was as follows: Caroline Lyman, 118 votes; Avery-Cuthbert, 66 votes; George Washington Carver, 5 votes. On April 19, 1951, the Commissioners voted to name the project Lyman Homes in honor of Caroline M. Lyman, a prominent black Mariettan, who devoted her life to serving others. The design and construction team included:

- ❖ Bothwell & Nash, architects
- ❖ W. Montgomery Anderson, architect
- ❖ Merritt and Welker, principal engineers
- ❖ Emmett L. Hobbs, associate engineer
- ❖ Mangum-Butler, Inc., contractor.

The 21 residential buildings and community center were



Montgomery Park under construction at former Lyman Homes site, 2013.

demolished in 2007. In late 2013, Traton Homes was constructing on the 8-acre Lyman Homes site a new development of 45 single family homes called Montgomery Park. The houses are priced from the low \$300,000s. See pages 41 and 60 for more images of Lyman Homes.

Boston Homes

Boston Homes, Project Ga. 10-4, was built by MHA



Boston Homes management office in 2010 prior to demolition.



Boston Homes site in 2013, looking southeast up Gunter Street.

in the former Murdock Heights area, around Richard, Adams, Gunter and Harold streets. The project was approved in 1951, but did not open until April 1953. The 125-unit complex was named for Mariettan Colonel John Houser Boston, Jr. It was for white residents only. The concrete block buildings with red brick veneer siding had side-gabled roofs covered with asphalt shingles. The front elevation has pedimented, Colonial Revival-style stoops. The design and construction team included:

- ❖ Bothwell & Nash, architects
- ❖ Merritt & Welker, engineers
- ❖ Smith & Jones, contractor.

The 34 residential buildings and community center/day care center were demolished in 2010, and the site remains vacant. See page 40 for more images of Boston Homes.

Branson Homes

Branson Homes, Project Ga. 10-5, was approved in 1958, and opened on May 10, 1961. It consisted of two sets of six buildings each. Site One extended east from Park Street on the north side of Victory Drive. Site Two was on the east side of Aviation Road south of South Park Drive. (See site plans for both on page 128.) Named for T. C. Branson, the first Chairman of the MHA Board of Commissioners, Branson Homes was the first MHA project solely for seniors, aged 62 or older. The red brick veneer, wood framed buildings featured gable-on-hip roofs with front gabled, pedimented front porches with square wood columns.

The design and construction team included:

- ❖ William Roy Tapp, Jr. & David O. Savini, of Tapp & Savini, architects
- ❖ Robert L. Boehmig, structural engineer
- ❖ Donald F. Lindstrom & Associates, mechanical engineer
- ❖ Edward L. Daugherty, landscape architect
- ❖ Geffken-Austin Associates, electrical engineer
- ❖ Reddick Construction, contractor.

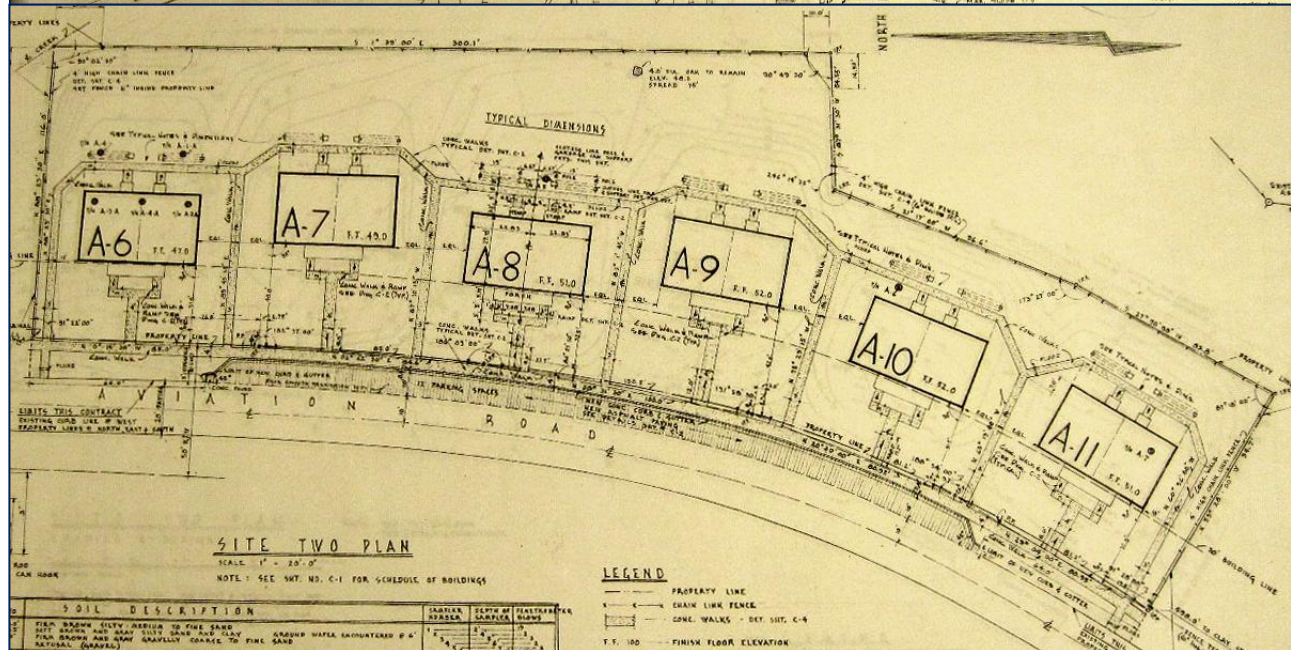
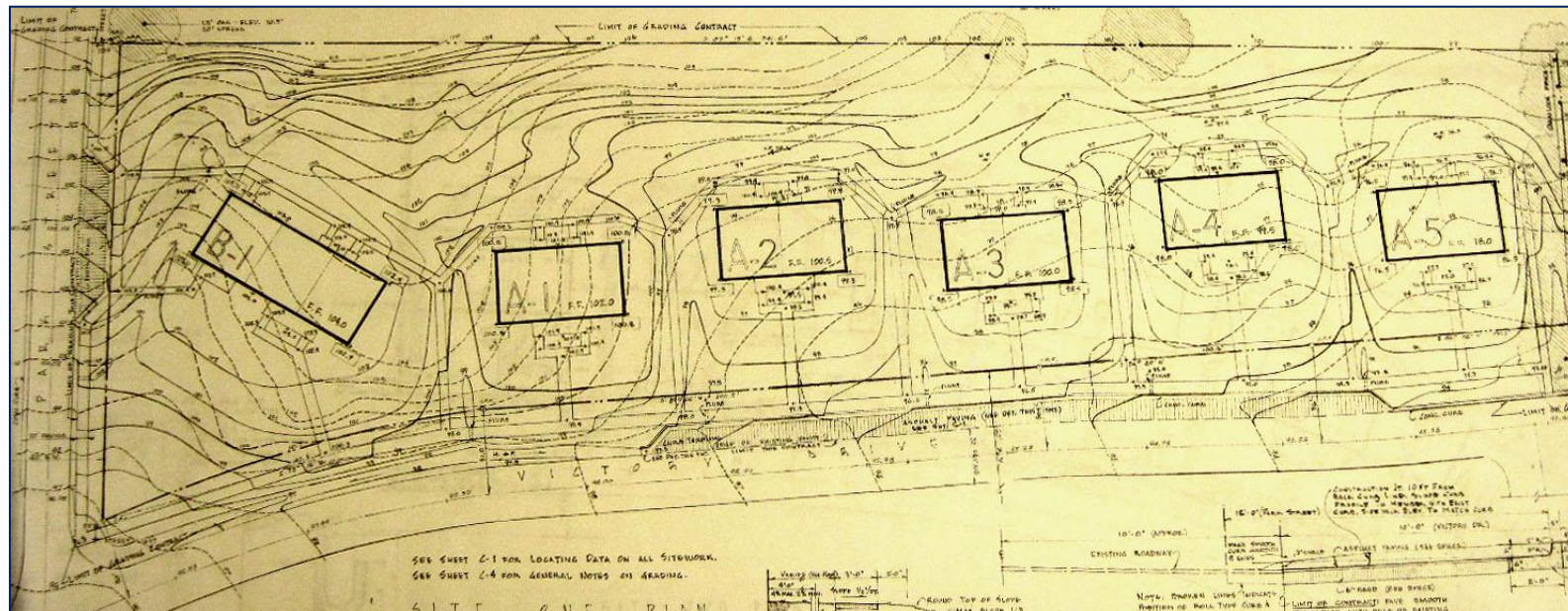
The units have been renovated and are now part of Branson Walk.

Johnny Walker Homes

Johnny Walker Homes, Project Ga. 10-6, was approved by the MHA Board in 1957 (a year earlier than Branson Homes), but it did not open until July 14, 1963. Johnny Walker Homes, named for a former MHA Commissioner, was constructed by MHA on Henry Drive and Wright Street. They were located in the infamous Louisville section of Marietta, and were within the MHA's Southwest Urban Renewal Project area (1957-1976). The 125 units were to house African Americans who were displaced by urban renewal. Protests from the community delayed construction.



Left to right: Branson Homes unit, Site One, Victory Drive; Branson Walk sign, Victory Drive at Park Street; Branson Homes unit, Site Two, Aviation Road.



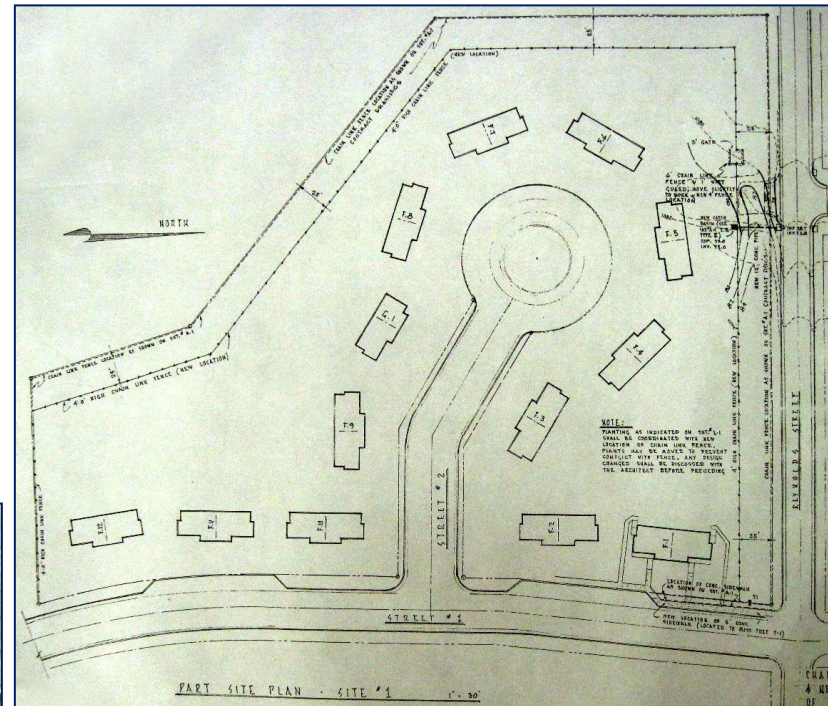
Branson Homes, 1960 site plans. Above, Victory Drive (Site One). Left, Aviation Road (Site Two).

The two-story buildings were red brick veneer, wood framed, and had gable-on-hip roofs. Before building began, an additional 25 units of senior housing were approved for Thurmond Court. The one-story, red brick veneer, wood-framed buildings have gable-on-hip roofs covered with asphalt shingles. The small front porches are recessed. The design and construction team included:

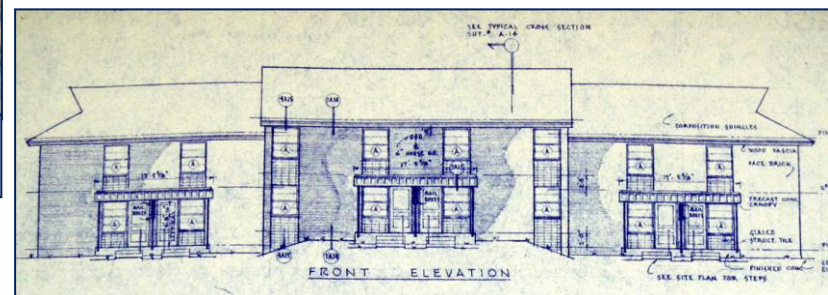
- ❖ William R. Tapp, Jr. and David O. Savini of Tapp & Savini, architects
- ❖ Central Construction Company, contractor.



Johnny Walker Homes one-story housing unit on Henry Drive at southwest corner of Thurmond Court.

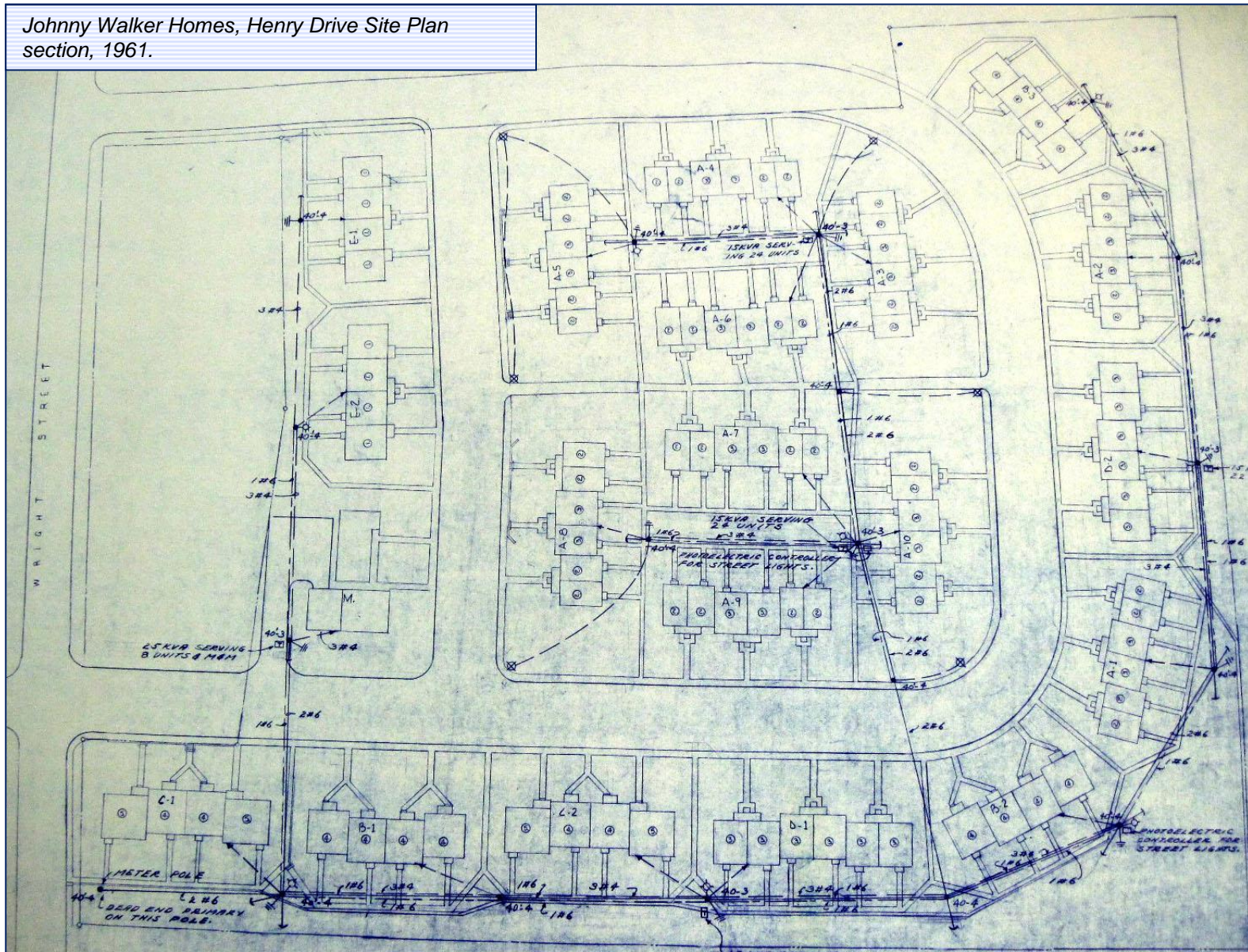


Johnny Walker Homes, Thurmond Court site, 1962.



Johnny Walker Homes two-story housing unit front elevation section, 1961.

Johnny Walker Homes, Henry Drive Site Plan section, 1961.



Most of Johnny Walker Homes was demolished in 2003; the senior housing units on Thurmond Court were retained.



Johnny Walker Homes site in 2013.

Central Office Building

The MHA's first Central Office Building was constructed in 1963-64, at 269 Lawrence Street. The square, single-story building with a basement is red brick veneer over wood framing. The hipped roof features four, angled, vented dormers. Built in the Modern style, it has two front doors divided by a decorative concrete New Formalist style screen. The design and construction team included:

- ❖ William R. Tapp, Jr. & Associates, architect
- ❖ Robert L. Boehmig, structural engineer
- ❖ Edward L. Daugherty, landscape architect
- ❖ Geffken-Austin Associates, electrical engineer
- ❖ Donald F. Lindstrom & Associates, mechanical engineer
- ❖ Lake McDonald Company, contractor.



MHA's first Central Office Building. The drive-through window has been removed.

The building is still standing, virtually next door to the current central office, but it now houses several businesses. The (at the time) cutting edge, Diebold drive-through window (see page 49) has been removed. It is now installed at the current Central Office on Cole Street.

Branson Homes Addition

The Branson Homes Addition, Project Ga. 10-7, was approved in 1962, and opened in January 1965. It consists of 50



Branson Homes Addition, Aviation Road.

units plus one community building along Aviation Road, Lake Drive, and the South Marietta Parkway, across the Aviation Road from Marietta Sixth Grade Academy. The duplexes compliment but are not identical to the original Branson Homes buildings. They are red brick veneer, wood framed with side gabled roofs. However, the central section which includes the front porch, has an extended roof to cover the shallow front porch. The units have been renovated and are today part of Branson Walk. The design and construction team included:

- ❖ William R. Tapp, Jr., architect
- ❖ Lake McDonald Company, contractor.



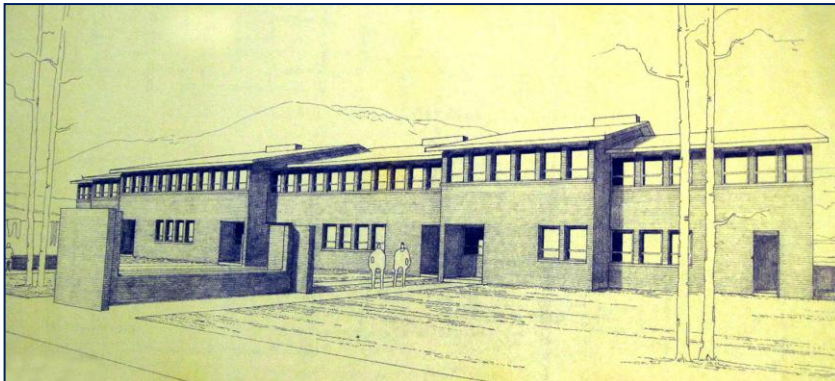
2013 Kennesaw Battle Development aerial view.

Kennesaw Battle Development

The Kennesaw Battle Development consists of 58 single family residences constructed for purchase by African American families beginning in 1964 and into the 1970s. They were the outcome of the City of Elizabeth controversy, and are located off Tower Road on Lee Drive, James Street, and James Court. The house types represented include primarily compact, linear, and half-courtyard ranch houses,

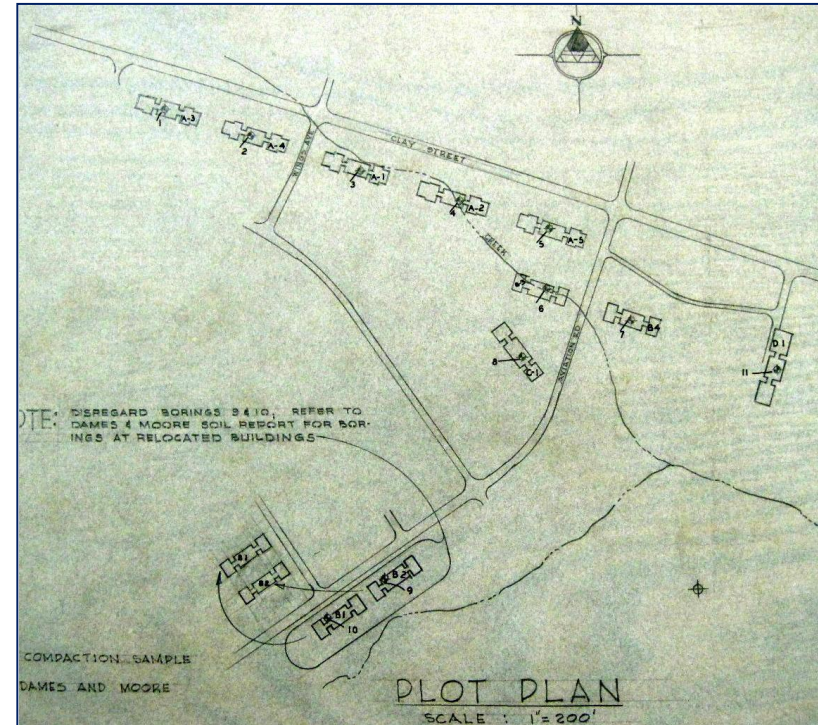
with a few split levels, all having one- or two-car garages or carports. As is typical of the ranch style, the front yards are open with an emphasis on lawns. Landscaping includes existing trees and foundation plantings. In a 2009 oral history interview, former MHA employee James Gober stated that the W. P. Stephens Lumber Company would build houses for black people, a statement made in the context of discussing the African American housing on James Street.¹ No other information about the KBD architects or builders has been discovered, and the MHA records are silent.² See page 47 for maps and more information about the development.

Marietta Place Apartments



Above: Architect's rendering of a unit in the Marietta Place Apartments, 1967. Right: 1967 site plan of the apartment complex.

The Marietta Place Apartments, Project Ga. 10-9, were approved by the MHA Board of Commissioners on January 9, 1964, and were constructed ca. 1967, immediately north and east of the 1943 housing called Marietta Place.



They consisted of 86 units in 11 buildings located along Clay Street (now South Marietta Parkway), Aviation Road south of Clay, Wings Avenue (no longer extant), and Seventh Street. No images of the buildings were located, but the architect's plans depict two-story brick buildings with shallow, side-gabled roof. A dominant feature was the row of ribbon windows on the second floor. The apartments were demolished in 1993, and the property was sold to Cobb Community Transit for \$1.3 million. The CCT's Marietta Transfer Center now occupies the site. The architects were:

- ❖ Cleveland M. Cail, Jr., architect
- ❖ Bruno Introna, associate architect.

Dorsey Manor

Annie Coryell Dorsey Manor, Project Ga. 10-8, was approved in 1967, but did not open until December 9, 1972. The nine-story high-rise (MHA's first), was at 212 Lemon Street, and had 102 units of senior housing. See pages 50-51 for more information and photographs of the building. The design and construction team included:

- ❖ William R. Tapp, Jr., architect
- ❖ Urban Systems Development Corporation, contractor.

Henderson Arms Apartments

Henderson Arms Apartments were approved in 1980, and opened on January 19, 1982. Located at 55 Henderson Street, the 150 units were for seniors and the disabled. The building was constructed of concrete block with a stucco exterior. See pages 55-56 for more information and a photograph of the building in 1982. The architect was:

- ❖ William Howell & Associates, architects.

Central Services Building

The MHA's new Central Services Building was built in 1993, replacing the outgrown building on Lawrence Street.

It remains the main office, and is located at 95 Cole Street. See pages 59-60 for more information and an elevation drawing. The design and construction team included:

- ❖ Alex Roush, architect
- ❖ Moreland, Altobelli Associates, Inc., engineering, planning, landscape architecture
- ❖ RaLin & Associates, contractor.

The Retreat at Dorsey Manor

The Retreat at Dorsey Manor is an L-shaped, five-story apartment building with 72 apartments for seniors. It is located at corner of Haynes and Dobbs streets, just southwest of the original Dorsey Manor. See pages 68-71 for more information and photographs. The design and construction team included:

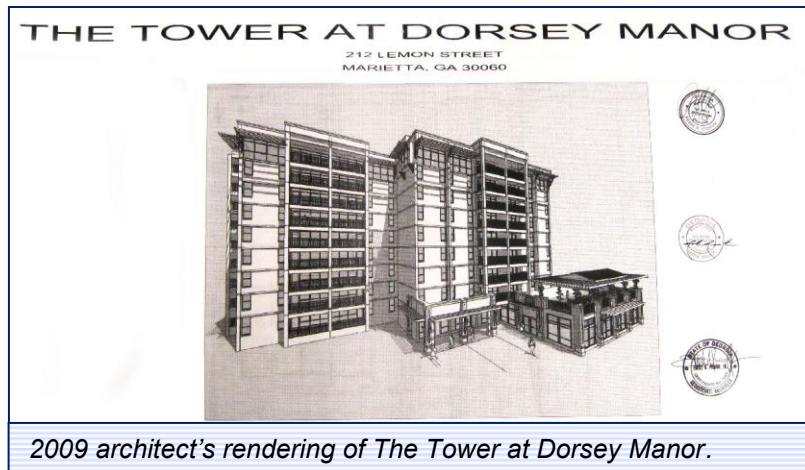
- ❖ JHP Architecture (James, Harwick & Partners), architects.
- ❖ Walton Construction Services, contractor.

The Tower at Dorsey Manor

On July 13, 2011, the MHA opened its complete renovation of the old Dorsey Manor, re-christened as The Tower at Dorsey Manor. The senior high-rise has 81 units. See pages 68-71 for more information and photographs. The design and construction team included:

- ❖ Picard Associates, Inc., architects

- ❖ Stability Engineering, engineer
- ❖ Edward L. Daugherty, landscape architect
- ❖ Walton Construction Services, contractor.



Legacy at Walton Village 2

The Legacy at Walton Village 2 consists of 78 units of senior housing which were approved in 2009, and opened in 2011. It is located at 1400 Roberta Drive in the southwestern corner of the City of Marietta. See pages 71-72 for more information and a photograph. The design and construction team included:

- ❖ Galier, Tolson, French, architects
- ❖ Walton Construction Services, contractor.

Branson Walk Expansion

The Branson Walk Expansion opened on May 11, 2013. It is located east of the original Branson Homes on Victory Drive and extends up Vista Circle (see site plan on the next page). The five triplexes are similar to the original Branson Homes units, with red brick veneer facades, gable-on-hip roofs, and pedimented roofs over the front porches. However, the front porch pediments are supported by tapered wood columns on brick piers, which are a Craftsman, rather than a Colonial Revival feature. The design and construction team included:

- ❖ CDH Partners, Inc., architects
- ❖ Croy Engineering, engineers.





Branson Walk Expansion Site Plan, 2010.

The Renaissance on Henderson

In 2013, the former Henderson Arms Apartments underwent a complete rehabilitation. The Renaissance on

Henderson opened in October with 150 senior housing units. (See pages 73-75 for more information and photographs.)

The design and construction team included:

- ❖ CDH Partners, Inc., architects
- ❖ Winter Design, LLC, landscape architect
- ❖ Walton Construction Services, contractor.



View of the west facade of The Renaissance on Henderson.

¹ James Gober, Kennesaw State University Oral History Project, Cobb NAACP/Civil Rights Series, No. 28, page 13. Conducted by Jessica Drysdale and Jay Lutz, October 22, 2009, at Hattie Wilson Library, Marietta, GA.

² No MHA staff interviewed for this project had ever heard of Kennesaw Battle Development.

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Appendix B. June 8, 1939 Report of Initial MHA Meeting on June 30, 1938

JUNE 30, 1938.

The local Housing Authority had its initial and organizing meeting in the office of Mayor T. M. Brumby, on June 30th, 1938. The Authority as appointed was present to a man: Branson, Boatner, Blair, Tate, and Vance. The Mayor appointed Branson Chairman, and Tate was elected Secretary. After a very fine informal talk by the Mayor and the Authority as to the scope, practicability of a Housing Project in our city the meeting was adjourned to meet again July 8th.

I, W. B. Tate, having been duly elected secretary of the local Housing Authority, do swear this to be a true and correct report of the minutes of the first meeting of this body.

Signed this 8th day of June, 1939.

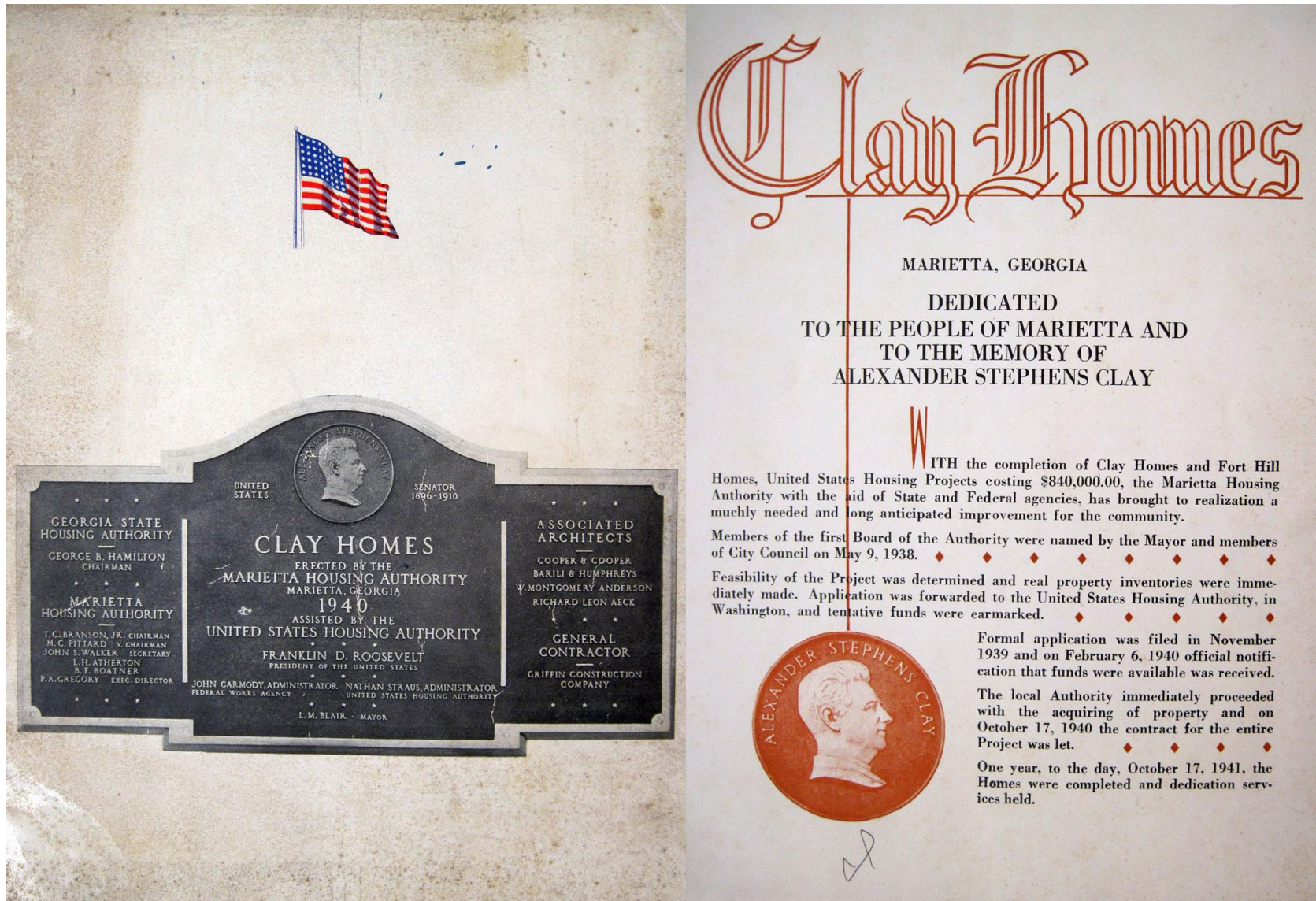
(Signed) W. B. Tate
Secretary

The above is a true and exact copy of the Minutes of the first meeting of Housing Authority of Marietta, Georgia.



W. B. Tate

Appendix C. Opening Day of Clay Homes, October 17, 1941, Commemorative Program



ALEXANDER STEPHENS CLAY

CITIZEN, Lawyer and Statesman.

Born on a Cobb County farm September 25, 1853;
died a member of the United States Senate November
13, 1910. ♦ ♦ ♦ ♦ ♦ ♦ ♦

His life was largely given to the service of his people,
as member of Council of his home City, Representative
of his County in the General Assembly for six years,
during which he was Speaker Pro Tem and Speaker
of the House. He served as State Senator and was
President of the Georgia Senate. ♦ ♦ ♦ ♦

Elected to the United States Senate in 1896 and twice
reelected without opposition. ♦ ♦ ♦ ♦



HONOR GUESTS



MR. AND MRS. RYBURN G. CLAY

LIEUTENANT COLONEL AND MRS. LUCIUS D. CLAY

MRS. EVELYN CLAY EVERETT

MR. AND MRS. A. S. CLAY III

CADET FRANK B. CLAY, U.S.M.A.

CADET LUCIUS D. CLAY JR., U.S.M.A.

EUGENE HERBERT CLAY

RYBURN G. CLAY JR.

MISS SALLY CLAY

MISS ZAIDA WILLIS CLAY

MRS. J. P. McENTYRE

DEDICATION SERVICES

PROGRAM

Invocation REV. CHAS. E. WOOD

Song STAR SPANGLED BANNER

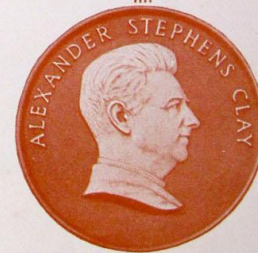
Dedication MAYOR L. M. BLAIR

Response A. S. CLAY III

Introduction of Guests T. C. BRANSON JR.

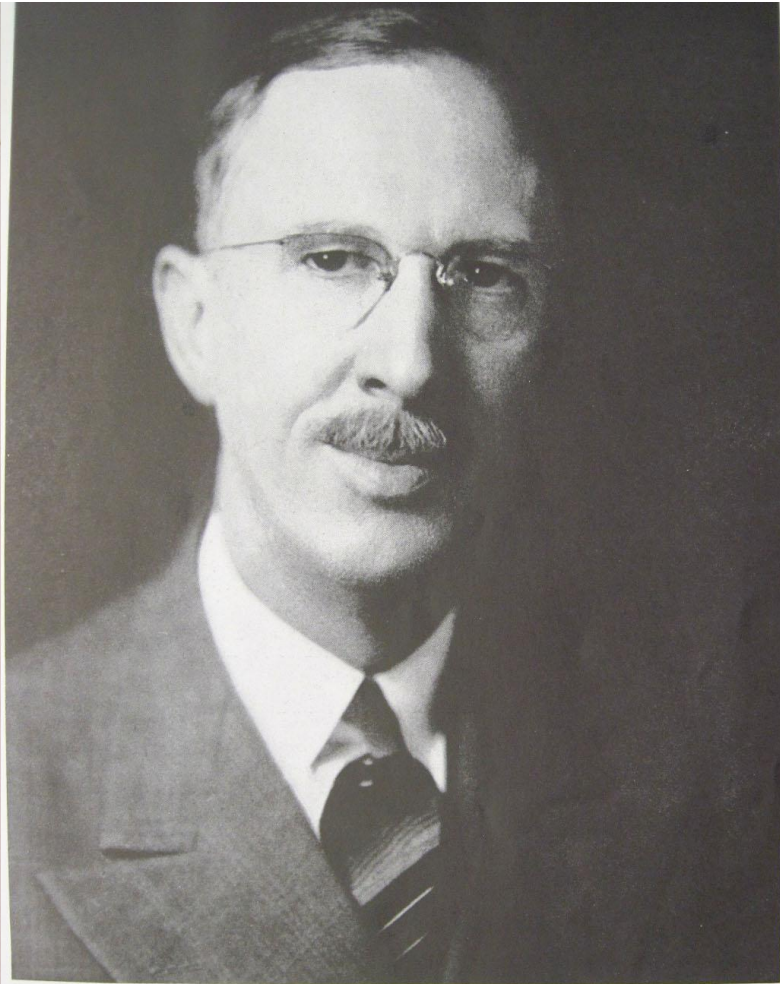
HON. GEO. B. HAMILTON

HON. NATHAN STRAUS





NATHAN STRAUS
Administrator
UNITED STATES HOUSING AUTHORITY



GEORGE B. HAMILTON
Chairman
GEORGIA STATE HOUSING AUTHORITY
1940



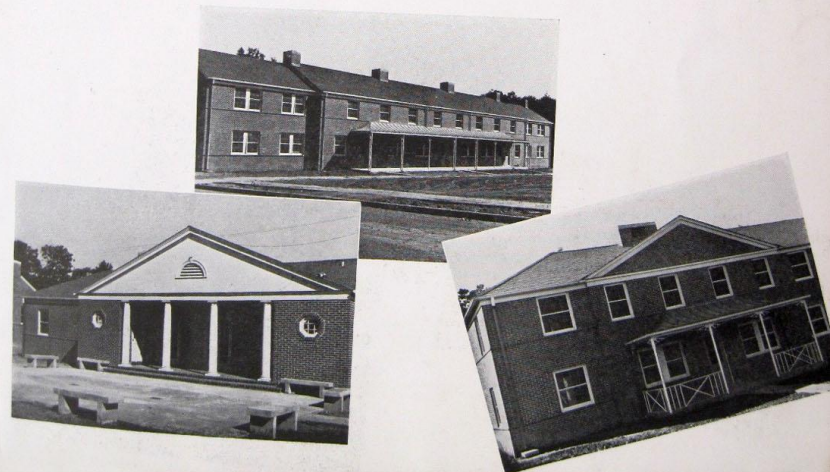
BEFORE

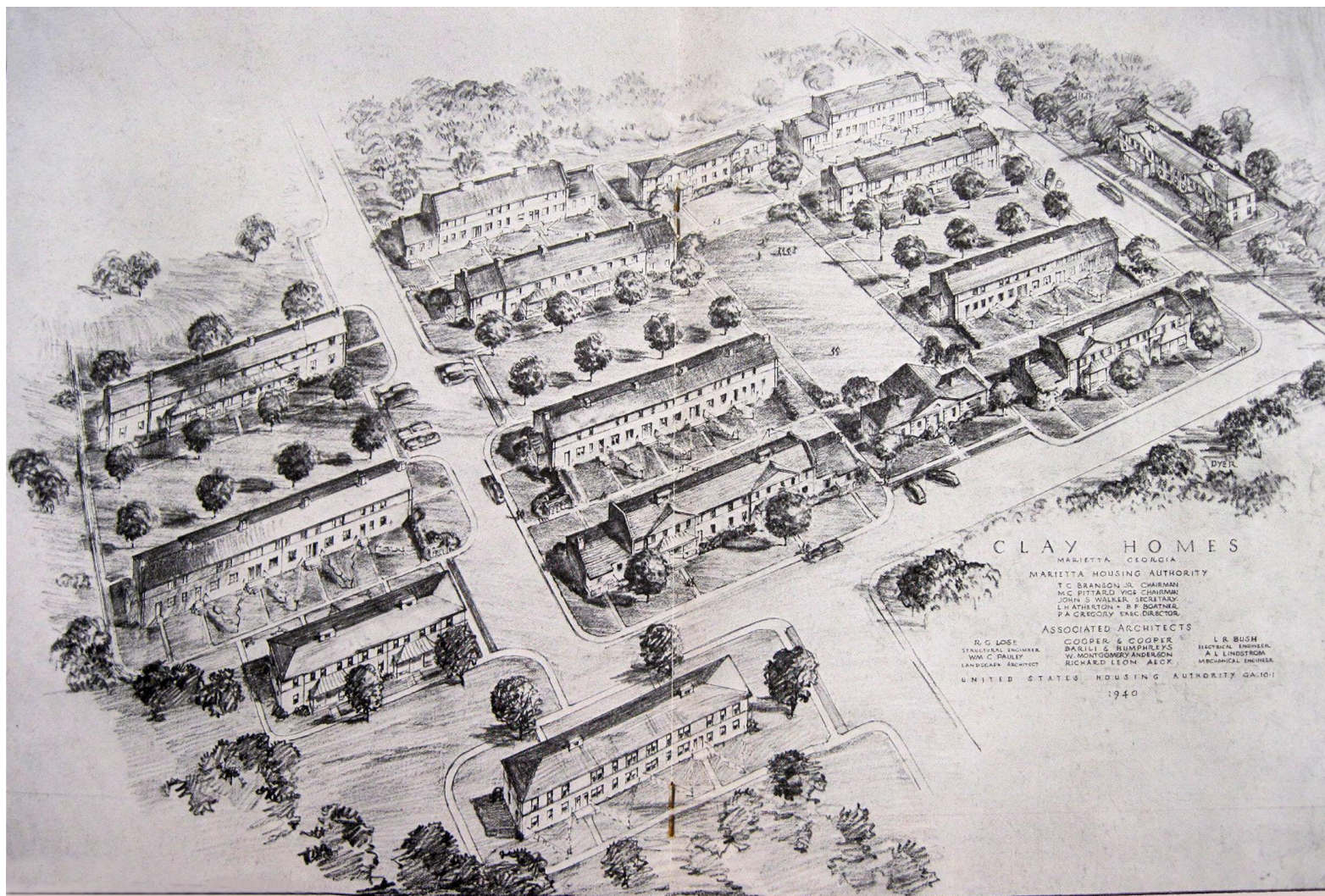
An area covering several city blocks and occupied by dwellings such as those illustrated here was acquired for the site of Clay Homes. Approximately fifty such homes were demolished, the land was cleared and



AFTER

Almost as if by magic the area was converted into beautiful housing facilities for one hundred thirty two families. Pictured here are only a few of the modern buildings. At the lower left is the Administration Building. ♦ ♦





An aerial view of the buildings which comprise Clay Homes as taken from the architects' drawing. Ample ground space for each building is provided. Paved streets and concrete sidewalks are to be found throughout the entire project.

One hundred and thirty-two fine homes are included in the buildings illustrated here and are ready for occupancy exactly one year from the day the contracts were let. All of the landscaping is now in process of completion.



T. C. BRANSON JR.,
Chairman
MARIETTA HOUSING AUTHORITY



L. M. BLAIR
Mayor
CITY OF MARIETTA, GA.

THE MEN WHO DID THE WORK



CONTRACTOR AND ARCHITECTS

Front row, left to right: SAMUEL INMAN COOPER, Architect; CARROLL GRIFFIN, Contractor; ALFREDO BARILI JR., Architect; R. L. SIEG, Project Engineer. Back row, left to right: W. MONTGOMERY ANDERSON, Architect; J. W. HUMPHREYS, Architect; J. R. de JARNETTE, Secretary Griffin Const. Co.

THE MEN WHO PLANNED THE WORK



MEMBERS OF THE MARIETTA HOUSING AUTHORITY
AND ASSOCIATES

Front row, left to right: B. F. BOATNER, MAX C. PITTARD, T. C. BRANSON, JR., Chairman, JOHN S. WALKER, L. A. ATHERTON. Back row, left to right: P. A. GREGORY, Executive Director; R. C. POINDEXTER, Construction Advisor U.S.H.A.; WM. R. HALL, Bookkeeper; TOM PATTON, Clerk.

SCHEDULE OF RENTS

INCOME LIMITS AT TIME OF ADMISSION

CLAY HOMES Project Ga. 10-1-R

GRADE	RENTAL
A	10.60
B	13.00
C	16.00
D	19.00
E	22.80
X	26.00

FORT HILL HOMES Project Ga. 10-2

GRADE	RENTAL
A	8.60
B	10.60
C	13.00
D	16.00
E	19.60
X	22.80

T. C. BRANSON, JR., CHAIRMAN MAX C. PITTARD, VICE-CHAIRMAN B. F. BOATNER, SECRETARY
L. H. ATHERTON J. S. WALKER

MARIETTA HOUSING AUTHORITY

MARIETTA, GEORGIA

P. A. GREGORY
EXECUTIVE DIRECTOR
AND TREAS.

September 23, 1941

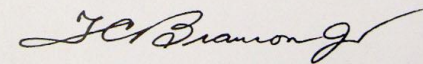
Honorable L. M. Blair
Mayor of the City of Marietta
Marietta, Georgia

Dear Mayor Blair:

I herewith respectfully submit the second annual report of the Marietta Housing Authority for the year ending June 30, 1941.

As Chairman of the Authority, I wish to express my sincere appreciation to you, the City Council, and other departments of the City Administration for the splendid cooperation given us during the past year.

Respectfully yours,



T. C. BRANSON, JR.
Chairman.

FINANCIAL REPORT

MARIETTA HOUSING AUTHORITY

MARIETTA, GEORGIA

Consolidated Balance Sheet

As of

June 30, 1941

Second Annual Report

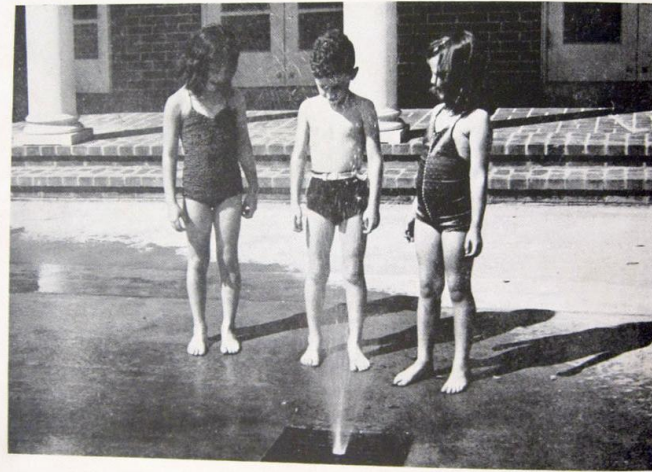
ASSETS				
CURRENT ASSETS:	PROJECT GA. 10-1-R	PROJECT GA. 10-2	STATUTORY PROJECT TOTAL	TOTAL
CASH:				
Cash in Banks:				
Development Fund:	15,896.29	57,507.14	73,403.43	
ACCOUNTS RECEIVABLE:				
Bond Subscribers:	440,050.00	399,950.00	840,000.00	
Due from Contractors:	25,627.74	25,075.72	50,703.46	
TOTAL CURRENT ASSETS:				964,106.89
DEVELOPMENT COSTS:				
Administrative:	10,329.07	8,971.66	19,300.73	
Carrying Charges:	3,247.84	3,244.48	6,492.32	
Architectural & Engineering:	18,545.31	17,707.00	36,252.31	
Acquisition of Site:	42,233.74	27,916.59	70,150.33	
Site Improvement:	16,011.97	14,003.51	30,015.48	
Structures & Equipment:	245,603.70	219,152.60	464,756.30	
Pre-occupancy Charges:	200.00	205.00	405.00	
	336,171.63	291,200.84	627,372.47	
Less Credits:	348.35	333.35	681.70	
	335,823.28	290,867.49	626,690.77	
UNCOMPLETED CONTRACTS:	125,338.36	95,446.60	220,784.96	
TOTAL ASSETS:				\$1,811,582.62

LIABILITIES				
CURRENT LIABILITIES:	PROJECT GA. 10-1-R	PROJECT GA. 10-2	STATUTORY PROJECT TOTAL	TOTAL
ACCOUNTS PAYABLE:				
Contract Retentions:	18,536.15	15,699.56	34,235.71	
2% Good Faith Deposit on Series "A" Bonds:	960.00	960.00	1,920.00	
NOTES PAYABLE:				
Interim Notes: USHA:	355,530.00	355,470.00	711,000.00	
ACCRUED ACCOUNTS:				
Accrued Interest: USHA:	1,783.40	1,858.55	3,641.95	
TOTAL CURRENT LIABILITIES:				750,797.66
FIXED LIABILITIES:				
Bond Subscriptions:	440,050.00	399,950.00	840,000.00	
SERIES "A" BONDS:				
Authorized:	48,000.00	48,000.00	96,000.00	
Unissued:	48,000.00	48,000.00	96,000.00	
Outstanding:	0	0	0	
SERIES "B" BONDS:				
Authorized:	434,050.00	393,950.00	828,000.00	
Unissued:	434,050.00	393,950.00	828,000.00	
Outstanding:	0	0	0	
TOTAL FIXED LIABILITIES:				840,000.00
CONTRACT AWARDS:	125,338.36	95,446.60	220,784.96	
TOTAL LIABILITIES:				\$1,811,582.62

HOMES! — CHILDREN!

● Ample provision has been made for little folk, in the planning of Clay Homes.

Playground facilities to take care of hundreds of youngsters are available right in the heart of the beautiful grounds which surround the Homes.



● Pictured here are three youngsters enjoying water play. Spray pools, such as this, are included in the playgrounds and are certain to be popular on hot, sunny days.

Supervised play will be a feature of Clay Homes and this, no doubt, will appeal to parents as much as it will to the children.



Appendix D. The Marietta Housing Authority's Boards of Commissioners, 1938- Present

COMMISSIONERS OF THE MARIETTA HOUSING AUTHORITY 1938-Present			
NAME	TERM COMMENCEMENT DATE	TERM EXPIRATION DATE	REMARKS
T. C. BRANSON	5/30/1938	5/29/1943	RESIGNED
			DATE OF RESIGNATION NOT KNOWN
			LAST APPEARED IN MINUTES IN
			DECEMBER 1943.
W. L. VANCE	5/30/1938	10/9/1939	RESIGNED
L. M. BLAIR	5/30/1938	5/29/1942	RESIGNED 11/25/1938
W. B. TATE	5/30/1938	5/30/1939	RESIGNED 5/30/1940
	5/30/1939	5/30/1944	
J. B. GLOVER III	5/30/1938	5/30/1940	RESIGNED 6/14/38
B. F. BOATNER	7/1/1938	5/30/1940	REPLACED GLOVER III
	5/30/1940	5/30/1945	
MAX C. PITTARD	11/25/1938	5/29/1942	REPLACED BLAIR
			BECAME EXECUTIVE DIRECTOR 1/1/1943
L. H. ATHERTON	10/11/1939	5/30/1946	REPLACED VANCE
	5/30/1946	5/30/1951	RESIGNED 12/9/46
JOHN S. WALKER	5/30/1939	5/30/1944	REPLACED TATE
MAYES WARD	5/20/1942	5/29/1947	REPLACED PITTARD
H. O. CAROUTH	5/29/1944	5/30/1948	REPLACE BRANSON
RONNER N. LITTLE	5/29/1945	5/30/1950	REPLACED BOATNER
J. STANTON READ	5/29/1946	5/29/1951	REPLACED ATHERTON
			RESIGNED 10/29/52
E. C. BEARDEN	5/29/1948	5/30/1953	REPLACED CAROUTH
			RESIGNED 10/29/52
JASPER N. DORSEY	5/29/1949	5/29/1954	REPLACED WALKER
			RESIGNED 5/29/51

NAME	TERM COMMENCEMENT DATE	TERM EXPIRATION DATE	REMARKS
LUTHER C. HAMES, JR.	5/30/1950	5/30/1955	REPLACED LITTLE
	5/30/1955	5/28/1960	RESIGNED 1/13/60
W. L. BEASLEY	5/30/1951	5/29/1956	REPLACED READ
	5/30/1956	5/29/1961	RESIGNED 11/21/60
H. E. "HARRY" WILLIAMS	5/30/1951	5/30/1954	REPLACED DORSEY
		6/30/1961	RESIGNED 11/21/60
			BECAME EXECUTIVE DIRECTOR 2/23/1954
M. W. KINNEY	6/4/1952	6/4/1957	REPLACED WARD
R. W. HAY	10/29/1952	5/29/1953	REPLACED BEARDEN
	5/30/1953	5/30/1958	
ALBERT L. JONES	3/17/1954	5/29/1959	REPLACED WILLIAMS
	5/29/1959	5/29/1964	
W. WALTER KELLY, SR.	5/29/1957	5/29/1962	REPLACED KINNEY
	5/29/1962	5/29/1967	
DR. ALFRED COLQUITT, JR.	5/30/1958	5/30/1963	REPLACED HAY
	5/30/1963	5/30/1968	
	5/30/1968	5/29/1973	
P. B. LATIMER	2/23/1960	5/29/1960	FILLED UNEXPIRED TERM OF HAMES
	5/29/1960	5/29/1965	
T. E. BASKIN	11/21/1960	5/29/1961	FILLED UNEXPIRED TERM OF BEASLEY
	5/30/1961	5/29/1966	
CLAUDE N. ANDERSON	6/19/1962	5/29/1967	REPLACED KELLY
	5/30/1967	5/29/1972	
	5/30/1972	5/29/1977	
	5/30/1977	5/29/1982	
DAVID B. RAMBO	4/30/1964	5/29/1969	REPLACED JONES
JAMES N. ROUKOSKI	8/3/1965	5/29/1970	REPLACED LATIMER
			RESIGNED 1/5/70

NAME	TERM COMMENCEMENT DATE	TERM EXPIRATION DATE	REMARKS
LUTHER G. FORTSON, JR., MD	4/25/1966	5/29/1966	FILLED UNEXPIRED TERM OF BASKIN
	5/29/1966	5/29/1971	
LOUIS S. SOHN JR.	5/29/1969	5/30/1974	REPLACED RAMBO
	5/30/1974	5/30/1979	
LOUIS S. SOHN, JR. REAPPOINTED	5/30/1982	5/29/1987	REPLACED ANDERSON
	5/30/1987	5/29/1992	
JAMES W. HAMES	1/5/1970	5/30/1970	FILLED UNEXPIRED TERM OF ROUKOSKI
	5/30/1970	5/30/1975	
MARION THOMAS	5/29/1971	5/29/1976	REPLACED FORTSON
	5/30/1976	5/30/1981	FIRST AFRICAN AMERICAN COMMISSIONER
J. D. FRASURE	5/30/1973	5/30/1978	REPLACED COLQUITT
			RESIGNED 1/1977
GEORGE MCGILL	12/1/1973	5/30/1975	FILLED UNEXPIRED TERM OF JAMES HAMES
FLORENCE B. BEDDINGFIELD	5/30/1975	5/30/1980	REPLACED MCGILL
			FIRST WOMAN COMMISSIONER
CAROLYN MCKINNEY	1/12/1977	5/30/1978	FILLED UNEXPIRED TERM OF FRASURE
HATTIE G. WILSON	9/13/1978	5/29/1983	REPLACED MCKINNEY
	5/29/1983	5/29/1988	
	5/29/1988	5/29/1993	
	5/29/1993	5/29/1998	
	5/29/1998	5/29/2003	RESIGNED 11/1/99
H. LEON KING	6/13/1979	5/29/1984	REPLACED SOHN
JAMES BROCK, JR.	10/10/1979	5/29/1981	REPLACED THOMAS
	5/30/1981	5/29/1986	
EBBIE T. LANCE, JR.	6/13/1984	5/29/1989	REPLACED KING
ANSLEY MEADERS	5/30/1985	5/29/1990	REPLACED BEDDINGFIELD
	5/29/1990	5/29/1995	

NAME	TERM COMMENCEMENT DATE	TERM EXPIRATION DATE	REMARKS
DONALD KILLINGWORTH	5/30/1986	5/29/1991	REPLACED BROCK
			RESIGNED 9/1/88
JOSEPH WHORTON	9/14/1988	5/29/1991	REPLACED KILLINGWORTH
	5/29/1991	5/29/1996	
BETH SASSER	6/7/1989	5/29/1994	REPLACED LANCE
	5/29/1994	5/29/1999	RESIGNED 5/95
GEORGE MILLER	1/1/1991	5/29/1992	REPLACED SOHN
	5/29/1992	5/29/1997	RESIGNED 1/93
RALPH RUSSAW	3/18/1993	5/29/1997	FILLED UNEXPIRED TERM OF MILLER
	5/14/1997	5/14/2002	RESIGNED 5/02
CATHY COLQUITT KAMPA	8/2/1993	5/29/1995	FILLED UNEXPIRED TERM OF MEADERS
	5/29/1995	5/29/2000	
	5/29/2000	5/29/2005	WAS NOT REAPPOINTED FOR 5 YEARS
	5/29/2005	5/29/2007	FILLED UNEXPIRED TERM OF ELAINE ARMSTER
DAVID HUNTER	5/29/1995	5/29/1999	FILLED UNEXPIRED TERM OF SASSER
	5/29/1999	5/29/2004	
HANSELL R. "HAP" SMITH	5/29/1996	5/29/2001	REPLACED WHORTON
	5/29/2001	5/29/2006	
HOLLIS BROWN	11/1/1999	5/29/2003	FILLED UNEXPIRED TERM OF HATTIE WILSON
ELAINE ARMSTER	5/30/2002	5/29/2007	REPLACED RUSSAW
			RESIGNED 1/5/2005
JOHN LOCKETT	5/30/2003	5/29/2008	REPLACED HOLLIS BROWN
KEITH DAVIDSON	2/29/2004	5/29/2009	REPLACED DAVID HUNTER
			RESIGNED 1/29/2007
BILL HAGEMANN	5/29/2005	5/29/2010	REPLACED CATHY KAMPA AT END OF HER TERM.
ED HAMMOCK	5/29/2006	5/29/2011	REPLACED HAP SMITH

NAME	TERM COMMENCEMENT DATE	TERM EXPIRATION DATE	REMARKS
LARRY STEVENS	1/30/2007	5/29/2009	FILLED UNEXPIRED TERM OF DAVIDSON AND THEN APPOINTED FOR FULL TERM
	5/29/2009	5/29/2014	
FRAN SUTTON	5/29/2007	5/29/2012	REPLACED CATHY KAMPA WHO FILLED UNEXPIRED TERM OF ARMSTER.
	5/29/2012	5/29/2013	THEN APOINTE TO FILL RUBEN SANDS' UNEXPIRED TERM.
RUBEN SANDS	5/29/2008	5/29/2013	REPLACED JOHN LOCKETT
			RESIGNED FROM HIS 5 YEAR TERM.
	5/29/2012	5/29/2013	APPOINTED FOR ONE YEAR AS RESIDENT COMMISSIONER. ON 3-13-13 HE WAS REPLACED BY TAYE PUGH AS RESIDENT COMMISSIONER BECAUSE HE WAS NO LONGER A PROPRGAM PARTICIPANT AND THEREFORE INELIGIBLE TO CONTINUE.
MITCH HUNTER	5/29/2010	5/29/2015	REPLACED BILL HAGEMANN
MICHELLE COOPER KELLY	5/29/2011	5/29/2016	REPLACED ED HAMMOCK
KEN DOLLAR	5/29/2012	5/29/2017	REPLACED FRAN SUTTON (APPOINTED TO FILL UNEXPIRED TERM OF RUBEN SANDS)
CHERVONTÁ (TAYE) PUGH	3/13/2013	5/29/2013	APPOINTED RESIDENT COMMISSIONER TO FILL UNEXPIRED ONE-YEAR TERM OF RUBEN SANDS.
	5/29/2013	5/29/2016	REAPPOINTED
ANDRÉ SIMS	11/13/2013	5/29/2016	FILLED UNEXPIRED TERM OF MICHELLE COOPER KELLY

Appendix E. Memorandum of Agreement between HUD and the Georgia State Historic Preservation Office, November 17, 2011

<p style="text-align: center;">MEMORANDUM OF AGREEMENT BETWEEN THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT AND THE GEORGIA STATE HISTORIC PRESERVATION OFFICE REGARDING DEMOLITION OF FORT HILL HOMES MARIETTA, COBB COUNTY, GEORGIA</p> <p>WHEREAS, the Marietta Housing Authority (Applicant) has applied to the U.S. Department of Housing and Urban Development (HUD) under section 18 of the U. S. Housing Act of 1937 for permission to demolish low income housing known as Fort Hill Homes (Property) located in Marietta (Exhibit A attached hereto), Cobb County, GA; and</p> <p>WHEREAS, Applicant has determined that it is necessary to demolish all structures that comprise the Property; and</p> <p>WHEREAS, the Property is considered eligible for inclusion on the National Register of Historic Places (NRHP); and</p> <p>WHEREAS, HUD has determined that the provision of federal assistance in support of the Applicant's proposal is an undertaking as defined in 36 CFR Part 800.16 (y); and</p> <p>WHEREAS, HUD has consulted with the Georgia State Historic Preservation Officer (GA SHPO) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (15 U.S.C. 470F); and</p> <p>WHEREAS, HUD in consultation with the GA SHPO has determined that the funded project would have an adverse effect on the Property; and</p> <p>WHEREAS, Section 106 of the National Historic Preservation Act (16 U.S.C. Section 407f) (Section 106) and its implementing regulations, 36 C.F.R. Part 800, require Federal Agencies to take into account the effects of their undertakings on historic properties and to afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment prior to the approval of such undertakings; and</p>	<p>WHEREAS, in accordance with 36 CFR 800.6(a)(1), HUD has notified the ACHP of its adverse effect determination with specified documentation and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR 800.6(a)(1)(iii), and</p> <p>WHEREAS, HUD and GA SHPO pursuant to 36 CFR Part 800.6 have agreed to enter into this Memorandum of Agreement (MOA) in order to mitigate the adverse effect; and</p> <p>WHEREAS, the applicant has participated in the consultation and has been invited to sign this MOA; and</p> <p>NOW THEREFORE, HUD and the GA SHPO agree that the undertaking, which is the proposed demolition of all 13 structures that comprise the Property, will be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties, and that these measures shall constitute full, complete and adequate mitigation measures under the National Historic Preservation Act and the implementing regulations of the ACHP.</p> <p style="text-align: center;">STIPULATIONS</p> <p>HUD, through the MHA, will ensure that the following measures are carried out:</p> <p>I. DEMOLITION AND RECORDATION</p> <p>A. Prior to the commencement of demolition, the MHA will record Fort Hill Homes in the following manner:</p> <p style="text-align: center;"><u>Archival Photographic Recordation</u></p> <p>Archival photographic recordation will adhere to Guidelines for Permanent Archival Recordation (PAR) provided by the SHPO. Images (medium format black and white photographs or digital equivalent) of two sides of each type of building and at least three interior three-quarter view photographs of interior rooms will be created. Any structural or decorative detailing such as roof, chimney, mantels,</p>
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interior molding, exterior woodwork, and structural system on the underside of the building, etc will be created. Photographs showing related landscape, outdoor public spaces and the spatial relationships of the buildings on the site to each other and the adjacent neighborhood will also be included. The following represents the minimum level of supporting documentation that shall accompany the medium format photographs:

1. An introduction page providing the purpose and general information related to the photographs including a numbering system for the photographs and an explanation of the numbering system. This introduction page shall, also, include a brief statement (no more than 3 or 4 sentences) providing a description of the resource along with an explanation of why it is significant.
2. Another page shall provide information on the geographic location of the resource. This information will consist of the name of the property, address, city, county, state, and the Universal Transverse Mercator (UTM) coordinates.
3. A county map documenting the resource's location in relation to its surrounding area.
4. A sketch citymap/site plan illustrating the resource and its immediate surroundings; plus a floor plan of each building type.
5. A photo log keyed to a site plan providing the following information:
 - *Name of resource
 - * Street address where property is located
 - * City and County where property is located
 - * Date photograph was taken and Name of photographer
 - * Location of original negatives if applicable
 - * Photograph Number
 - *Description of view indicating the direction of the camera.
6. The photographer shall comply with the minimum level of standards necessary for document retention at the State Historic Preservation Office.
7. If medium format photography, negatives shall be scanned to disk low- and high-resolution images of each. The minimum for low-resolution images is 1024x1024 and 100 dpi. The minimum for high-resolution images is 8x10 and 360 dpi. For digital photographic

documentation, the images shall be saved to a media that is designed for long-term (over 100 years) storage of sensitive data files.

8. A draft copy of the photographic documentation shall be submitted to the SHPO for review and approval. Upon approval of the documentation, a final copy shall be submitted to SHPO and to the Cobb County Public Library.

PUBLICATION

A. Prior to the completion of the Demolition Project, the MHA will make arrangements for the research and writing of the Social and Developmental History of Public Housing in the City of Marietta, Georgia.

1. The history of public housing in the City of Marietta, Georgia shall be written from written documents and verbal interviews. The overall purpose of this document is to record the developmental history and the impact public housing had on the citizens of the City of Marietta. The developmental history will also include research on the impact of public housing on the following aspects of this community:
 - a. Social Life
 - b. Economic Growth
 - c. Racial Harmony
 - d. Standards of Living

2. A draft copy of the developmental history report will be submitted to HPD for review and approval. Upon approval of the draft copy of the developmental history report by HPD, final copies of the report will be submitted to HPD in paper format and on CD or DVD. Additional copies will be submitted to the Preservation Planner at the Atlanta Regional Commission, the Cobb County Library and Kennesaw State University.

III. DISCOVERIES

In the event of unexpected discoveries of Historic Properties during the implementation of this undertaking, the MHA will notify the Georgia SHPO as soon as practicable if it appears that the undertaking will affect this previously unidentified historic property, or affect a known historic property in an unanticipated manner. The MHA will require the construction contractor to stop ground disturbing or construction activities near the discovery and take all reasonable measures to avoid or minimize harm to the property until the Georgia SHPO concludes consultation with affected Consulting Parties.

The MHA will notify affected Consulting Parties of the discovery at the earliest possible time and consult to develop actions to take into account the effects of the undertaking. The MHA will participate in this consultation and will provide the GA SHPO and other affected Consulting Parties with written recommendations to take into account the effects of the undertaking.

If the GA SHPO does not object to the MHA's recommendations within the agreed upon timeframe, the MHA will modify the scope of work of the undertaking to implement the recommendations. If the GA SHPO objects to the recommendations, the MHA and the GA SHPO will consult further to resolve this objection through actions including, but not limited to, identifying project alternatives that may result in the undertaking having no adverse effect on historic properties.

IV. AMENDMENT, NON-COMPLIANCE, AND TERMINATION

This agreement shall remain in effect from the date of execution until the Georgia SHPO, in consultation with all other signatories, determines that the terms of this Agreement have been satisfactorily fulfilled.

If any signatory to the Agreement determines that the Agreement cannot be fulfilled, the signatories will consult to seek amendment of the Agreement. Any amendment will be specific to the

applicable undertaking unless otherwise agreed to by the signatories.

The GA SHPO or the MHA may terminate this Agreement by providing 30 days written notice to the other party, provided that the parties will consult during this period to seek amendments or other actions that would prevent termination. Termination of this Agreement will require compliance with 36 CFR Part 800. This Agreement may be terminated by the implementation of a subsequent Agreement that explicitly terminates or supersedes this Agreement.

This Agreement will become effective on the date of the last signature. The MHA will ensure that each party is provided with a complete copy. All mitigation will be completed within one year of the last signatory of the MOA.

Execution of this Memorandum of Agreement by HUD and the SHPO, and its subsequent acceptance by the Council, and implementation of its terms, evidence that HUD has afforded the Council an opportunity to comment on the demolition of Fort Hill Homes, Marietta, Cobb County, Georgia, and its effect upon historic properties, and that HUD has taken into account the effects of the undertaking on historic properties.

SIGNATORIES:

U. S. Department of Housing & Urban Development
By: [Signature] Date: 11/7/11
Ada H. Holloway
Title: Director, Office of Public Housing

Georgia State Historic Preservation Office
By: [Signature] Date: 20 SEPT. '11
Dr. David Crass
Title: Division Director and Deputy State Historic
Preservation Officer, Historic Preservation Division

INVITE SIGNATORY:

Marietta Housing Authority

By:

Ray Buday

Title: Executive Director

Date 11/17/2011

EXHIBIT A

PROPERTY DESCRIPTION

NORTH TRACT (A/K/A 321 LEMON STREET) PROPERTY LINE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1161 OF THE 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF COLE STREET (APPARENT 35' R/W) AND THE MITERED NORTHEASTERLY RIGHT OF WAY OF LEMON STREET (35' R/W), SAID POINT BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID MITERED NORTHEASTERLY RIGHT OF WAY OF LEMON STREET AND FOLLOWING ALONG THE EASTERLY RIGHT OF WAY OF COLE STREET NORTH 01 DEGREES 20 MINUTES 23 SECONDS EAST, 197.27 FEET TO A MARK SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF COLE STREET AND THE CENTERLINE OF SOPE CREEK;
THENCE LEAVING SAID EASTERLY RIGHT OF WAY OF COLE STREET AND FOLLOWING IN A NORTHEASTERLY DIRECTION ALONG THE CENTERLINE OF SOPE CREEK AND ALONG THE PROPERTY OF NOW OR FORMERLY ROOSEVELT MANOR SUBDIVISION LOTS 63-68 A LENGTH OF 437.45 FEET ± AND BEING SUBTENDED BY THE FOLLOWING CHORDED DISTANCE:
NORTH 80 DEGREES 38 MINUTES 52 SECONDS EAST, 431.32 FEET TO A POINT;
THENCE LEAVING SAID CENTERLINE OF SOPE CREEK AND FOLLOWING ALONG THE POSSESSION LIMITS OF NOW OR FORMERLY MARIETTA BOARD OF EDUCATION (WOODS/WILKINS CENTER) SOUTH 01 DEGREES 01 MINUTES 45 SECONDS WEST, 290.37 FEET TO A #4 REBAR SET ON THE NORTHERLY RIGHT OF WAY OF LEMON STREET;
THENCE FOLLOWING ALONG THE NORTHERLY RIGHT OF WAY OF LEMON STREET NORTH 88 DEGREES 38 MINUTES 35 SECONDS WEST, 299.00 FEET TO A POINT;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY OF LEMON STREET NORTH 01 DEGREES 21 MINUTES 25 SECONDS EAST, 4.00 FEET TO A POINT;
THENCE NORTH 88 DEGREES 38 MINUTES 35 SECONDS WEST, 6.00 FEET TO A POINT;
THENCE SOUTH 01 DEGREES 21 MINUTES 25 SECONDS WEST, 4.00 FEET TO A POINT;
THENCE NORTH 88 DEGREES 38 MINUTES 35 SECONDS WEST, 109.28 FEET TO A NAIL SET MITERED NORTHEASTERLY RIGHT OF WAY OF LEMON STREET;
THENCE FOLLOWING ALONG SAID MITER NORTH 39 DEGREES 19 MINUTES 17 SECONDS WEST, 17.07 FEET TO A NAIL SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF COLE STREET AND THE MITERED NORTHEASTERLY RIGHT OF WAY OF LEMON STREET, SAID POINT BEING THE POINT OF BEGINNING.

SAID NORTH TRACT, ALSO KNOWN AS 321 LEMON STREET, CONTAINS 2.48 ACRES MORE OR LESS.

SOUTH TRACT (A/K/A 306 LEMON STREET) PROPERTY LINE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1216 OF THE 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF COLE STREET (APPARENT 30' R/W) AND THE MITERED SOUTHEASTERLY RIGHT OF WAY OF LEMON STREET (35' R/W), SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY OF COLE STREET AND FOLLOWING ALONG THE SOUTHEASTERLY MITERED RIGHT OF WAY OF LEMON STREET NORTH 32 DEGREES 39 MINUTES 27 SECONDS EAST, 23.62 FEET TO A NAIL SET;

THENCE LEAVING SAID MITER AND FOLLOWING ALONG THE SOUTHERN RIGHT OF WAY OF COLE STREET SOUTH 88 DEGREES 38 MINUTES 35 SECONDS EAST, 373.67 FEET TO A #4 REBAR SET;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF COLE STREET AND FOLLOWING ALONG THE PROPERTY OF NOW OR FORMERLY MARIETTA BOARD OF EDUCATION (HATTIE G. WILSON LIBRARY) SOUTH 01 DEGREES 21 MINUTES 19 SECONDS WEST, 270.54 FEET TO A #4 REBAR FOUND;

THENCE CONTINUING ALONG SAID PROPERTY OF MARIETTA BOARD OF EDUCATION SOUTH 88 DEGREES 36 MINUTES 23 SECONDS EAST, 73.22 FEET TO A #4 REBAR FOUND;

THENCE ALONG THE PROPERTY OF NOW OR FORMERLY EDNA LOCKHART SOUTH 01 DEGREES 11 MINUTES 53 SECONDS EAST, 66.02 FEET TO A #4 REBAR FOUND;

THENCE ALONG THE PROPERTY OF NOW OR FORMERLY ANTHONY WILLIAMS NORTH 88 DEGREES 34 MINUTES 54 SECONDS WEST, 73.28 FEET TO A #4 REBAR FOUND;

THENCE CONTINUING ALONG SAID PROPERTY OF ANTHONY WILLIAMS SOUTH 00 DEGREES 56 MINUTES 14 SECONDS WEST, 82.83 FEET TO A NAIL SET ON THE NORTHERLY RIGHT OF WAY OF FORT STREET (VARIABLE R/W);

THENCE FOLLOWING ALONG THE NORTHERLY RIGHT OF WAY OF FORT STREET NORTH 88 DEGREES 30 MINUTES 42 SECONDS WEST, 388.95 FEET TO A NAIL SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF FORT STREET AND THE EASTERLY RIGHT OF WAY OF COLE STREET;

THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF FORT STREET AND FOLLOWING ALONG THE EASTERLY RIGHT OF WAY OF COLE STREET NORTH 01 DEGREES 17 MINUTES 10 SECONDS EAST, 398.23 FEET TO A NAIL SET, SAID POINT BEING THE POINT OF BEGINNING.

SAID SOUTH TRACT, ALSO KNOWN AS 306 LEMON STREET, CONTAINS 3.83 ACRES MORE OR LESS.